From: James Fuller [mailto:jfuller@CBATrees.co.uk]
Sent: 17 October 2011 14:10
To: Monaghan, Richard
Cc: Penny Harris
Subject: AIA - 77 Church Road.

AIA for 77 Church Road, Bishopstoke, Eastleigh

Dear Mr Monaghan,

I would be very grateful if you would accept this as my AIA (*Arboricultural Implications Assessment*) for the proposed 2 x extensions at 77 Church Road, Bishopstoke, Eastleigh.

This AIA seeks to consider the implications that the development proposal will have upon the existing tree stock on the site, and will also advise on solutions to any implications, to ensure the safe and healthy retention of any trees which have been considered to be worthy of retention. The existing tree stock was assessed by a qualified arboriculturist in accordance with BS5837:2005, and the results of this survey exercise have now been overlaid on to your proposed site plans, along with the Root Protection Areas (RPA's) for the trees. This AIA only considers the implications of the works which are illustrated on the Proposed Extension Drawings (1553/4) and same plan showing the red hatched corner. If any further works are required then further advice should be sought.

The RPA of a tree is defined in BS5837:2005 as "*the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree".* This is calculated as an area based on the stem diameter of the tree. It is usually considered to be a circular shape centred on the trunk of the tree, unless an arboriculturist considers site factors may have affected this.

You have supplied the Proposed Extension Drawings (1553/4) and same plan showing the red hatched corner and this allows us to carry out a basic AIA of the implications that your development will have on the site and tree stock. This AIA will highlight specific areas of conflict and ways to mitigate those particular implications.

Note: Any mitigating build techniques for foundations, footpaths or car parks etc that are detailed within this report and agreed on will be detailed within the Arboricultural Development Statement (ADS) which forms part of your planning application. The ADS will therefore have to be fully respected or you could be found in breach of your application and a stop notice placed on the site.

Following consultation with Eastleigh Borough Council, CBA Trees has been made aware that tree/s 1 & 2 are protected by Tree Preservation Order (Group 1 TPO 684). If it is intended to carry out works to trees on site prior to the granting of Full Planning Consent and Discharge of Planning Conditions, it will be necessary to obtain written consent from Eastleigh Borough Council.

ARBORICULTURAL IMPLICATIONS ASSESSMENT

Proposed Rear & Side Extensions

1. The proposed side extension encroaches into the RPA of Tree 1 by 3m. It has been recognized that traditional trench foundations will not be acceptable in this location. One method that has been used before in a similar location is Piles with above ground, ground beams. This reduces the need for excavations within the RPA, and creates a void between the ground and the floor slab to allow for continued percolation of water and oxygen. The foundations will have to be designed with air bricks and rain water run off pipes that direct the water under the proposed extension. The Abbey Pynford House Deck system offers all these requirements.
2. The proposed rear extension encroaches into the RPA of Tree 1 by 1m. This is not thought to be significant. The foundations can be constructed in a traditional manner, but they will have to be hand dug within the RPA. The hand digging will have to be supervised on site by the retained arboricultural consultant, who will also be able to hand prune any roots back to the edge of the trench. The trench will have to be lined with heavy gauge polythene to stop any leaching of phytotoxic chemicals.
3. A pre-commencement site meeting will be required prior to any works commencing on site, to agree all approved processes with the Arboricultural Consultant, the construction personnel and Eastleigh Borough Council. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work.
4. Tree protective fencing and ground protection will need to be erected before any construction works take place on site. Once these have been erected they will have to be checked by the retained arboricultural consultant.

Proposed Corner Extension

5. The proposed corner extension encroaches into the RPA's of both Trees 1 & 2. It has been recognized that traditional trench foundations will not be acceptable in this location. One method that has been used before in a similar location is Piles with above ground, ground beams. This reduces the need for excavations within the RPA, and creates a void between the ground and the floor slab to allow for continued percolation of water and oxygen. The foundations will have to be designed with air bricks and rain water run off pipes that direct the water under the proposed extension. The Abbey Pynford House Deck system offers all these requirements.
6. This foundation design would be required for the entire extension, as it is not possible to mix and match the foundation types.
7. The proposed corner extension will be located 1m from the trunk of Tree 2 and 2m from the trunk of Tree 1. These trees will have an overbearing nature on the property, and will be under pressure to be pruned regularly; this will be a concern for Eastleigh Borough Councils Tree Officer.
8. The proposed corner extension looks like it's located on the boundary of the site. Does there have to be some room between the building and the boundary?

9. I know you mentioned buying some land from number 75 Church Road (your sister) and possibly removing Tree 2. This would obviously make the situation slightly better, but the proposed extension would still encroach into the RPA of Tree 1, with excavations required within the structural rooting area of the tree. This should be avoided.

It is recommended from an arboricultural perspective that the proposed side and rear extensions are constructed only, as this reduces the impact on the off site trees.

If you would still like to progress with the proposed corner extension, it is advised that you approach Eastleigh Borough Council and hold a site meeting with Tim Holman (Tree Officer) to find out if he will agree to the removal of Tree 2. I still feel he will have concerns over the proximity of the proposed corner extension and Tree 1.

I trust that you find this information clear and concise, if you have any queries please don't hesitate to call me.

James Fuller *FDSc.Arb, ND.Arb,*

Arboricultural Consultant

CBA Trees

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