

Claydon-Bone, Gary

Subject: RE: Tree Preservation Order - Victor Court - Southampton - Ref:T2-743

From: Claydon-Bone, Gary

Sent: 15 June 2022 16:25

To: ***.***@yahoo.co.uk

Subject: Tree Preservation Order - Victor Court - Southampton - Ref:T2-743

Dear *** ***,

Many thanks for taking time to contact the City Council tree team in relation to the new Tree Preservation Order (TPO) placed on the 4 Silver Birch at the front of Victor Court. I hope that this email will explain the rationale behind the making of the order and to answer the points that you have raised.

Recently the tree team received an application from a tree surgeon who was requesting to reduce the size of the trees as he believed them to be protected by a TPO and required permission from the council. Upon reviewing the old TPO that is on the site, it was apparent that these trees were not protected. The council could have responded to the tree surgeon to inform him that they are not protected, however there was no guarantee that the work would be restricted to the crown reduction, as requested, and may have resulted in the loss of all of the tree along the frontage of the property.

As there was a risk of the trees being felled, it was deemed necessary to protect the trees for the long term as they are an attractive feature along the front of the property and provide amenity to the larger public. The TPO does not prevent work from being carried out, but will require an application to be submitted and a decision issued before the work can be carried out. The tree team are not opposed to fair work being completed on the trees, however it would not want to see the trees lost and the area being void of trees.

Trees actually help keep properties warmer in the winter and cooler in the summer. Areas that have trees also tend to have higher value of property as people prefer to live in a leafier area rather than the trees void of trees. Buildings are often softened by the presence of trees and remove the stark outline of a large building, therefore they are generally welcomed in the environment as they have many benefits.

With regards to the roots entering under the property, this may well be the case, however roots and buildings can co-exist and not cause damage. There are building guidance that determine the depth of a foundation for a building and requires a combination of soil makeup and water demand of the tree species. Birch are a low water demand tree and therefore are at the lowest end of the spectrum for causing damage

I note that part of the issue is that it is believed that the trees are making the properties dark, however the trees sit to the north of the property so the shade cast would be away from the dwellings and not casting shade. The properties will naturally be darker than others as the windows sit in the shade of the property. To demonstrate I have given some shade calculations that show the shadow caused by a 15 metre tree, which I believe to be greater than the height of the trees. The calculation is based on the 21st of June 2022, which is the longest day.

