# *Arboricultural Consultation Response*

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| **Application No:** 25/00943/HHFUL | **Location:** Ganymede, High Haden Road, Glatton, Huntingdon, PE28 5RU |
| **Case Officer:** JFR | **Proposals:** Outbuilding to form garden room, store and home gym |

**Observations: UPDATED COMMENTS IN RED AND THEN BLUE**

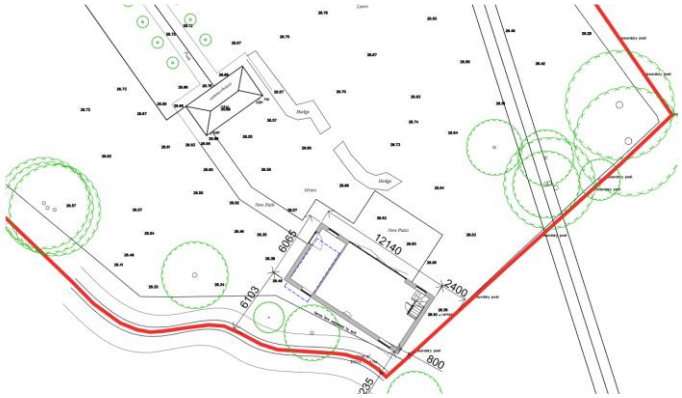
An application has been submitted for the erection of an outbuilding to form garden room, store and home gym.

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

There appears to be a large number of individual trees and woodlands on site that would require consideration in the planning process. Although several trees are shown on the mapping provided it is clear there is a large group of trees in the location where the proposed building is to be located.

No AIA, Tree Protection Plan or Tree Survey has been provided with the application so it is not possible for me to make an assessment on the impact to existing trees, their Root Protection Areas or Canopy spread, both now and in the future. It appears from the drawings that the building is a significant construction located close to mature trees, as such it is likely that pressure for removal and pruning would be exerted. It is also likely that the building will be shaded for an extensive part of the day.












**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.

It is necessary to demonstrate that the development will not impact the trees located nearby, and without the necessary information doing this, it is not possible to support the application.

A Tree Survey and TPP have now been supplied, and it is clear that the design will involve the removal of a number 'B' grade trees that are established and healthy. The only justification for removing any of them is that the Ash tree (T3) is producing lots of seed. This may be an indication of good health, as well as stress, so could never be taken as a reason for removing a large mature tree. The tree is also detailed as being in 'Good' physical and physiological condition so removing would not be appropriate.

## 7. Tree Constraints/Arboricultural Impact Assessment.

The Tree Constraints & Impact Assessment plan can be found at Appendix 2.

The proposed site layout requires the removal of trees T2, T3, T4, and group G1 and H1 to facilitate the construction of the proposed development.

Although classified as Category B specimens in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, these trees are considered collectively represent material of only moderate arboricultural quality and limited longer-term contribution to the site or its setting.

The Ash (T3) exhibits prolific seed production, symptomatic of physiological stress and indicative of a potential decline in overall condition and vitality.

Neither the trees nor the associated hedge are assessed as providing notable landscape, or visual amenity benefits within the wider site context.

Their collective removal is therefore not considered to result in an unacceptable loss of landscape value.

In line with BS 5837:2012 guidance, the site layout has been designed to retain the higher-quality Ash T1.

Category A and B trees should be retained during development – please see LP30 and 31 detailed above. This proposal now makes clear that it would involve the removal of T2, T3 T4, G1 and H1.

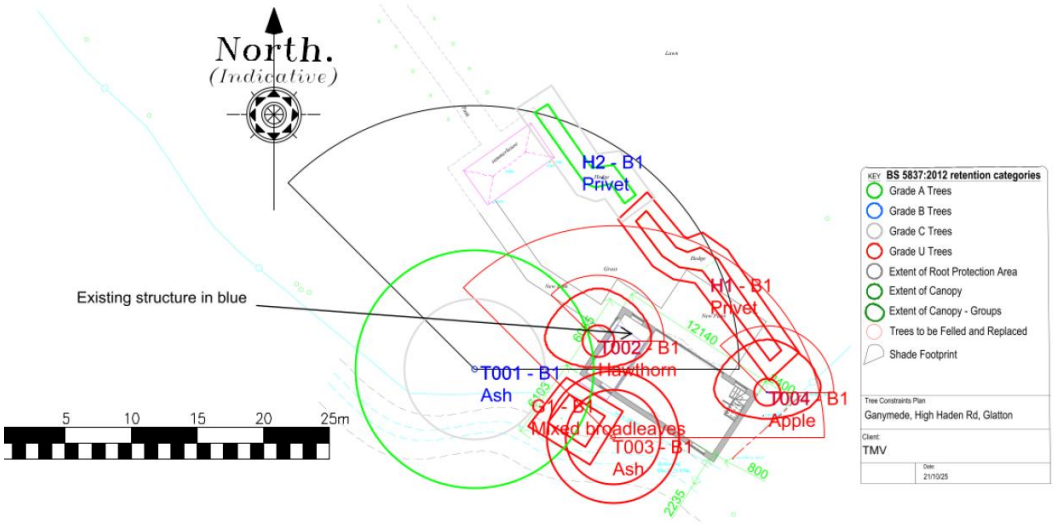
This represents most of the canopy cover in this area and would impact the larger group of trees running along the side of the property as a visual/landscape feature (see below).

