

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/25/100346
Surveyor	AM
Address	WEST END PARISH CENTRE, CHAPEL ROAD, WEST END, SOUTHAMPTON, SO30 3FE
Proposed work	1no. Oak (T1) – Pollard to around 12m. The tree has had 2 recent limb losses with significant targets beneath – Children’s Nursery and Parish Workshop. This has left the upper canopy rather etiolated and exposed.
Assessment Date	1 st December 2025; second site meeting with Agent 16 th December 2025
Officer comments	The application oak is protected within G1 of TPO ref: 101-E. T1 measures approx. 20-25m tall and has a stem diameter of approximately 110cm dbh. The stem divides into two at approx.3.5m above ground level. The lowest primary branches are now absent, with several very large wounds a few metres above ground level on each stem. The upper crown shows signs of historic storm damage in the form of multiple reiterations and cranked branches. There are very large (approx. 50cm diameter) stubs/wounds evidencing recent major branch failure. There are several large gaps in the crown as a result. Vitality is normal. T1 stands on and overhangs a small car park and workshop, with a nursery and private garden beneath the canopy to the east. This is an area of high occupancy, where the consequences of tree/branch failure could be severe. The proposal is to pollard (top out) to 12m above ground level. This would remove a substantial amount of live crown, leaving only a few low branches and epicormics remaining. It is clear though that major pruning work is necessary to reduce risk to an acceptable level; the history of major branch failure and the altered exposure of what remains leads me to believe that further major branch failure is foreseeable. Given the vitality of the tree, I am confident that it would survive the proposed work. There’s a high likelihood that the remaining branches/epicormics will develop into a lower, secondary crown which would remain as a long-term amenity feature. On balance, the proposed work is acceptable and should be granted permission.

Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
	X					
Decision notice	Grant consent: 1no. Oak (T1) – Pollard to around 12m.					
Conditions	BS3998 (so far as is possible)					
Notes to applicant						
Parish comments	None.					
Public objection/ support	Support		Objection		Observation	
	0		0		1	
Objection/ support consideration	Neighbour comment: While I do not oppose this Application I have concerns for roosting bats. I regularly have bats flying in my garden and would not like them to disappear. I am aware that bats do roost in oaks and as this is a large oak could possibly house them. AM response: It is up to the tree owner and their contractor to ensure that they comply with wildlife protection legislation. An informative will be included on the decision notice to this effect.					