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Planning Ref No.F/10/68218

OAK T24 AT 54 MERDON AVENUE, CHANDLERS FORD

Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement.

Client:

Wilton Homes Ltd
9 Forest Edge Drive
Ashley heath
Ringwood
BH24 2ER

Brief:

To revise where necessary previous arboricultural reports to reflect the application to vary/modify the grant of planning permission.
To comment on any differences the amended plans may have in relation to the retained trees.
To revise the approved Arboricultural Method Statement and Tree Protection Plan with details of any changes to protective measures that may need to be taken, as a consequence of the amended plans, for the retained trees on the above site.

Documents Supplied:

Drawing P465 101 Proposed Plot 1 Rev B

Report prepared by:

Alison Parish

Date of report:

2nd April 2012

C.C.

Consultant: Alison Parish, BSc. Hons (Ecology), M.Hort. (RHS) e-mail: alisonparish@treeadvice.info
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Summary and Findings

The approved development consists of construction of three detached houses. It is requested to construct a small rear one storey extension with balcony over for Plot I.

The significant trees on site are, in particular the protected mature Oak trees growing within the rear gardens; plot 1 over looks Oak T24 whose root protection area comes close to the proposals.

It was considered reasonable to offset the root protection area of the Oak by 10% as a number of competing trees and shrubs were removed because of overcrowding etc, which in turn releases soils that the Oak could now exploit. It is however allowable to offset the root protection area by 20% under BS5837 but this was not originally proposed as it was not necessary.

The proposed extension, and surrounding paving, can however fit entirely outside the root protection area of the Oak if offset by 20% and this is now what is proposed.
The extension can thus be constructed entirely outside the Oak's root protection area without any specialist foundations in relation to minimising damage to tree roots. Consequently we have no concerns re tree roots and the future health of the Oak.

We see the balcony over as being a positive advantage for the Oak T24.
The Oak will shade some of the house, shade cast by Oaks is not however heavy, so raising an amenity space upwards towards the sun will increase light within the amenity area and reduce any request to fell or prune the Oak.

The tree protection plan has to be revised to show where barriers need to be set back, so the extension can be constructed, and also the necessity of placing some ground guards front of the barriers to ease site works. No further tree protection measures are necessary.
The approved arboricultural method statement dated 31st August 2011 contains all relevant information and thus no revisions need to take place to this document in order to construct the extension.



Alison Parish
2nd April 2012

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TREE SURVEY
FOR
54 MERDON AVENUE, CHANDLERS FORD

The full site tree survey was performed by others. The recorded is:

T	Species	Hgt	Dbh	B/S	C/C	Age	R/C	Cat	Comments
24	English Oak *Quercus robur*	24	1070	N8.5 E8.5 S8.5 W8.5	4 4 4 4	M	40+	A	Some minor storm damage. Good physical and structural condition. High individual & landscape value

ARBORICULTURAL IMPACT ASSESSMENT

Local Planning Restrictions
The Oak T24 grows within the rear garden of Plot 1, it is a very high amenity tree and is believed to have a TPO.

Proposed Amendment to grant of Planning Permission.
The amendment is to extend part of the ground floor of Plot 1 by 3m and construct a balcony above. This amendment brings the building nearer to the Oak than would otherwise be the case.

Root Protection Areas
The root protection area of the Oak was offset by 10% in the original proposals to give sufficient space for construction worker access to the rear of the property.
The rational for offsetting the root protection area was that considerable amounts and vegetation and competing trees have been removed from the garden, including from within the root protection area of the Oak itself; as a result the Oak would have plenty of new soil released to it for use by its root system.
It was possible to offset the root protection area by 20% however as this additional space was not deemed necessary to facilitate the construction of the dwelling, the offsetting was limited to only 10%.
BS5837:2005 does consider it allowable to offset tree root protection areas by up to 20% for open grown trees, depending on the individual tree's tolerance to any disturbance and /or the distribution and morphology of the trees roots, when known to be influenced by past or existing site conditions.
As the competing vegetation has been removed, we consider it to be acceptable to offset the root protection area by 20% without damaging the Oak; which enables the small extension to be constructed wholly outside the Oak's root protection area.
The offsetting also enables paving to be conventionally constructed to the outside of the small extension; as again the proposed flags are wholly outside the Oaks root protection area.
We consider the extension and paving can be constructed without detriment to the Oak or its root system.

Tree Canopies
We consider the proposed balcony above the single storey extension to be wholly beneficial to the Oak and will reduce any pressure to prune.
The Oak will cast some shade over the garden; however Oaks are not trees that cast heavy shade, evidenced by the amount of competing trees and vegetation that were growing near it. Raising an amenity area to above ground level as a balcony, will obviously bring those persons using the area nearer the sunlight and so will reduce any pressure to fell or prune the Oak. The plans show that there is sufficient space between the extension and balcony over, from the Oak to enable its construction without any special construction methods taking place.

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Arboricultural Method Statement
No revisions to the approved Arboricultural Method Statement dated 31st August 2011 are necessary as a result of constructing the extension.
The revised Tree Survey & Protection Plan No 2472TPP rev C follows this report; the revisions relate to the amended proposals.

Changes from the original tree protection plan are:
1. Movement of the construction exclusion zone and tree protection barrier closer to the Oak, so construction of the extension and balcony can take place.
2. Addition of ground protection to the front of the tree protection barrier where required.



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