# *Arboricultural Consultation Response*

| **Application No:** | **Location:** |
|---|---|
| 25/00572/HHFUL - | 15 Duloe Road Eaton Socon |
| **Case Officer:** OM | **Proposals:** Front Extensions and Replacement of Roof to provide first floor accommodation |

**Observations:**

An application has been submitted to construct an extension to the front of the existing property detailed above.

It is not located within a Conservation Area, however there are Tree Preservation Orders in place on trees that lie at the front of the property. There are also trees in neighbouring gardens that could be affected by the development.

An Arb Impact Assessment and Method Statement would have to show how damage to these trees would be avoided during the construction process.

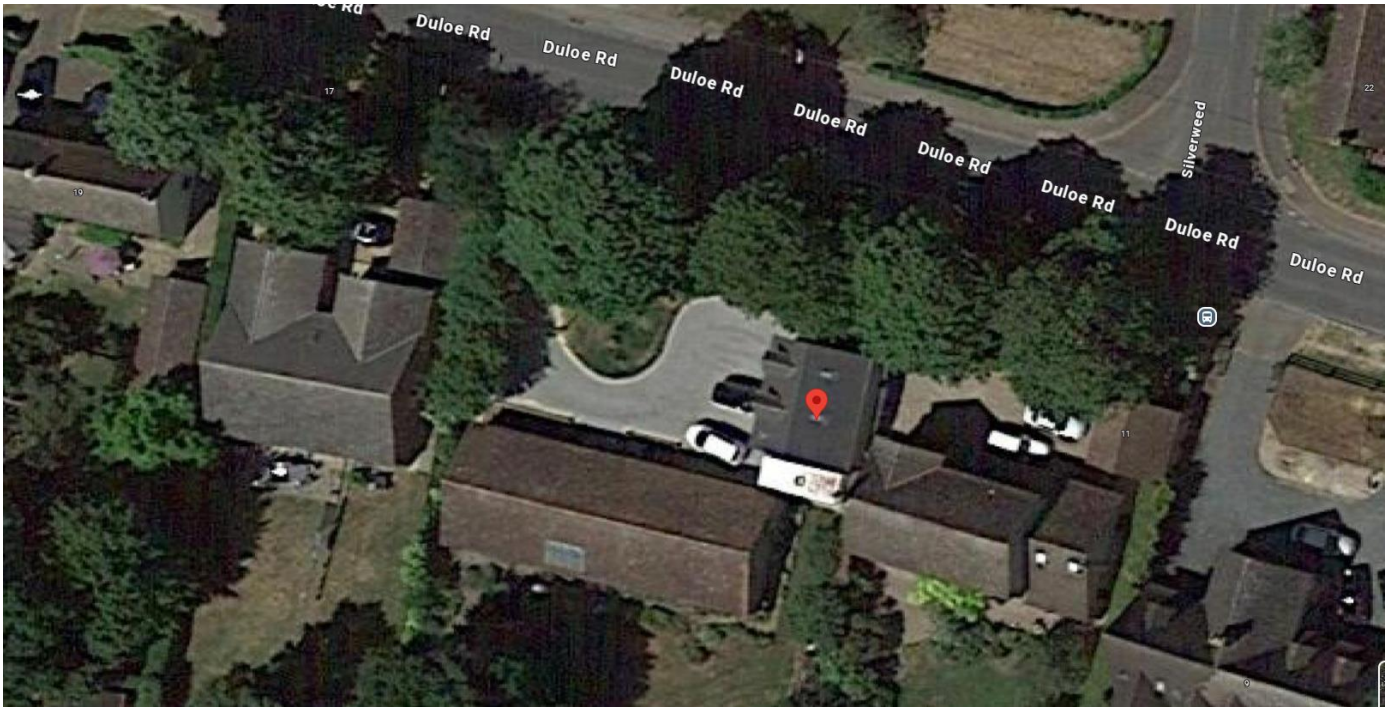
This would need to detail the location and stem diameter of each tree. The crown spread in each cardinal direction, the root protection area, etc. If there is any encroachment likely to occur, this should be prevented or negated in some way.

It should also detail any special measures that will be employed to avoid damage to the trees. This would include protection of the stems and branches, as well as the prevention of soil damage such as compaction and contamination from leachates.

Due to the size of the trees in question, it is likely that most of the driveway and front of the property would be included in this area. Any damage to this critical rooting zone MUST be avoided.

It is also noted that recent works to install brick gate pillars, gates and fencing appears to have taken place within this area. This has altered the road side appearance and potentially impacted the roots of the trees. It should be noted that TPO'd trees are protected below ground as well as above, and any excavation or works that may damage roots would need permission from the LPA.

Please see image below of landscaping and driveway:






Google Maps May 2023





Current Photos

Any report should also suggest that protective fencing is installed around the RPA of each tree. This would need to be conditioned, 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

**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.

**Comments**

Provide a full Arboricultural Impact Assessment, Tree Survey, Plan showing RPA's and canopy spread, Method Statement confirming how damage will be prevented during construction including fencing and anti-compaction measures.

| | |
|---|---|
| It may also be necessary to amend the building foundation designs to reflect large mature trees nearby, and the likely seasonal movement of soil levels. | |
| **Recommendation: Refuse - pending full information on affected trees.** | |
| **Signed: NS** | **Date: 15/04/2025** |