Arboricultural Consultation Response

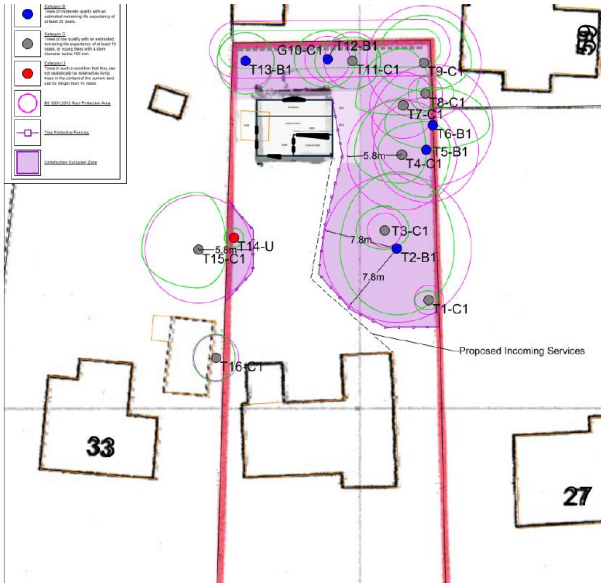
Application No: 25/00944/HHFUL	**Location:** 29 Biggin Lane Ramsey
Case Officer: JF	**Proposals:** Construction of a Garden Outhouse

Observations: **UPDATED COMMENTS IN BLUE:**

We have now received a Tree Survey and Tree Protection Plan for the proposal. Is shows that there are a number of trees present on site, and how damage to them will be avoided during the construction process.

However, the construction process is now mostly complete, so it not clear whether or how the trees have been accounted for up until this point.

'A method statement is appended setting out the Tree Protection measures required for installation of the electric cable'. This report therefore doesn't apply to the construction process and is carefully worded to exclude items such as when the fencing should be installed prior to commencement of works. It only refers to the service trench being installed.





Photographic plate showing the partially completed outbuilding. (ROAVR, 2025)



Photographic plate showing where a tree was removed prior to construction of the outbuilding under Conservation Area notification reference 25/00720/TRCA. (ROAVR, 2025)

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6.7 Conclusion

The detached garden building has been constructed without direct or indirect impacts to the retained trees. All works have taken place outside tree RPAs and canopy spreads, and no damage has been identified despite the absence of formal tree protection measures. The development is considered to be fully compliant with the intent of BS5837:2012, and the retained trees can continue to be managed and enjoyed without constraint arising from the completed works.

A method statement is appended setting out the tree protection measures required for installation of the electrical cable.

6.5 Mitigation and tree protection

6.5.1 Completed works:

Given that all construction activities have occurred outside RPAs and canopies, and no damage has been identified, no retrospective mitigation is required.

ROAVR | GROUP

6.5.2 Remaining works:

- Remaining works are limited to light internal fit-out and installation of electrical services
- No further external construction activity is proposed
- No tree protection measures are required for the completion of internal works
- Temporary tree protection fencing will be required for the installation of underground services

Having said that the trees appear to remain in good condition at this time:

3.2 Services:

New services are limited to a single electrical connection. This is to be installed entirely outside the Root Protection Areas (RPAs) of all retained trees, in the location shown on the tree assessment plan.

6.4 Arboricultural impact assessment

6.4.1 Impact on RPAs and canopies:

- The footprint of the new garden building lies outside the RPAs and canopy spreads of all surveyed trees
- The footprint of the removed timber building also lay outside all RPAs and canopies
- No direct incursions into RPAs or tree canopies have occurred

6.4.2 Construction activity:

- Tree protection fencing was installed while the works were carried out
- No evidence of damage to tree stems, canopies or rooting areas
- The lawned garden shows no visual signs of significant compaction or heavy wear from machinery or pedestrian traffic

6.4.3 Tree condition post-construction:

- All retained trees were observed to be in good condition
- No construction-related defects, stress symptoms or mechanical damage were identified
- Any recommended tree works relate solely to existing tree condition and not to the recent construction activity

All I can comment upon then really is that the Tree Protection Plan would have worked had we been provided with it before construction occurred, and that the proposal for the electric cable installation is acceptable.

Recommendation: No Objections – The Tree Protection Plan provides appropriate protection for the installation of the electrical services. The rest of the project is now complete.

Signed: NS	**Date: 16/01/2026**

HI Josh,

I had a quick look for this one my consultations list and I couldn't find it on there – I didn't know if something needed doing?

This is still not an BS5837:2012 Tree Survey or Arb Impact Assessment, the mapping is not scaleable, and no fencing or tree protection is proposed. We were not asking for a detailed Tree Survey (which this definitely is not), we were asking for a BS5837:2012 compliant survey of trees in relation to proposed construction.

1 Introduction

Neville Donaldson Tree care consultant, Chatti Logs Ltd are instructed by Craig Lynch, to:

Carry out a detailed inspection and report for the 7 trees at 29 Biggin Lane, Ramsey PE26 1NB.
I am a arboriculture contractor and consultant.

