

06/02/18- Objection to: 17/05234/FUL - Erection of 17No. residential dwellings to include new access road and associated parking

Trees at this site form an important part of the landscape character and are a distinct and recognisable local feature offering privacy to residential dwellings and a nearby school. Any development in this area should improve amenity not harm it.

T1 lime at the southern end of the site has been recognised as important by Shropshire Council. It is protected as it significantly contributes to the amenity of the area. Despite this, if the exiting proposal goes ahead this irreplaceable asset will be harmed or lost.

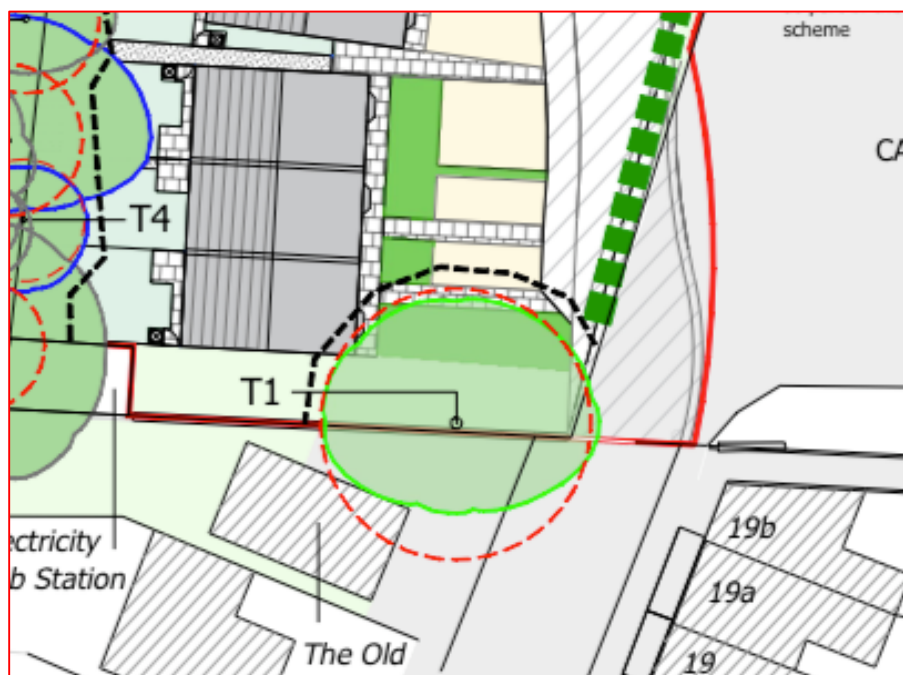
Tree roots are particularly vulnerable during development therefore special precautions are essential to ensure they are not harmed.

BS5837:2012 is the current industry standard that is used to integrate trees into new developments and this is a key document in Shropshire Council's 'Trees and Development' guidance notes:

<https://shropshire.gov.uk/media/2504/2016-trees-development-guidance-note.pdf>

Paragraph 4.6.2 BS:5837:2012 Trees in relation to design, demolition and construction states 'the Root Protection Area (RPA) for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced'.

Tree Protection Plan TS07 - 002 rev01 (January 2018) contained within the arboricultural report maps the RPA of T1 as a circle. See extract below.



This circular RPA is clearly incorrect as rooting is inhibited to the south and east due to the presence of hard standing, a wall and previous construction activity, i.e. a house. The photographs below illustrate this.





*Tree roots generally occupy the top 600mm of soil.*

The circular RPA attributed to T1 does not reflect the area where roots are most likely to be distributed therefore this should be revised or the tree will be harmed.



A blue box representing the (actual) root protection area of this tree is shown below. The ground highlighted is the most likely area where tree roots will be found as it is soft and undisturbed. The box covers an area of 169m<sup>2</sup>. This is less than the minimum 174m<sup>2</sup> recommended for this tree in BS5837 and the tree report, but it illustrates the approximate area needed to protect its roots.

