

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form	
Application Number	T/26/100771
Surveyor	IF
Address	ORCHARD GARDENS CARE HOME, 1 GARNIER DRIVE, BISHOPSTOKE, EASTLEIGH, SO50 6HE
Proposed work	1no. Wellingtonia (T1, TPO Ref T32) - Fell due to terminal decline and location. 1no. Oak (T68, TPO ref W1) - Reduce upper central canopy and canopy over road by 1.5m back to previous pruning points, due to decay cavity defects. Reduce long primary southern limb by 2-3m back to suitable growth points to reduce failure potential. 1no. Monterey Pine (T80, TPO ref W4) - Crown reduce by 1.5m to reduce sail area and exposure due to structural defects, exposure and proximity to the highway. 1no. Copper Beech (T106, TPO ref T37) - Fell due to terminal decline and presence of Meripilus giganteas in rootzone and buttress that presents a risk of windthrow in high use area.
Assessment Date	05/02/2026
Officer comments	TPO 417-E (T32) 1no. Wellingtonia (T1 on the plan) TPO 417-E (W1) all tree species woodland – 1no. Oak (T68 on the plan) TPO 417-E (W4) all tree species woodland- 1no. Monterey (T80 on the plan) TPO417-E (T37) 1no. Copper Beech (T106 on the plan) 1no. Sequoidendron giganteum, (Wellingtonia) T1 is located at the entrance of the retirement village inside enclosed area surrounded by tarmacked access. The tree is a large specimen and offers a very high level of public amenity. There are multiple pruning wounds along the stem as well as scarring from a historic lightning damage. The construction of the access road and associated root damage are suggested as the primary reason for the current decline. The crown is somewhat sparse; there are some large diameter deadwood debris on the ground. The agent reported root dysfunction however they have not provided any evidence of tests or assessments they carried out to come to this conclusion with this application. Due to its large size the tree has multiple static targets in striking distance such as residential properties along Church Road as well as highways. The tree has a slight lean towards the properties at Church Road suggesting in the event of failure it is likely to fall towards those targets. Given a progressive crown decline of the tree over the years and the above health and safety concerns it is reasonable to conclude that its removal however unfortunate is justified. Replant of a species suitable for

	this location will be required to compensate for the significant public amenity loss. 1no. mature Oak (T68) is located within the grounds and near the access road providing good public amenity within the immediate area. The tree has been pruned in the past. The report submitted by the agent provides sufficient evidence of the defects and the proposal to reduce the crown and southern limb is considered a reasonable management measure. The works will not affect the tree's public amenity nor are they likely to cause any detrimental effect on the tree's long-term health and amenity. 1no. Monterey pine (T80) is large sized tree along the main road and near the entrance to the site, it offers a high level public amenity. However, the supplied evidence of structural defects justifies the proposed management measure of crown reduction by 1.5m. 1no. Copper Beech (T106) is a mature specimen located within the grounds and provides good level of public amenity to the immediate area. The multiple fruiting bodies of <i>Meripilus giganteum</i> have caused significant visible rot at base and most likely underground to the root system. Unfortunately, it will be permitted to fell this high amenity tree for health and safety reasons due to where it is positioned (multiple properties and pathway are high targets in all directions). Replant of a species not susceptible to these fungi will be required.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
	X					
Decision notice	Consent to: 1no. Wellingtonia (T1, TPO Ref T32) - Fell and replant. 1no. Oak (T68, TPO ref W1) - Reduce upper central canopy and canopy over road by 1.5m back to previous pruning points. Reduce long primary southern limb by 2-3m back to suitable growth points. 1no. Monterey Pine (T80, TPO ref W4) - Crown reduce by 1.5m. 1no. Copper Beech (T106, TPO ref T37) – Fell and replant.					
Conditions	Two (2) replacement trees are required to replace T1 and T106. Unless otherwise approved in writing by the Council, the replacement tree for the Wellingtonia shall be 1no. Dawn Redwood (<i>Metasequoia glyptostroboides</i>) and the replacement tree for the beech shall be 1no. Tulip Tree (<i>Liriodendron tulipifera</i>). Both shall be supplied in accordance with BS 3936-1:1992 as "selected					

	standards" (i.e. 10-12cm girth measured at 1m above ground and an overall height of 300-350cm). The replacement trees shall be planted in their respective gardens and within 2m of the existing trees. The replacement trees shall be planted within the first available planting season (October to March) following the tree removals. Tree planting shall be in accordance with the relevant prescriptions of BS:8545. If within a period of five years after planting either replacement tree is removed, dies or in the opinion of the Council becomes seriously defective, it shall be replaced in the next planting season. Reason: To conserve the character of the locality.		
Notes to applicant			
Parish comments	Bishopstoke Parish Council Planning Committee raised no objection to this planning application but would like to see the felled trees replaced with a suitable alternative.		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration			



Oak T68



Copper Beech T106



Wellingtonia T1 and Monterey Pine T80