

To: All Members of the Appeals Panel

My Ref: JMD/LC

Your Ref:

28 May 2008

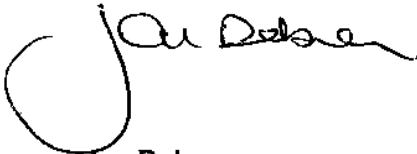
Dear Councillor

Appeal Panel Hearing – 4 June 2008

Please find attached copies of further representations received from Mr K Verran in respect of his objection to the making of Tree Preservation Order 62/07 relating to Land East of 1 Newbridge Drive Cottages, Milford Road, Everton.

Please regard these additional representations as part of Appendix 3 to Report B for the meeting scheduled to be held on 4 June 2008.

Yours sincerely



Jan Debnam
Democratic Services

Tel: 023 8028 5389

Fax: 023 8028 5543

Email: jan.debnam@nfdc.gov.uk



Disability Helpline
01425 656096

Minicom/Text: 023 8028 5416



Appletree Court, Lyndhurst,
Hampshire SO43 7PA

Switchboard: 023 8028 5000

DX 123010 Lyndhurst 2

www.newforest.gov.uk



QUESTION

From: redacted content mr [mailto:redacted content@redacted content.co.uk]
Sent: 14 May 2008
To: **Robert.Braid@nfdc.gov.uk**
Subject: BUILDING CONTROL Foundation depths for building near trees?

Would 575mm deep house foundations be too shallow on shrinkable clay soil only 16 metres away from 21 meter mature POPLAR trees row of 12 trees?

What would be the expected outcome if a house was built too close to this type of tree with 575mm deep foundations?

COUNCIL REPLY

From: redacted [#redacted@redacted]
Sent: 15 May 2008 09:02
To: xxxxxxxxxxxxxxxxxxxxxxxxx
Subject: Re: FW: BUILDING CONTROL Foundation depths for building near trees?

By current standards, they would not be deep enough, unless a designed form of foundation used.

COUNCIL REPLY

On Mon, May 12, 2008 at 8:44 AM, Robert Braid

<Robert.Braid@nfdc.gov.uk> wrote:

We use Zurich Insurance and NHBC tables, which are broadly similar. For poplars, which can reach a mature height of up to 30m, in shrinkable clay, the tables give a foundation depth of between 2 & 2.5m. It may be advisable to have an engineer assess the actual soil conditions and design a foundation.

Bob Braid
Building Control

QUESTION

From: redacted content mr [mailto:redacted content@redacted content.co.uk]
Sent: 11 May 2008 21:45
To: Building Control Absence
Subject: BUILDING CONTROL Foundation depths for building near trees?

Do you have a table that shows the recommended depth for building foundations near mature trees etc?

The proposed new build in on shrinkable soil & the trees are 16m away & they are poplars at a height of 19metres+

If you cant help, do you know anyone who can help?

RHS Help & Advice

Trees near buildings

Subsidence can be prevented by not planting larger, more vigorous trees such as poplars, oaks and willows near buildings - but be aware that the extent and spread of tree roots is extremely variable and are unlikely to grow in a uniformly radial pattern. **A useful guideline is that roots can commonly extend a distance equivalent to two-and-a-half times the height of the tree.**

Pollarding may help reduce the potential impact but before taking steps to remove or reduce in size any tree thought to pose a risk, make sure that it is not protected by a **Tree Preservation Order (TPO)**, which is issued by the Local Planning Authority. Their permission must be obtained before any protected tree is pruned or felled and similar constraints apply in a conservation area.

Possible problems and high risk areas

Structural damage

Generally limited to shrinkable clay soils. Trees taking moisture out of these soils exaggerate soil shrinkage. This results in shifting foundations, which cause structural cracking. Conversely removing large trees from clay soils can cause the ground to swell, again leading to structural displacement. **Buildings up to four storeys constructed before the 1950s are most at risk, as they frequently have foundations only 50cm (20in) deep.**

Drain damage

Roots may block drains, which burst as a result. This can lead to the formation of cavities as the water from the drain flows into the soil. Older drains with poor seals and rigid joints are most susceptible.

Physical damage

Branches can cause damage to roofs and guttering, suckers can disturb paving and stems can rub against walls. Light buildings, such as garages and sheds, are most at risk.

Root spread

Many factors, both of the site and tree, can affect root spread. Roots often extend for a radius wider than the tree height. If unsure always seek professional advice before planting.

Tree legislation

A tree is the property and responsibility of the land owner, who may be liable for any damage caused. Always check with the Local Planning Authority whether a **Tree Preservation Order** is in place before working on a tree.

Further information

Arboricultural Advice and Information Service (Tree Advice Trust), Alice Holt Lodge, Wrecclesham, Farnham, Surrey GU10 4LH. Tel. 01420 22022.

The Arboricultural Association's Directory of Consultants and Contractors. Tel. 01794 368717 **or visit www.trees.org.uk**

Building Research Station, Bucknells Lane, Garston, Watford, Herts WD2 7JR. Tel. 01923 894040.

Royal Institution of Chartered Surveyors, 12 Great George Street, London SW1P 3AE. Tel. 0207 222 7000. **www.rics.org.uk**







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