

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	NC/25/100544					
Surveyor	AM					
Address	THE MANOR HOUSE, MANSBRIDGE ROAD, SOUTHAMPTON, SO18 3HW					
Proposed work	1no. Oak (06) - Fell tree. 1no. Sycamore (07) - Fell tree.					
Assessment Date	12 th January 2026					
Officer comments	Trees at this location are protected by the Romill Close Conservation Area. The oak (T6) is a large, mature tree at the rear of the car park, close to the rear boundaries shared with 30-32 Mill Gardens. It is visible at a distance from Mansbridge Road and between/behind properties at Mill Gardens. The tree is in reasonable health. However, it has developed a major split down the stem as a result of the failure of the tight fork supporting two co-dominant leaders. The weak structure has previously been managed by means of crown reduction and (dynamic) Cobra bracing. Unfortunately, now the crack has formed and propagated down the stem, there are limited means of retaining the tree without severe crown reduction and bracing the split stem with a bolted steel rod. The poor structural condition of the tree is such that it would not justify TPO. The sycamore (T7) is an early-mature tree sited behind a wall by Romill Close. The crown is visually healthy however the stem has suffered considerable bark loss on the wall side. There is loose bark beyond the margins. It is unclear what has caused this. The stem divides into two with a weak, bark included union at approx. 2.5-3.0m above ground level, dividing into two co-dominant leaders. The combination of these factors preclude the tree from being suitable for TPO.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
					X	
Decision notice	No objection					
Conditions						
Notes to applicant						
Parish comments	None.					

Public objection/ support	Support	Objection	Observation
	1	0	0
Objection/ support consideration	Public comment: As one of the residences 06 could potentially fall on, we've been aware of the deteriorating state of it for years. While the greenery is to have, we'd prefer not to have the risk. AM response: noted and considered.		