

## Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

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| <b>Application Number</b> | T/23/96506                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Surveyor</b>           | SK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Address</b>            | 21 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Proposed work</b>      | <p>1no. Laurel (Portuguese) (S1) - Remove.</p> <p>1no. Cypress (T3) - Remove.</p> <p>Tree works are proposed to stop the influence of the trees on the soil below building foundation level and provide long term stability.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Assessment Date</b>    | 21/12/23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Officer comments</b>   | <p>The trees grow as part of a group to the boundary between dwellings they are visible from several points of Beechwood Rise. The Cypress has a good, even shape and is moderately prominent in the landscape. The laurel is less readily visible and contributes to an evergreen landscape.</p> <p>Supporting documentation has been supplied but it is insufficient to evidence tree related damage by the stated species.</p> <p><i>Prunus</i> roots are found which could be the laurel. The laurel has limited amenity and is a vigorous species so not the most appropriate as a boundary feature in this location; removal of this will not substantially or adversely impact the landscape.</p> <p>This is recommended without prejudice as there is no evidence to support seasonal movement.</p> <p>There is no evidence of the presence of cypress roots under the foundations. The modified plasticity index of borehole 1 is cited as 6% - too low to be able to show volumetric change. BH2 does cite sufficient MPI to support volumetric change, but no roots or level monitoring over an appropriate period is supplied. Without this evidence, tree-related subsidence cannot reliably be demonstrated. Given the Cypress is prominent it is to be retained.</p> <p>The standard of evidence is described in the Joint Mitigation Protocol and it is recommended that this is used as a benchmark.</p> <p>The application is illogical in the works that have been applied for, does not match the evidence presented.</p> <p>The information supplied does not meet the standard required to justify the removal of healthy trees with good amenity.</p> <p>Alternative solutions have not been discussed but are available.</p> |

| Decision                            | Consent                                                                                           | Refuse | Part consent/<br>Part refuse | Withdrawn /<br>Invalid | Conservation Area     |     |
|-------------------------------------|---------------------------------------------------------------------------------------------------|--------|------------------------------|------------------------|-----------------------|-----|
|                                     |                                                                                                   |        |                              |                        | Raise no<br>objection | TPO |
|                                     |                                                                                                   |        |                              | X                      |                       |     |
| Decision notice                     | REFUSE:<br>1no. Cypress (T3) - Remove.<br><br>CONSENT:<br>1no. Laurel (Portuguese) (S1) - Remove. |        |                              |                        |                       |     |
| Conditions                          | Standard.                                                                                         |        |                              |                        |                       |     |
| Notes to applicant                  | None                                                                                              |        |                              |                        |                       |     |
|                                     |                                                                                                   |        |                              |                        |                       |     |
| Parish comments                     | None                                                                                              |        |                              |                        |                       |     |
| Public objection/<br>support        | Support                                                                                           |        | Objection                    |                        | Observation           |     |
|                                     | 0                                                                                                 |        | 0                            |                        | 1                     |     |
| Objection/ support<br>consideration | The public comment has been noted.                                                                |        |                              |                        |                       |     |