Arboricultural Consultation	
Proposal: Reconstruction Of Boundary Wall	**Location:** Holme Cottage, Huntingdon Road, Wyton
Case Officer: Amanda McSherry	**Application:** 24/02003/HHFUL
Summary: Recommend further information required for approval	

Observations

The proposal site is a plot within the Conservation Area of Wyton and a number of trees are protected by TPO no 24/019. The majority of the trees on the site are healthy, mature, and provide significant public amenity, so their protection would be key to a successful development. Intentional/Wilful damage to the trees could therefore result in a Criminal Conviction.

The applicant has provided a plan showing the location of the main stem of each tree, but they are not numbered or identified correctly. The plan also appears to show the canopy spread of each tree (although this is not confirmed with a Key) but no details of tree numbers, Stem Diameters, Root Protection Areas etc have been provided.

It identifies the four trees within the Group TPO at the front of the property as 'Pollarded Lime Trees', however mapping imagery shows that these are Acer, Fraxinus and Aesculus species present. No Tilia/Lime are present at the location. Some historical 'topping' has taken place, but the trees have redeveloped full canopies.

The Design and Heritage Statement shows photos of the Sycamore and Ash trees (identified as pollarded Limes) next to the wall and confirms that a Construction Exclusion zone will be in place. It is therefore not clear how work to the back face of the wall would be completed, as access/construction would not be permitted within this area. The Statement also confirms that the trees would be protected from physical damage by 'Trunk Protection' during construction – why would this be necessary within a Construction Exclusion Zone? It should all be fenced off in order to prevent access.

No Stem Diameters or canopy spread details have been provided, and as such the Root Protection Area cannot be calculated. It is also noted that the rooting area is likely to be larger within the garden than normally calculated, due to the lack of rooting environment under the footpath and road at the front of the property. As such a larger area should be cordoned off as part of the CEZ.

Of particular concern in this scenario is leachate (such as Lime Mortar and Cement) and construction products entering the critical rooting area of each tree. A Method Statement showing mixing and storage areas would normally be expected, and any excavation in each Root Protection area should be avoided wherever possible.

The proposed work along the Eastern boundary is also likely to significantly impact the trees present. Construction within the RPA should only occur if it is essential and

cannot be avoided. The construction of new foundations for the side gate will significantly impact the pine tree nearby, and although a CEZ has been shown on the plan, it does not cover enough of the Root Protection Area to ensure survival. Engineering solutions to negate the need to excavate and damage roots in the area should be utilised.

Could the side entrance be moved towards the front boundary by 1 or 2 metres removing the encroachment entirely?

British Standard BS5837 would also demand that the Fencing is constructed from Herras fencing that is fixed in place to prevent access. Plastic mesh fencing would not achieve this, and therefore does not meet the standards.

A BS5837 Tree Survey will be required. This should include a Tree Constraints Plan (TCP), Arboricultural Impact Assessment (AIA) and a Draft Tree Protection Plan (TPP).

Other issues of concern:

i) Protecting the trees during demolition of the walls and
ii) Ensuring that the construction method reflects the fact that the trees will develop in size, and that the soil volume may vary seasonally.

Recommendations:

Refusal – pending a proper Tree Survey and TPP in order to prevent damage to retained trees.

Signed: NS	**Date: 13/02/2025**