

Date: 23 October 2012

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Jane Brewer  
Senior Arboriculturalist  
Bath & North East Somerset Council  
Planning Services  
P O Box 5006  
Bath  
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Dear Ms. Brewer,

**Re: Bath and North East Somerset Council (Governors House, Stuart Place, Twerton, Bath BA2 3RG No. 281) Tree Preservation Order 2012**

Further to your letter received on the 24<sup>th</sup> August 2012 in which you advised that a temporary tree preservation order has been made which came into force on the 16<sup>th</sup> August 2012, Guinness would like to formally object to this proposal.

Guinness's objection is based on the following:

1. An initial investigation of the area is required by the lifting of the block pavements and the area dug down to ascertain the root type. If these are found to be anchorage roots, to cut these back to stop further damage to the parking area and the listed boundary wall/railings this will kill this type of tree – this investigative work will be a cost to the residents and require further consultation
2. The root growth for this type of tree follows the softest ground so this could cause more surface damage to adopted highways and drains, that Guinness would be responsible for rectifying – this will also be a cost to the residents
3. Should the tree remain in situ, the tree requires a size reduction with an estimated initial cost of £450 plus VAT and then an annual prune with an estimated cost of £300 plus VAT per annum – this will be a cost to the residents
4. The current block pavements are not forgiving with regard to root growth and have caused a health and safety hazard to one parking space for now which has been cordoned off but the root growth is evident across further spaces and its only a matter of time before more spaces will need to be cordoned off. It was recommended that the surface could be changed to Tarmac as this is more forgiving but if the roots continue to grow they will cause the Tarmac to split and still cause a trip hazard. However, this change would be subject to a Planning and English

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Heritage application to agree the change in the material and it would have to be done the all of the front of the building and there is no guarantee they would agree to this change.

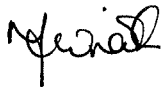
We have asked a contractor to provide an estimated quotation for this work which includes a root barrier to protect the listed wall/railings which is an estimated cost of £9,500 plus VAT and should extra excavation be required with a sub base then an additional cost of £7,100 plus VAT will be incurred - this would be a cost to the residents

5. Guinness needs to retain all of the parking spaced for the scheme as its sheltered accommodation, so visitors, carers etc. need to be able to park on site as the near by streets are extremely difficult to park in.

Guinness is a provider of Social Housing and as the tree is communal any works to the tree or car park area will be charged back to the residents as stated above and Guinness does not wish to impose any additional communal costs as those detailed above to residents now or to future residents.

The existing tree is not appropriate for the area as its more suited to an Arboretum or open park land. Guinness is more than happy to consider replacing the current tree with a more suitable species, such as, Sorbus auc. Edulis; Sorbis commixta, Gleditsia triac Sunburst; Crataegus laevigata Pauls Scarlet or Ginkgo biloba subject to a resident's consultation to agree on an alternative that would be suitable for the small area that is available.

Yours sincerely,



**Fiona Stokes**  
**Maintenance Surveyor**