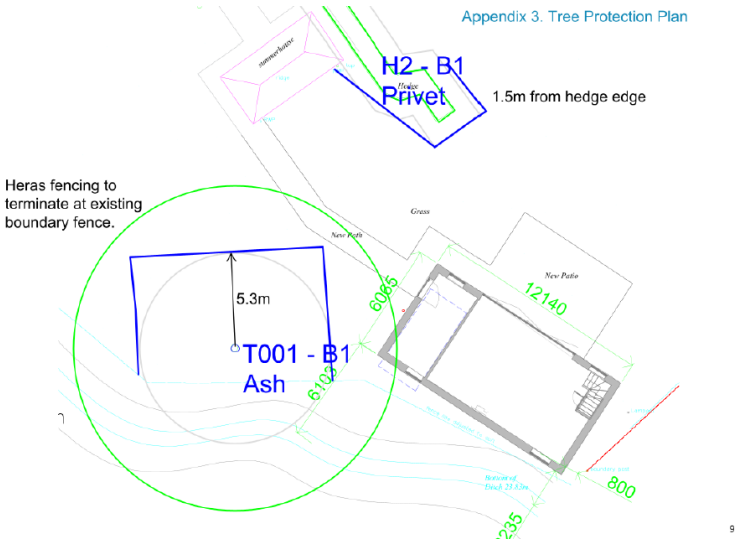


| Ref. | Species | Full Structure | Measurements | Survey Notes | Retention Category | RPA | Condition | Recommendations |
|---|---|---|---|---|---|---|---|---|
| G1 | Mixed broadleaves *(Mixed broadleaves)* | Group | Height (m): 7<br>Stem Diam(mm): 100<br>Spread (m): 4N, 4E, 4S, 4W<br>Crown Clearance (m): 0<br>Life Stage: Young<br>Rem. Contrib.: 20+ Years | 3 Elm, 1 Hawthorn<br>Dimensions estimated and averaged<br>Not plotted, position estimated<br>Unable to survey effectively due to access | B1 | Area: 25 sq m. | Physiological Cond: Fair<br>Structural Cond: Fair<br>Public Visual Amenity value: None | No action required. |
| H1 | Privet *(Ligustrum vulgare)* | Hedge | Height (m): 1.5<br>Stem Diam(mm): 100<br>Spread (m): 0.5N, 0.5E, 0.5S, 0.5W<br>Crown Clearance (m): 0<br>Life Stage: Semi Mature<br>Rem. Contrib.: 20+ Years | Maintained hedge | B1 | Area: 56 sq m. | Physiological Cond: Good<br>Structural Cond: Good<br>Public Visual Amenity value: None | No action required. |
| H2 | Privet *(Ligustrum vulgare)* | Hedge | Height (m): 1.5<br>Stem Diam(mm): 100<br>Spread (m): 0.5N, 0.5E, 0.5S, 0.5W<br>Crown Clearance (m): 0<br>Life Stage: Semi Mature<br>Rem. Contrib.: 20+ Years | Maintained hedge | B1 | Area: 56 sq m. | Physiological Cond: Good<br>Structural Cond: Good<br>Public Visual Amenity value: None | No action required. |
| T001 | Ash *(Fraxinus sp.)* | Tree | Height (m): 20<br>Stem Diam(mm): 440<br>Spread (m): 9N, 9E, 9S, 9W<br>Crown Clearance (m): 5<br>Life Stage: Semi Mature<br>Rem. Contrib.: 20+ Years | Trunk - codominant stems at 1.8m<br>Crown - minor deadwood < 100mm | B1 | Radius: 5.3m.<br>Area: 88 sq m. | Physiological Cond: Good<br>Structural Cond: Good<br>Public Visual Amenity value: None | No action required. |
| T002 | Hawthorn *(Crataegus sp.)* | Tree | Height (m): 5<br>Stem Diam(mm): 100<br>Spread (m): 4N, 4E, 2S, 4W<br>Crown Clearance (m): 2<br>Life Stage: Semi Mature<br>Rem. Contrib.: 20+ Years | Not plotted, position estimated<br>Crown - minor deadwood < 100mm<br>Trunk - kink in lower stem<br>Crown - congested<br>Trunk - codominant stems at 1.3m with tight union | B1 | Radius: 1.2m.<br>Area: 5 sq m. | Physiological Cond: Good<br>Structural Cond: Fair<br>Public Visual Amenity value: None | No action required. |
| T003 | Ash *(Fraxinus sp.)* | Tree | Height (m): 16<br>Stem Diam(mm): 300<br>Spread (m): 5N, 5E, 5S, 5W<br>Crown Clearance (m): 5<br>Life Stage: Semi Mature<br>Rem. Contrib.: 20+ Years | Trunk - ivy/climber<br>Growing out of bank<br>Unable to survey effectively due to access<br>Crown - Excess of seedpods indicates stress | B1 | Radius: 3.6m.<br>Area: 41 sq m. | Physiological Cond: Good<br>Structural Cond: Good<br>Public Visual Amenity value: None | No action required. |

