Arboricultural Consultation	
Proposal: Demolition of garages and construction of 3 Bedroom House	**Location:** 25-27 West Street, Huntingdon
Case Officer: Marie Roseaman	**Application:** 24/01976/FUL

Summary:

Recommend approval subject to conditions.

Observations

The proposal site is a plot to the rear of 25-27 West Road, Huntingdon with access from Cross Street. The majority of the trees on and near the site are to be removed. These do not provide significant amenity value, and would not be worthy of Tree Preservation Orders.

The site is located in a Conservation Area but the trees are not offered the protection of a Tree Preservation Order.

The applicant has provided a Tree Constraints Plan (TCP), Arboricultural Impact Assessment (AIA) and a Draft Tree Protection Plan (TPP) dated 2nd September 20204.

Tree Removals

8 individual trees are present on site. Of these, only 1 has been classified as "B" and the remaining trees have been classified as "B/C" or "C".

The proposed dwelling will require the removal of 4 category B or C trees, and the retention of 1 on-site, and 3 off-site trees.

Construction

The supplied TPP shows the creation of a CEZ around the RPA of the trees to be retained. Where this runs close to the dwelling, it is unclear if there is sufficient room to erect scaffolding. Ensuring room for scaffolding is likely to require access facilitation pruning.

No details regarding car parking, site office, areas for mixing and other related activities have been provided. Given the small area of available space, the suppled AIA & TPP does not alleviate concerns of construction pressure to transgress into the protected areas of RPA.

Access Facilitation Pruning

I am concerned that T2, T3, and T4 will all require significant pruning in order to allow access for construction. It is also likely that the trees will be under on-going pressure to be pruned back and improperly pruned, or removed entirely.

Shading

It is intended to retain a large number of trees around the proposed dwelling. Shading has not been raised as a possible concern in the AIA, and shade analysis has not been provided.

Given the orientation of the dwelling and the siting of the trees, it is highly probable shading will be an issue to the dwelling and to the garden, particularly in the winter months when the sun is lower in the sky.

If the proposal were to be permitted, the trees retained would come under pressure to be removed to increase light levels to the dwelling and garden.

Future Growth

The development does not seem to take account of future growth T2 already significantly overhangs the boundary and is likely to require heavy and on-going pruning to prevent encroachment over the building and boundary. Currently T3 and T4 will require pruning back from the boundary to allow construction.

Services

No details of services have been provided in the AIA. It is common for services to the run along the access road into sites. Were this the case, the services would not cut through the RPA of any trees.

Service runs entering from neighbouring properties would also present a risk to the roots of retained trees.

Recommendations:

I consider that the applicant has demonstrated that the proposal will most likely not have a significant detrimental impact on nearby trees that are to be retained.

However, it does not comply with Policy LP31 as:

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…..

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…..

It also does not take account of the full canopy size of the overhanging trees. It is likely that each of these will require conitunal and on-going pruning to prevent encroachment and nuisance.

Conditions – TPP and AIA to be followed as per report in order to prevent damage to retained trees.

Signed: NS	**Date: 16/01/2025**