Arboricultural Consultation Response

Application No:	**Location:**
25/00226/FUL	Tilsons Autos, Infield Road, Glatton
Case Officer: JF	**Proposals:** Erection Of A New Car Servicing And Repair Structure

Observations:

An application has been submitted to construct a large extension to the side of an existing property detailed above. It is not located within a Conservation Area, and there are no Tree Preservation Orders in place on the land/property.

The Arb Impact Assessment and Method Statement show a plan that provides little chance of the retained trees being harmed during the construction process. The impact to Root Protection Areas appears to be acceptable as there will be little encroachment.

It is explained in the Arb Impact Assessment that the trees in closest proximity to works, are protected by a culvert, and the roots are likely to be distributed more heavily in the opposite direction.

No method of construction or limiting the damage has been provided, although these would not be required in this case due to the limited impact the project is likely have.

The report also **suggests** that protective fencing is installed in the locations shown. This would need to be a condition, to ensure that materials and other activities are prevented from taking place in a location that would be damaging to the retained trees.

2.6 Identifying trees suitable for retention (BS 5837:2012 Tree Categorisation)

Table 1 within BS 5837:2012 explains how trees should be categorised. Section 4.3 of the Standard describes how the cascade chart should be used. Category A and B trees should be retained. Category C trees should be considered for retention where they would not impose a significant restraint on development

There is often a misconception that category ‘C’ trees, being those of lower quality and value, are dispensable. However, in certain situations it may be a requirement that category ‘C’ trees should be retained until new planting has established.

2.7 Tree Constraints Plan (TCP)

Correct interpretation of the information from the land survey and tree survey is essential for the proper selection of trees suitable for retention and for identifying the constraints that these trees impose on the site now and in the future. The TCP is a design tool that illustrates the constraints imposed by trees both above and below the ground, and should be used to inform the design process.

The TCP should illustrate the Root Protection Area and Buffer Zones.

2.8 Root Protection Area (RPA)

This is the area identified around a tree where no development is allowed. This area is vital to avoid damage to the roots or rooting environment of retained trees. Section 5.2 of BS 5837: 2012 should be referred to for detailed guidance on the calculation of this area.

3.4 Tree Protection Plan

Production of an accurate Land and Tree Survey and Tree Constraints Plan will enable the production of a Tree Protection Plan (TPP) for trees on or adjacent to the proposed development site.

The physical protection of trees during the construction process is the best way to ensure successful retention. This will impact on the available space for construction work and, consequently, on the siting of buildings. A Tree Protection Plan should be developed at an early stage.

Appendix 1: The Legal Framework

Section 197 of the Town & Country Planning Act 1990 (“the Act”) places a duty on any Local Planning Authority:

(a) To ensure whenever it is appropriate that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees;

and

(b) To make such Orders (Tree Preservation Orders, “TPO’s”) under Section 198 as appear to the Authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.

In addition to the Act Huntingdonshire District Council is also guided by current national Planning Practice Guidance for Tree Preservation Orders and trees in conservation areas.

LP 31 - Trees, Woodland, Hedges and Hedgerows

A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. Where investigations show that such adverse impacts are possible a statement will be required that:

a) assesses all trees, woodland, hedges and hedgerows that would be affected by the proposal, describing and assessing their value;

b) sets out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible.

A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents.

Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:

c) it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or

d) there are sound arboricultural reasons to support the proposal.

Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage. Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.

A proposal for major scale development will be required to include additional new trees to form part of landscaping for the proposal, the form of which will be determined by negotiation.

Comments

There is limited impact caused by the proposed works. Some of the trees are protected from damage due to the location of their rooting environment, however Fencing installed as per the Arboriculutral Method Statement would be required to prevent damage throughout the process.

Recommendation: Support subject to Tree Protection Condition

Signed: NS	**Date: 07/04/2025**