

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/24/98553				
Surveyor	SK				
Address	21 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW				
Proposed work	1no. Cypress (T3) - Remove. The tree works are proposed to stop the influence of the tree on the soil below building foundation level & provide long term stability to No. 19 Beechwood Rise. It is the expert opinion of the case engineer & arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree.				
Assessment Date	30/12/24				
Officer comments	Evidence supplied in respect of a subsidence claim at the adjacent property 19 Beechwood Rise. The cypress is not directly demonstrated to be causing the damage - or even to be a contributory causal agent as no cypress roots were found in either borehole. It is 2.4m away from the property and is a high-water demand tree so there is potential for future damage: this is not proven and this potential is not the key consideration when making the recommendation for removal because the evidence criteria are not met. However, the tree in question is not the most appropriate for the location in which it is growing, probably due to lack of routine maintenance to manage its size. It is very close to the garage and will continue to increase in size if unchecked making it difficult to manage in future. The TPO that covers the area is believed to be a woodland TPO (online mapping not currently available so unable to check) so presumably T3 is not specifically cited within it. T3 does have reasonable visibility from the access road, but the amenity is limited to passing traffic and pedestrians. The beech behind it and the vegetation to the frontage will maintain the green aspect of the location if T3 is removed. T3 will require ongoing maintenance if it were to be retained. A smaller species would be more appropriate for this location. Recommend replacing with a large shrub/small tree or more ornamental value that is easier to prune.				
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area
					Raise no objection TPO
	X				
Decision notice	1no. Cypress (T3) - Remove.				

Conditions	Standard + one new tree to be replanted as a condition of felling: Species to be selected from the following: 1 x Judas tree (<i>Cercis siliquastrum</i>) 1 x Magnolia (<i>Magnolia campbellii</i> or <i>M. Kobus</i>) 1 x Wedding Cake Tree (<i>Cornus mas</i> or <i>C. kousa</i>) 1 x yew (<i>Taxus baccata</i>) Stock to be a minimum 8/10 standard nursery stock (or 2-2.5m for a conifer) suitably staked and planted ideally close to the site of the removed T3. It is to be planted into sufficient good quality soil volume to ensure potential to thrive. Other species may be acceptable but must be agreed with the tree officer prior to purchase. Planting to take place in the first planting season (winter) after felling.		
Notes to applicant			
Parish comments	None received		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration			