

Subject: 3/2016/0442

The site survey information for the trees and vegetation is wholly insufficient. Trees within influencing distance and vegetation within the site needs to be considered, surveyed, plotted and categorised prior to any car park design. A mature Lime and a mature Ash within the site (plotted as T1 and T2 on appended map) could be classed as veterans, but unarguably are mature trees with high habitat and aesthetical value. Both need to have a visual tree assessment/condition survey and have a Quantified Tree Risk Assessment (QTRA) carried out.

The QTRA should then be considered alongside the car park proposal (changing the target areas value) to see if the amount of risk is acceptable when the area is occupied with cars. The trees now have a fairly low QTRA score but by changing the target value of the area and taking into account children, adults and cars etc., the trees will become more of a risk to health and safety. Works could be carried out on the trees to reduce the risk to an acceptable level, but the tree works would inevitably leave the trees misshapen and minimise the trees potential e.g. Sustainable Urban Drainage System. (SUDS). Trees do shed limbs as well as deadwood and Lime trees are renowned for high sap content and will always leave resin and debris on cars parked in the vicinity.

Ground compaction is another factor within this development. The Root Protection Area. (RPA) within British Standards: 5837 needs to be protected on retained trees. If construction work needs to take place within the RPA of a protected/retained tree, then safe working practices need to be adhered to as can be found within BS: 5837. The root plates would need to be protected from traffic movements and parking.

A detailed tree report containing the information mentioned above is imperative prior to the design and location of the proposed development. As the site stands and taking into account the 'Proposed Car Parking Map', it seems an unsuitable location for a car park due to the negative affect the building and usage of the car park would have on the veteran trees on site and the impact on the overall vista within the AONB.