

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/26/101032
Surveyor	AM
Address	BOTLEIGH GRANGE HOTEL, GRANGE DRIVE, HEDGE END, SOUTHAMPTON, SO30 2GA
Proposed work	1no. Robinia (T21) - Remove. 1no. Western Red Cedar (T26) - Remove. To be removed by a qualified tree surgeon and identified as in need of removal within the attached tree report. The Robinia is leaning towards the building and the Western Cedar is in an area frequented by guests, so is a safety concern. 23no. Fir trees - Require trimming back and topping, as cutting out light and are growing too wide and tall, encroaching onto roadway of neighbouring property. The Tree surgeon will also carry out these works.
Assessment Date	22 nd April 2026
Officer comments	Trees at this site are protected within Area A16 of TPO ref: 114-E, confirmed 4th February 1986. The application has been supported by a BS5837-esque survey and plan, plotting trees which what appears to be their RPA and crownsreads plotted. Trees have been allocated a category which seems in common with the categorisation method of BS5837. However, there is no advice as to the purpose of the inspection and it does not state who carried this out. Robinia T21 – Crushed stone dumped up to the base of the tree to form what appears to be a temporary hardstanding for storage of shipping containers. Growing to side/south-east of building. Visible from roads approaching the Hotel as part of the verdant backdrop, but by no means prominent. Comprises of two stems measuring around 50cm and 35cm dbh. Overall height of around 20m. A few small dead branches typical of mature Robinia. The larger stem leans towards the building. There’s an unidentified fungal bracket between buttresses on the building side. As such, there will be some heartwood decay. No advice has been provided as to identification of the fungal fruiting body, the extent of decay and corresponding foreseeability of failure. The numerous photographs supplied with the application seem to miss the fungal bracket and cavity. There’s also recent mechanical damage to the base of the tree, presumably caused by the dumping/spreading of the aggregate. This has broken the bark and damaged the cambium over a small area. There is insufficient justification to fell T21.

	Western red cedar T26 – Triple stemmed from ground level. Top of tree visible to public from main road, albeit at a distance and over roof of building. Top 7m or so of largest stem is largely dead, removal of only that part (which would be exempt) would result in tree losing all public visibility and amenity. As such, removal would not be harmful to amenity so should be consented. A replacement tree can be required by condition. 23no. Fir trees – Leyland cypress, lapsed hedge. Provides evergreen screening between the hotel and adjacent units. To be topped and lopped. Would not have been the target of the TPO and unlikely to have been present when it was served in 1985. The Applicant should be notified of this.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	The Council REFUSES CONSENT for the following works: 1no. Robinia (T21) - Remove. REASON FOR REFUSAL: The Robinia forms part of the landscape planting surrounding the Hotel. It is visible to the public albeit from a distance but also by users of the Hotel and surrounding businesses. It offers a reasonable amount of amenity although is by no means prominent. The proposal to fell the tree does not contain sufficient justification; it is unclear who carried out the inspection, nor what the purpose of the inspection was. The fungal fruiting body has not been identified nor the extent of decay quantified. In the absence of this information, it is premature to fell a tree subject to Tree Preservation Order. The Council GRANTS CONSENT for the following works: 1no. Western Red Cedar (T26) - Remove. The 23no. Fir trees (Leylandii) are not protected by TPO therefore may be managed as the Hotel sees fit.					
Conditions	Replacement planting for T26					
Notes to applicant						

Parish comments	HETC: No Objection subject to suitable replanting and the usual conditions of the tree officer.		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration	None received.		

Photographs of T21 / Robinia (22nd April 2026)