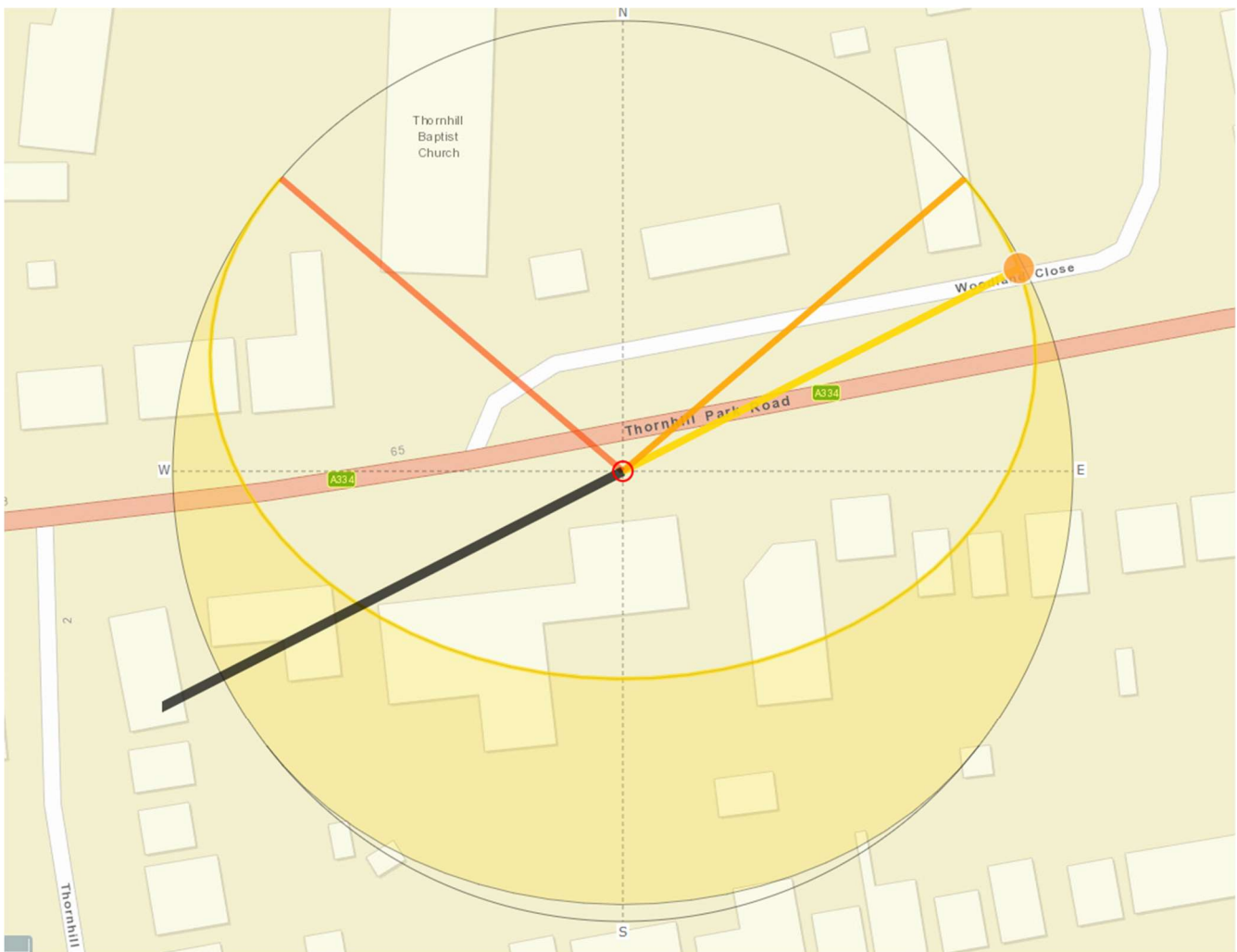
The black line represents the direction and length of the shadow based on a 15 metre tree. The yellow crescent is the arc that the sun will follow. The inner line is the highest in the sky and the outer line is the lowest, which will be the shortest day of December the 21st 2022 . The two orange lines in a 'V' shape are the point that the sun rises and sets. I will give examples of various times of the day to demonstrate the shadow position at various points through the day. I will also show the shadow during the longest day. You can see the outline of Victor Court, which is below the centre circle which represents the position of the tree

