

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/25/99400
Surveyor	AM
Address	4 ASHLEY COURT, PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON, SO31 8AT
Proposed work	1no. Pine (twin stemmed) - Dismantle & remove to ground level. Both stems showing signs of decline & potentially interfering with road surface & boundary wall footings due to proximity, greater detail in file attached to application. Tree owner is open to replanting.
Assessment Date	26 th June 2025
Officer comments	Tree protected as T1 of TPO ref: 183-E. The tree is visible from Providence Hill as a background tree at a distance of approx. 40m. It's a large, twin-stemmed Monterey pine with stems measuring approximately 100cm and 50cm dbh. It has a crown-spread paced out to 20m. The larger stem is near-upright but the smaller stem is suppressed and has a natural adopted lean towards the north. The overall vitality of both is reduced. The larger stem has very sparse needle coverage and many live branches have become lion-tailed (live needles predominantly at branch ends). There are numerous completely dead branches. The smaller stem is in similar condition, although not to the same degree. The tree stands in a relatively small planting bed, surrounded by block paving and brick walls. The paving is so close to the stem that it is lifting at its edge. There are undulations in the paving here and on the Applicant's driveway. Several cracks in boundary walls have been identified. The proposal is to fell the tree (both stems) on the basis that it is in decline and causing damage to surrounding structures. Written advice by an Arborist has been supplied. This covers multiple issues, addressed below: <u>Damage to boundary walls:</u> Two photographs were supplied. These show two separate areas of cracking. One crack is viewable from the access road; it appears to be a neighbour's wall. It has a crack along through the copings, stepped through the brickwork. I could not find the other crack (diagonal, stepped). There is no firm evidence that either damage has been caused by tree roots. The mode of damage has also not been specified i.e. either direct/contact damage or indirect/subsidence damage. The site is on the Wittering Formation (clays and sands) so either mode of

damage is possible. Suitable evidence to support wall damage caused by roots would be for a trial pit to be dug immediately adjacent to the seat of the damage and for root activity to be investigated.

Damage to hard surfacing: Due to the close proximity to the tree, the adjacent block paving (access to the properties) has been lifted at its edges. There are also undulations in the wider area, including across the Applicant's driveway. Again, there is no firm evidence that the undulations have been caused by tree roots.

Installation of services in proximity to tree: The site was developed in the late 1980's. We cannot be sure how utilities would have been installed. The tree was considerably younger at that time and better able to tolerate root damage, if indeed any was caused. By now, the tree should have developed a root system to compensate for any loss. No evidence has been supplied which confirms root damage.

Declining health: I agree with the Arborist's appraisal of the health of the tree; in particular, the larger stem has a very sparse crown with multiple dead branches throughout. Most of the remaining live branches have become lion-tailed, that is to say live twigs and needles exist only at the branch ends. The internal twigs/needles have mostly died. The Arborist suggests that this may be attributable to red band needle blight (*Dothistroma septosporum*). I couldn't confirm this as all needles on the ground were completely dead and live needles with potential symptoms out of reach. However, Forest Research notes *Pinus radiata* as being particularly susceptible to this disease. Its symptoms are first noticed at the base of the crown on older needles which develop yellow/tan spots and bands which later turn red. As the disease progresses, the ends of the needles turn red/brown while the needle base remains green. Eventually, the needles are shed and branches can acquire a lion-tailed appearance. This is at least partially consistent with the condition of the subject tree.



Taken from outside 4 Ashley Ct, showing sparse needle coverage (note: much of the fullness of the crown is clumps of large cones)

	The visual appearance of the tree has been severely impacted by the needle loss. The smaller stem is becoming sparse but is considerably better foliated than the larger. The dead branches can be removed without application or notice. However, doing so will leave the tree even less attractive. It is unlikely that the tree will make significant recovery. <u>Leaning tree:</u> This is long-term and naturally adopted. The tree is expected to have developed a root system and overall structure capable of supporting itself. There is no evidence that the tree is likely to fall in the near future due to the lean. No decay, no recent root damage reported. The Applicant proposes to fell the tree and is open to replanting; whilst the tree is certainly prominent within the Ashley Court development, visibility from Providence Hill/A27 is relatively low. The sparse needle coverage of the tree is such that it's aesthetic appeal is considerably reduced. Overall, the loss of the tree would not be particularly detrimental in terms of public, visual amenity and the application should be granted permission.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
	X					
Decision notice	GRANT: 1no. Pine (twin stemmed) - Dismantle & remove to ground level.					
Conditions	Replacement planting (elm, field maple or sweet gum)					
Notes to applicant						
Parish comments	None.					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	None received.					