

Objection: planning application 2022/3525 for the Molesey Venture Site, Orchard Lane, East Molesey KT8 0BN

Dear Jack and Russell

We would like to make a further objection regarding the applicant's root protection plan for a tree which is sited on our land at the boundary with the application site. The document we are referencing is the Arboricultural Impact Assessment (dated 21.6.23 on the planning portal). This Arboricultural Impact Assessment was amended to add the tree that is in our garden. However, they have incorrectly identified our tree. They refer to it in the Arboricultural Impact Assessment as a 'Mature birch tree to remain, originally part of G08 but is situated on neighbouring land'. Our tree was never part of G08 (which does indeed include a mature birch). As per the photo below our tree is clearly not a Birch. We believe it to either be an Ash or an Aurelia.

The root protection area they have calculated is incorrect as it is based on the wrong tree, and therefore the wrong diameter. For the tree in our garden we have calculated the necessary root protection area as per the standard BS 5837 methodology. The diameter of the tree at 1.5m above the ground level is 20cm. $12 \times 20\text{cm} = 2.4\text{m}$. The root protection area of our tree needs to be 2.4m. This would be 0.3m our side of the boundary and 2.1m on the applicant's site side of the boundary. In the amended plans the substation has been moved behind our garden. As a result of this there is a maximum gap of 1.6m between the substation and our boundary (less than that including foundations). This encroaches on our tree's root protection area and puts our tree at risk.

Summer Photo of Trees group G08 and the tree in our garden which has been omitted from the plans



The substation needs to be a minimum of 2.1m from the boundary in order to fully protect our tree. Another potential benefit of this would be to further support the retention of the 3 mature trees in group G08 (Myrobalan Plum, Birch, Cabbage tree) which are currently earmarked for removal. Our tree, plus the those in group G08 provide essential screening and amenity for us and our neighbours. They also provide public amenity as they are visible from the public highway on Ember Farm Way both between and above the houses.

Kind Regards,

Katherine Le Clerc
Jeff Wemyss