21st June 2022 – Longest Day

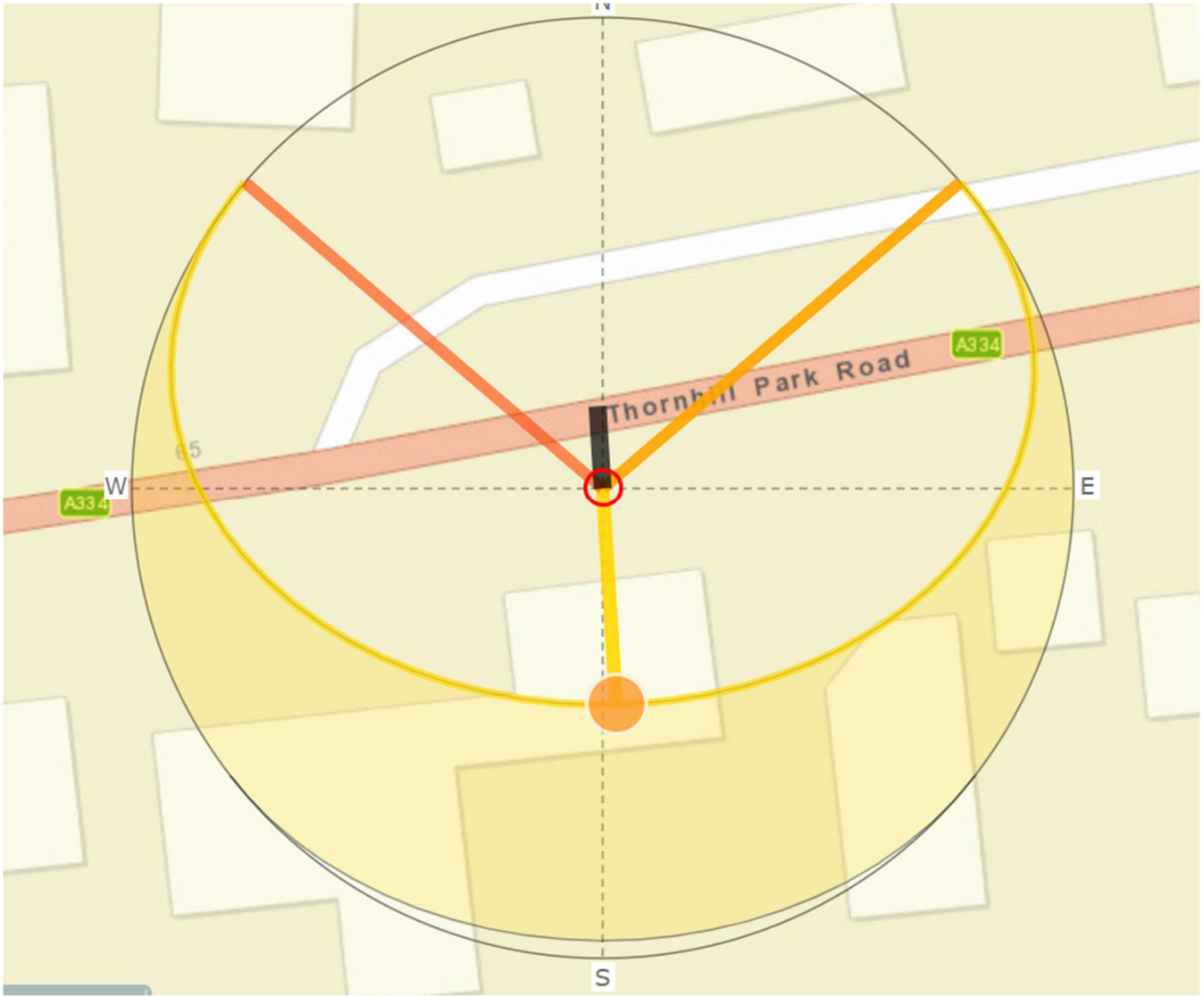