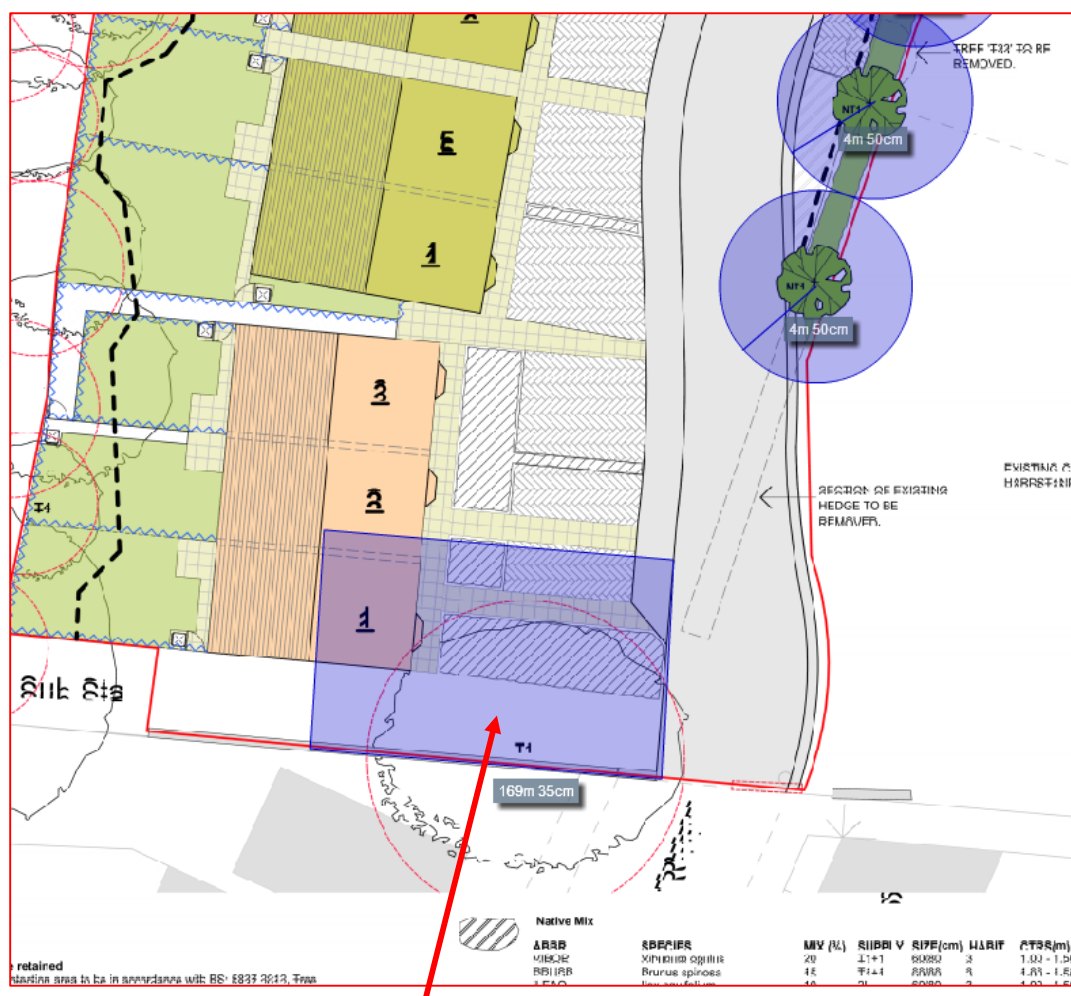
It is shown below using a box shape as rooting is restricted to the south and east due to the presence of hard standing and previous construction activity. Even if the shape of the RPA is slightly altered, plot 1 will still encroach. Put simply, plot 1 must be moved out of the blue box shown below or this protected tree will be harmed as a direct result of this development.

Paragraph 7.1.1 of the arboricultural report also states that the crown of T1 should be reduced by 10% to reshape. There is no justification for this work other than to prevent it overhang the roof of a proposed dwelling.

This development is not sustainable and does not comply with local or national planning policy.

If approved the proposed scheme will harm the amenity of the area and lead to important tree loss.

I would be grateful if Shropshire Council replies to the above comments before this application is determined.



T1 lime (actual) root protection area (shown in blue). A circular RPA is not appropriate. The blue box above should remain free of all construction activity.