Arboricultural Consultation Response

Application No: 25/01094/HHFUL	**Location:** 27 Lucks Lane, Buckden
Case Officer: OM	**Proposals:** Single storey rear extension & outbuilding to rear

Observations:

An application has been submitted for the construction of an extensive to an existing home and a new outbuilding.

The proposal is located within the Conservation Area, but there are no TPO's in place at the address. There are mature trees within the garden that could be affected by the works, and as such these need to be consideration as part of the application process.



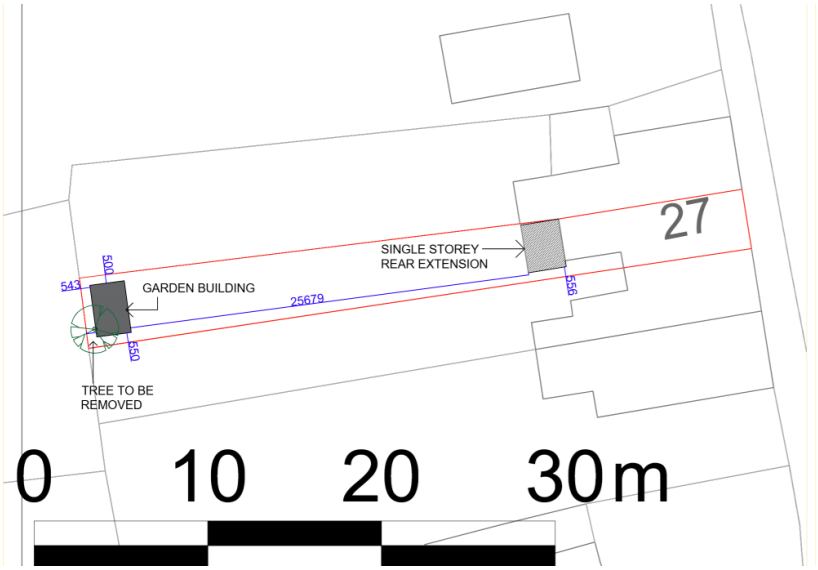


Any application would therefore have to demonstrate that there will be an acceptable impact to any trees. The application does require the removal of a small tree at the rear of the garden (see below), but this is of low value, and the loss may be easily off set with appropriate replanting.





The tree is small in size, could not be TPO'd due to the limited Public visibility and its removal will not impact the Conservation Area.





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: Support Application

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