Sun Rise 04:50

Sunset 21.23

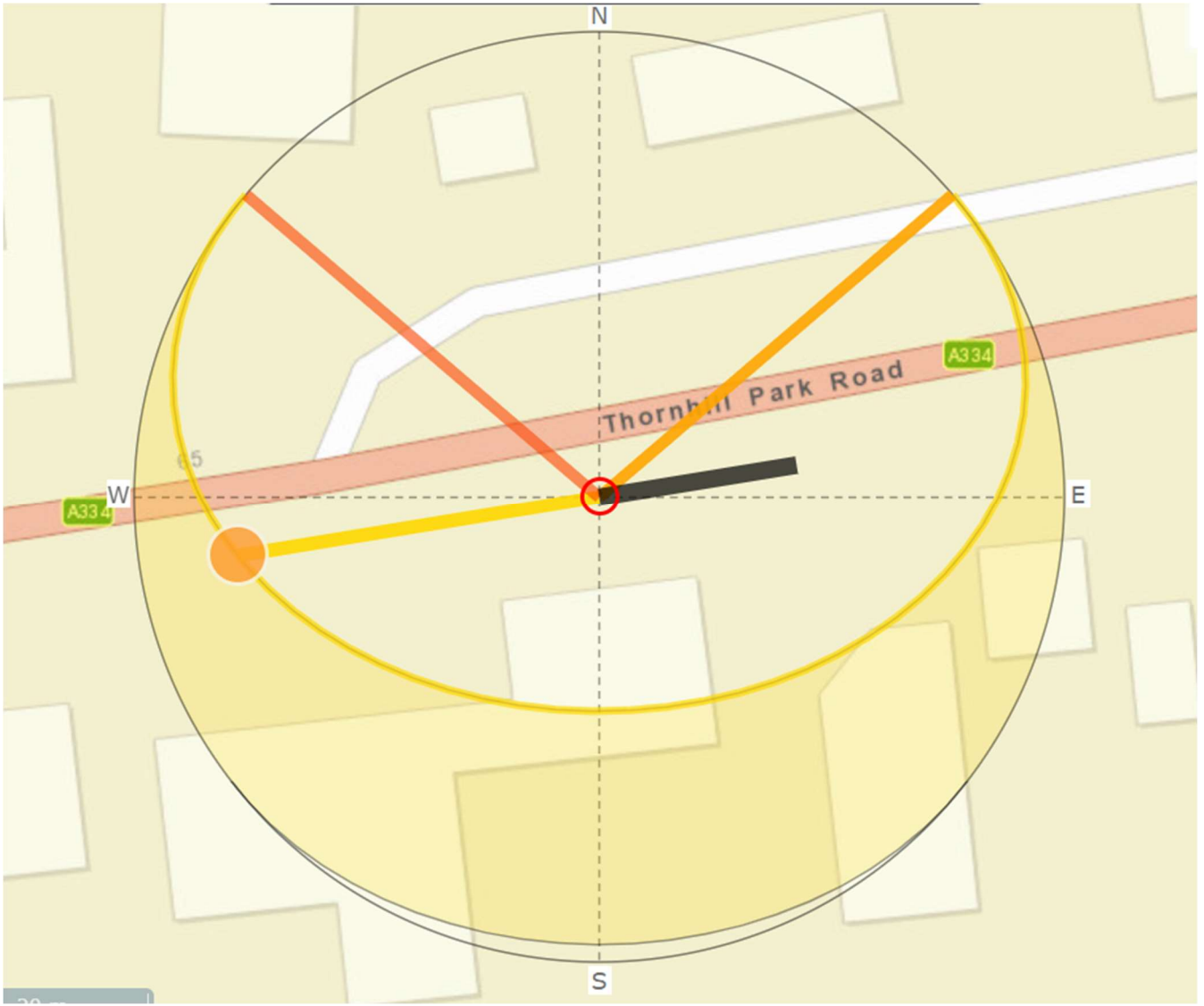
06:00 (6am)



