Arboricultural Consultation Response

Application No: 25/01097/FUL	**Location:** The Old Piggery Bluntisham Road, Colne
Case Officer: KSI	**Proposals:** Proposed new dwelling in replacement of the Old Piggery

Observations:

An application has been submitted for a new dwelling to replace The Old Piggery.

The proposal is not located within a Conservation Area, and there are no TPO's in place at the address.

There are a few trees within the site that could be affected by the works, and as such these should to be taken into consideration as part of the application process.



The AIA and Tree Survey show that a number of trees will need to be removed in order to allow the development. However, these are of low value and could be compesated with the planting of long-lived, large canopied trees that offer high levels of bio-diversity.

A total of 22 arboricultural items have been recorded within the Study Area.

- Thirteen individual trees and three group of trees were recorded within the Study Area as Category C.
- Six individual trees were recorded within the Study Area as Category U.

Huntington District Councils online database was consulted in May 2025, to ascertain if any of the recorded trees are protected by Tree Preservation Orders (TPO), none of the Site trees are protected by TPO and the Site does not fall within a Conservation Area.

To facilitate the design proposal two Category C trees will have minor portions of their Root Protection Area (RPA) breached by the design footprint. These breaches are considered within the tolerances of the trees provided suitable mitigation is undertaken.

Four Category C individual trees and five Category U individual trees will require removal to facilitate the design proposal.

No facilitation pruning will be required.

The remaining tree stock can be protected with the existing topography and standard protective fencing.

tree's rooting area.

4.2 Tree Removal

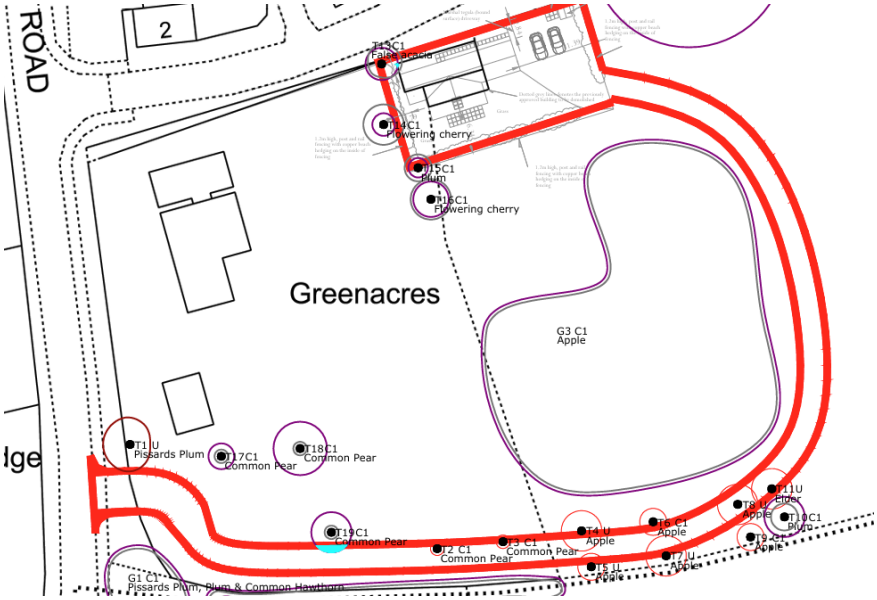
Of the 22 arboricultural items recorded during the survey nine individual trees will require removing to facilitate the design proposal. This item has been detailed in Table 4 below and is highlighted on Figure 2.

Table 4 Tree Removal

Tree No.	Species	Reason for removal	Grade
T2	Common pear	Excessive RPA breach by design footprint.	C
T3	Common pear	Excessive RPA breach by design footprint.	C
T4	Apple	Poor condition and excessive RPA breach by design footprint.	U
T5	Apple	Poor condition and excessive RPA breach by design footprint.	U
T6	Apple	Excessive RPA breach by design footprint.	C
T7	Apple	Poor condition and excessive RPA breach by design footprint.	U
T8	Apple	Poor condition and excessive RPA breach by design footprint.	U
T9	Apple	Excessive RPA breach by design footprint.	C
T11	Elder	Poor condition and excessive RPA breach by design footprint.	U

4.3 Facilitation Pruning

None of the recorded trees will require facilitation pruning to facilitate the design proposal.



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: No objections to Application, but landscaping scheme must include replacement trees.

Signed: NS	**Date: 26/09/2025**