The Survey does not detail spread in each cardinal direction and the trees are not graded as per British Standards. None of the crown shapes and outlines are detailed on the map, and it is not known what the last column refers to. (perhaps the distance to the new building? Who knows?). This could not be described as a detailed survey, and is certainly not of a format we can use for planning purposes. The surveyor has suggested a 15% Crown Reduction (we stopped using % for this in 2010).

We are still going to need a Tree Survey, AIA and Method Statement (Please see all of the details required in my previous email - below). This will need to be shown on scaled mapping, and the trees will need to be categorised. I simply cannot make a judgement with the information provided.

Many thanks,

Neil Smith

Huntingdonshire DISTRICT COUNCIL

Neil Smith BSc, MArborA, DipArb L4(ABC)
Arboricultural Officer
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Mobile 07864604208
Working Hours: Mon - Fri

You are advised that to undertake work to a listed building without listed building consent (or the undertaking of work without the prior discharge of conditions attached to a listed building consent) is a criminal offence under the Planning (Listed Buildings and Conservation Areas Act) 1990. These works may lead to the Council instigating a prosecution or enforcement action against you.

Please be advised that the contents of this Email represents the informal opinion of an Officer of Huntingdonshire District Council. These comments are made without prejudice to the eventual determination of any planning application that may be submitted.

From: Josh France <Josh.France@huntingdonshire.gov.uk>
Sent: 10 October 2025 13:08
To: Neil Smith <Neil.Smith@huntingdonshire.gov.uk>
Subject: RE: Application 25/00944/HHFUL 29 Biggin Lane Ramsey

Afternoon Neil,

Please see revised AIA attached for the above application.

Many thanks,
Josh

Josh France
Development Management Officer
Development Services
Corporate Delivery
Huntingdonshire District Council

01480 388424 (Planning Customer Services – not direct dial)
07547 671907 (Mobile Telephone)
josh.france@huntingdonshire.gov.uk

Please visit the Planning Pages of our new website at http://www.huntingdonshire.gov.uk/planning for all planning related enquiries, including full details of the pre-application services we are providing.

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to any eventual determination through the planning process.



From: Neil Smith <Neil.Smith@huntingdonshire.gov.uk>
Sent: 25 September 2025 17:11
To: Josh France <Josh.France@huntingdonshire.gov.uk>
Subject: RE: Application 25/00944/HHFUL 29 Biggin Lane Ramsey

Hi Josh,

I have had a look at this. It isn't good enough for me to make any decision on unfortunately.

BS5837:2012 Surveys should have the following information detailed on a scaled and accurate map:

🌳 **Core Tree Data**
- **Tree reference number**: Unique ID for each tree or group.
- **Species**: Common and botanical names.
- **Height**: Total height of the tree.
- **Stem diameter**: Measured at 1.5m above ground level.
- **Crown spread**: Measured in four cardinal directions.
- **Height of crown clearance**: From ground to first significant branch.
- **Age class**: Young, semi-mature, mature, over-mature, or veteran.
- **Physiological condition**: Health status (e.g., good, fair, poor).
- **Structural condition**: Any defects or structural concerns.
- **Estimated remaining contribution**: Life expectancy in years (e.g., <10, 10–20, 20–40, 40+).

🏷️ **Tree Categorisation**
- **Retention category**: Based on quality and value:
  - **A**: High quality
  - **B**: Moderate quality
  - **C**: Low quality
  - **U**: Unsuitable for retention

📐 **Spatial and Planning Considerations**

- **Root Protection Area (RPA)**: Radius and area calculated from stem diameter to protect roots during development.
- **Location**: Accurate plotting on a topographical survey or CAD drawing.
- **Constraints**: Above-ground (e.g., crown spread) and below-ground (e.g., RPA) constraints that may affect development.

Additional Notes

- **Comments**: Observations on form, defects, or ecological value.
- **Recommendations**: Any suggested works or management actions.

This data feeds into the Tree Constraints Plan (TCP), Arboricultural Impact Assessment (AIA), and potentially an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)2.

The information provided does not give me any of this information so I cannot tell if it is passable. I can go for a site visit, which isn't really the idea, as their application should demonstrate that no harm will be done.

There is no details of fencing to protect access into the RPA's, protective matting, any necessary works, etc.

All I can see from satellite images is there are lots of large trees.

I hope that makes sense. Let me know what you want to do. A site visit would be good, but all of the above will still need to documented as part of the proposals ready for when the neighbours complain.

Many thanks,

Neil

From: Josh France <Josh.France@huntingdonshire.gov.uk>
Sent: 25 September 2025 16:22
To: Neil Smith <Neil.Smith@huntingdonshire.gov.uk>
Subject: RE: Application 25/00944/HHFUL 29 Biggin Lane Ramsey

Good afternoon Neil,

Just emailing regarding the above application and whether you have been able to take a look over the submitted AIA in the below email

Apologies for the chaser email as I know you are busy, and appreciate your input on this one.

Kind regards,
Josh

Josh France
Development Management Officer
Development Services
Corporate Delivery
Huntingdonshire District Council

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 – The Tree Protection Plan needs to protect the RPA's of T4 and T6 more thoroughly, and the building should be moved out from the RPA and canopy of T4.

Signed: NS	**Date: 01/10/2025**