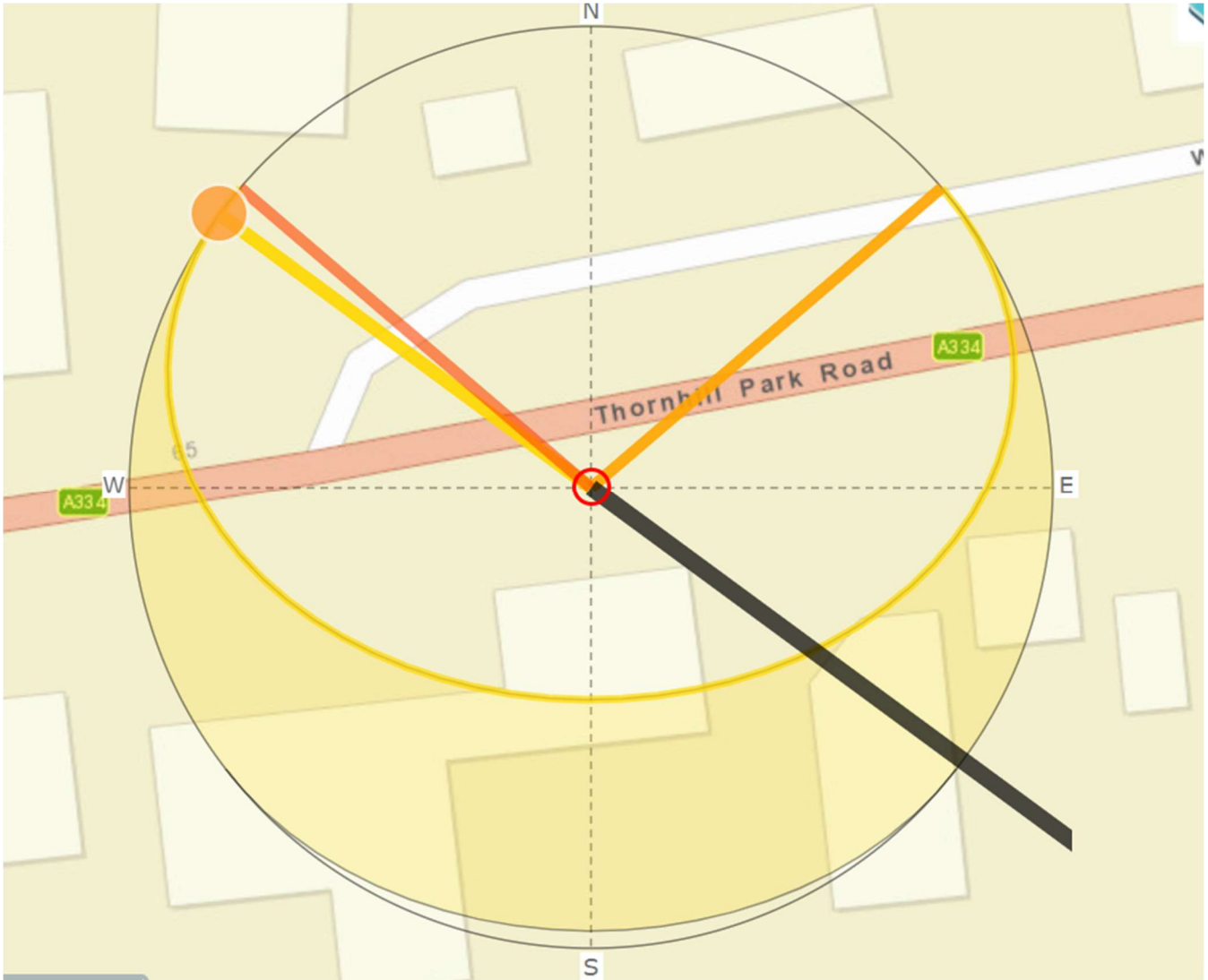
13:00 (1pm)



17:00 (5pm)



