Arboricultural Consultation Response

Application No:	**Location:**
25/00787/HHFUL	Glatton Hall, Glatton Ways, Glatton
Case Officer: RK	**Proposals:** For the creation of a 12.5sqm shed, entrance gate posts, fencing and solar panels along the western roof of the western wing.

Observations:

An application has been submitted for the creation of a 12.5sqm shed, entrance gate posts, fencing and solar panels along the western roof of the western wing.

The proposal is located within the Conservation Area, and there are TPO's in place on the property.



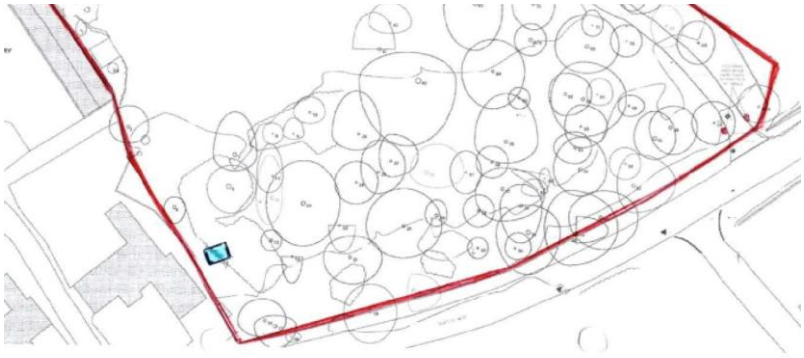


The gates to the front of the house are to be constructed on top of the original foundations, and should not impact the trees significantly as a result. However the photos of excavations show that there are significant roots in the vicinity. The locating of large stones would be adequate to prevent vehicular access and access/storage of materials within the Construction Exclusion Zone created, if located correctly. However, this isn't indicated on any of the mapping.

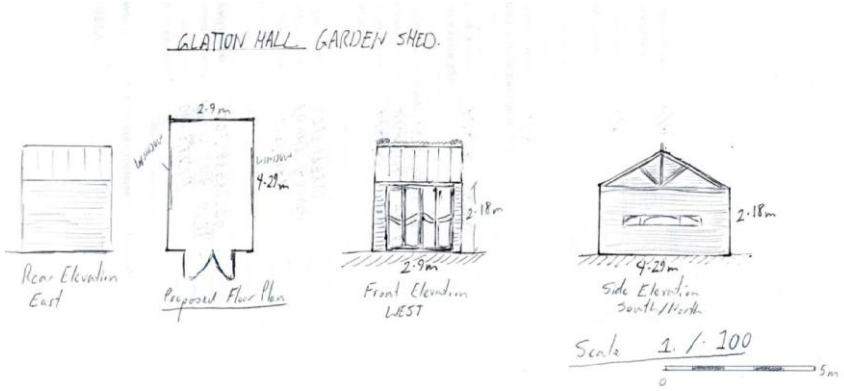
The location of the shed is not really clear in terms of nearby trees. Aerial mapping indicates that it is to be located within a significant group of trees protected under Group TPO 003/96. However, there is no indication of the type of foundation to be used, how the workers/materials will be transported to site, whether

any trees need to be removed, whether any trees surgery is required, whether there is any encroachment into Root Protection Areas etc. A more detailed plan of the area to scale and with the trees', their canopies, and root protection areas shown will be required to demonstrate these issues.





None of the photos provided show the shed or its location clearly, and the elevation plans do not provide any locational information or context.



The Method Statement indicates that NJUG Guidelines will be used, however BS5837:2012 or any replacement should be used. NJUG Guidance is for the installation of utilities such as broadband and powerlines, not domestic construction projects.

The proposal needs to demonstrate that no harm will be done, and at present it hasn't identified which trees are at risk or provided details of them.

HDC policies state that construction should be avoided within RPA's due to the likely damage caused.

LP 30: Biodiversity and Geodiversity

This policy focuses on safeguarding and enhancing the district's ecological value.

- **Development must avoid harm** to biodiversity and geodiversity assets, including trees, woodlands, and habitats.
- Proposals should align with national planning policy.
- If harm is unavoidable, it must be **minimised and mitigated**, with compensation as a last resort.
- The policy supports the **protection of trees** as part of wider ecological networks—especially those with veteran or ancient status.

This indirectly reinforces the protection of RPAs by discouraging development that would damage root systems or tree health.

LP 31: Trees, Woodland, Hedges and Hedgerows

- Development proposals must **retain and protect existing trees**, especially those of high arboricultural or landscape value.
- **Encroachment into RPAs is discouraged**, and any such impact must be justified and mitigated.
- Proposals should include **tree surveys and arboricultural impact assessments**, following BS5837 standards.
- New planting is encouraged to **enhance green infrastructure** and compensate for unavoidable losses.

Recommendation: Refuse Application – pending receipt of an Arb Impact Assessment and Method Statements to BS5837:2012.

Signed: NS	**Date: 01/09/2025**