| Ref. | Species | Full Structure | Measurements | Survey Notes | Retention Category | RPA | Condition | Recommendations |
|---|---|---|---|---|---|---|---|---|
| T004 | Apple *(Malus sp.)* | Tree | Height (m): 5<br>Stem Diam(mm): 80<br>Spread (m): 4N, 4E, 2S, 4W<br>Crown Clearance (m): 0.5<br>Life Stage: Semi Mature<br>Rem. Contrib.: 20+ Years | Trunk - leaning >30°<br>Trunk - surface bark wound at 0.1m<br>Trunk - codominant stems at 0.2m<br>Not plotted, position estimated | B1 | Radius: 1.0m.<br>Area: 3 sq m. | Physiological Cond: Good<br>Structural Cond: Fair<br>Public Visual Amenity value: None | No action required. |

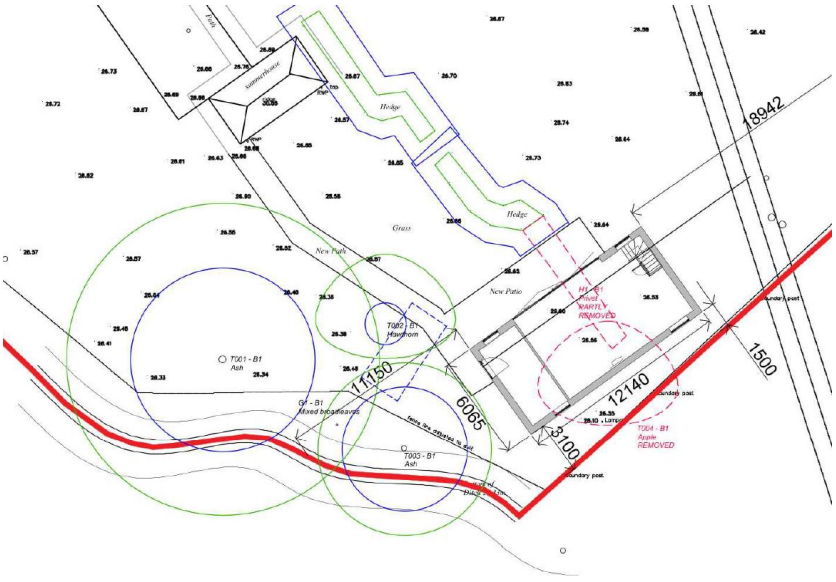
The Mapping and Tree Protection Plan now provided, clearly shows the Arboriculutral impact that the development would have:






The location of the development then means that the summerhouse is located immediately to the northern side of what should be a tree belt. Shading is therefore likely to be an on-going issue. The images above show that the thin line of trees in the south westerly corner of the property would most likely be broken, and the building visible from the wider landscape.

A new design layout has now been submitted relocating the building away from the trees, which were raised as an issue previously:




This relocation solves many of the issues with previous applications, however it still does not show any tree protection (this will most likely be Herras Fencing around the RPA's).

A plan showing where this is located will be required. Other than this outstanding issue, I do not object to the proposal.

**Recommendation: Refuse Application – Pending the provision of a map with the Tree Protection Plan detailed upon it.**

| **Signed:** NS | **Date:** 28/11/2025 |
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