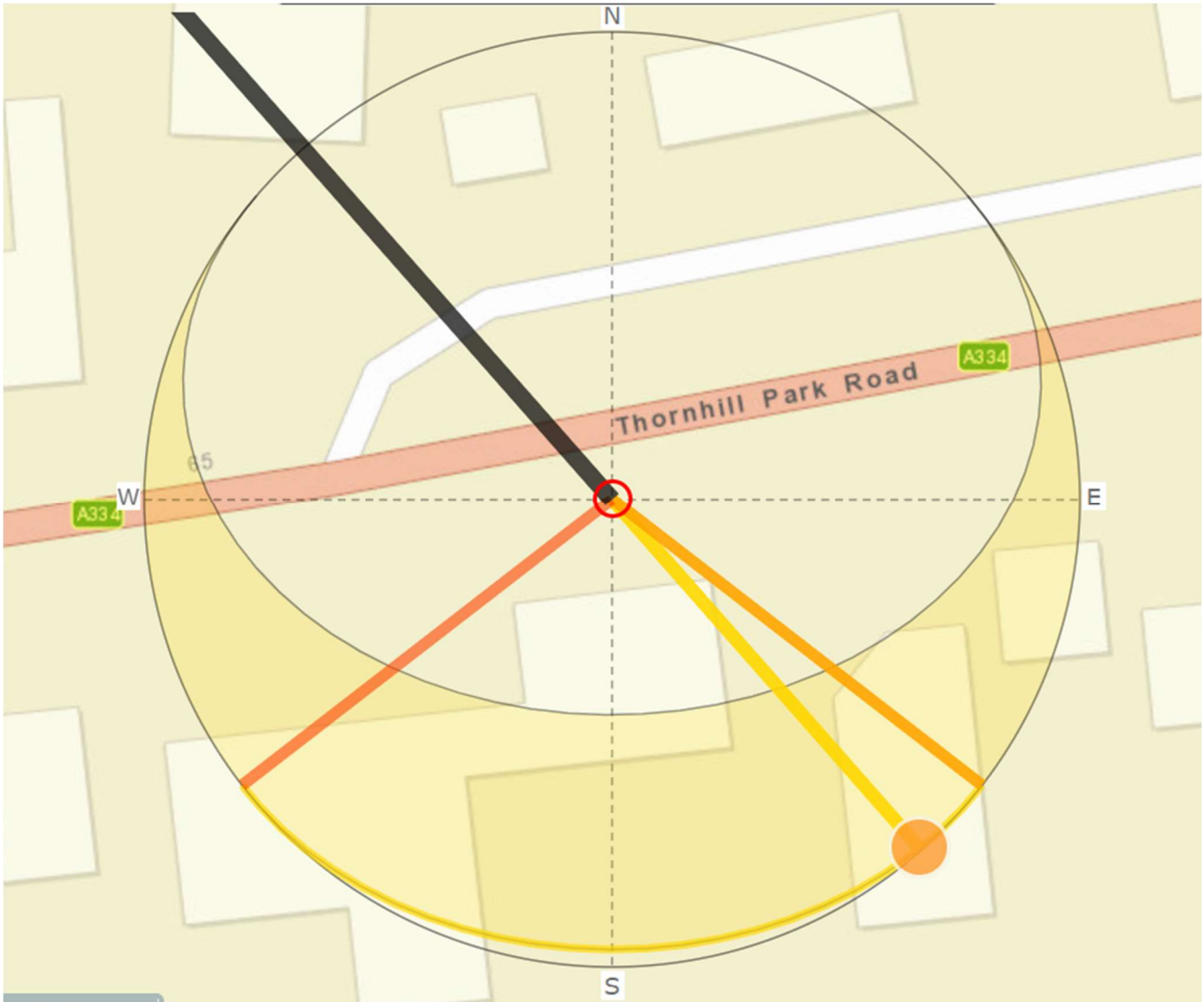
21:00 (9PM)



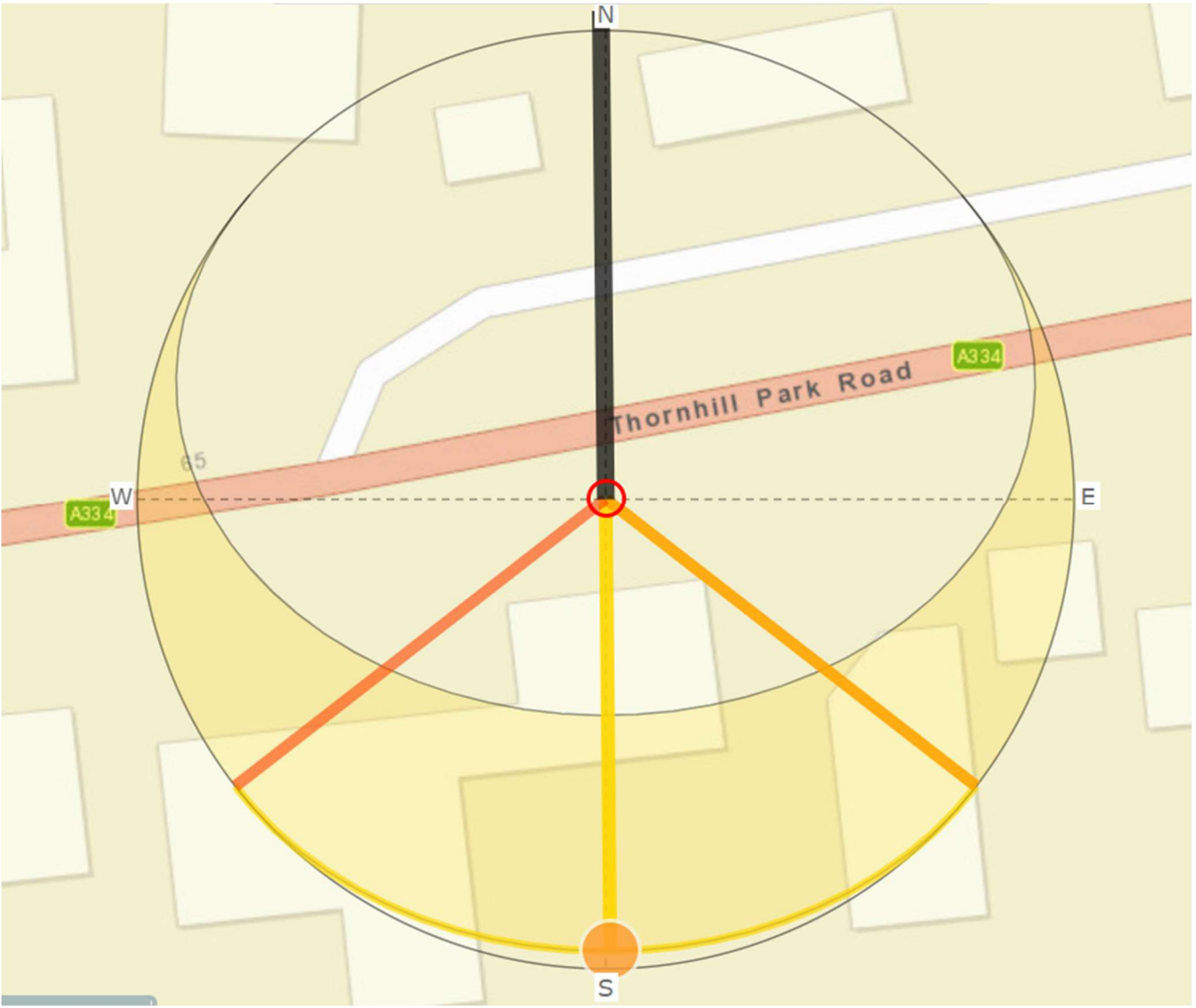
21st December 2022 – Shortest Day

Sun Rise 08:05
Sunset 16:01

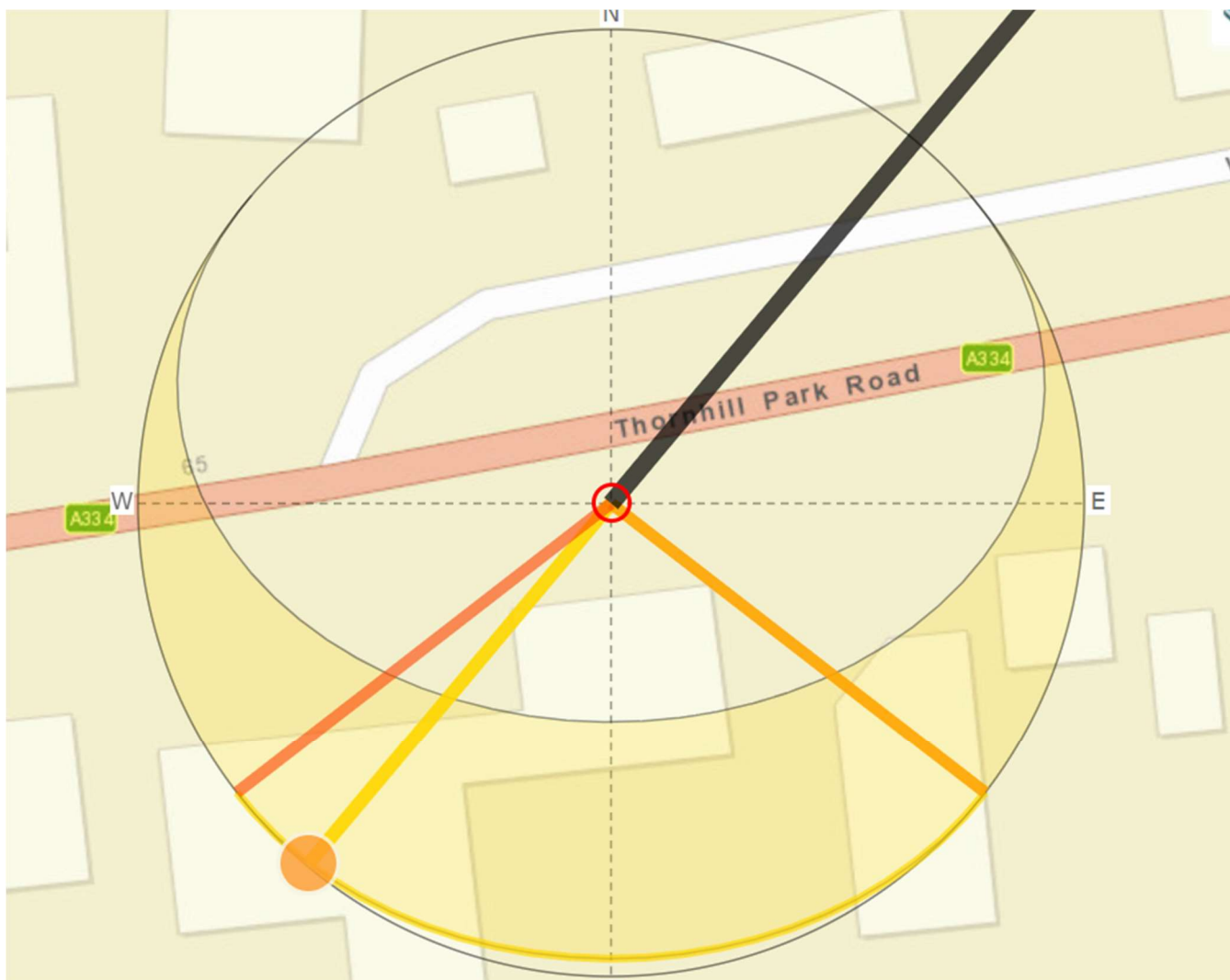
09:00



12:00 Midday



15:00 (3pm)



I hope that I have clearly been able to demonstrate that the trees are not the primary cause of loss of light to dwellings on the north of the building. I do understand that the trees may appear to be blocking light, however the loss of ambient background light is minimal but the perception is far greater. I therefore maintain that even if the trees were removed, the light that would enter the building on the north would be negligible.

Currently the tree preservation order is temporary and cannot be made permanent (Confirmed) if there are objections to the making of the order, therefore if you are not satisfied with my response and wish to uphold your objection, then the matter must be presented to a panel of elected member at the Planning & Rights of Way panel.

This is a publicly held meeting in which your objection would be presented along with my report that details the reasoning behind the making of the TPO along with my responses to objections received. You will be invited to this meeting and will be given an allotted time to put your objection to the members of the panel. Once all representation have been heard, the member will vote on whether or not the council should confirm the order.

Please can you respond to me in relation to how you wish to proceed with this objection. If you are happy with my response to you can withdraw your objection, however if you wish to take the objection to the Planning and Rights of Way panel, then please state that you wish to uphold your objection. If no response is received, then this is taken as an upholding of objection.

If the objection is upheld, then I will start the process of writing my report, which you would receive a copy of along with the date of the meeting. This must be within 6 months of making of the order, therefore could be around November – December.

If you have any questions regarding my response or wish to discuss any further points, please do not hesitate to contact me.

Kind regards,

Gary Claydon-Bone
City Tree Officer

Tree Team
City Services
Southampton City Council
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Email: trees@southampton.gov.uk