Arboricultural Consultation Response

Application No:	**Location:**
25/00894/S73	152 Main Street, Yaxley
Case Officer: CD	**Proposals:** Variation of Conditions 2 (Approved Plans) & 6 (Parking Layout) of 24/02078/S73 (Pursuant to 21/02807/FUL) by replacing the approved drawings to increase outside seating area, parking and provide required storage

Observations:

An application has been submitted to vary the above detailed application. The proposal is located within a Conservation Area, and there are TPO's in place on the property. These must therefore be taken into account during the construction process.

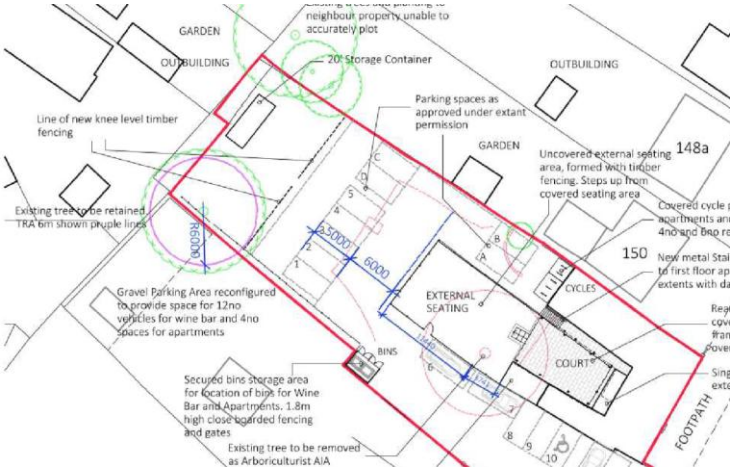
A Tree Preservation Order has recently been applied to the large mature Sycamore due to the amenity value it provides locally. It was agreed with the applicant that no parking would be allowed underneath the canopy of the tree due to the likelihood of falling debris and soil damage. It was suggested that a knee rail at the edge of the Root Protection Area would be appropriate to prevent access and allow a grassed seating area to be created.



This advice has been taken into account somewhat with the new submission, however it should be noted that the RPA shown on the map does not seem to take account of any measurement.

Having been to site the DBH of the tree would provide a critical rooting environment stretching 12 metres in each direction. The mapping appears to have a 6m circle shown on it with no supporting evidence or reasoning behind it.





Having said that the proposal already has extant permission for the parking in this location, and I feel that the encroachment into the RPA would be less than the critical 20% allowable under planning guidance. The installation of a knee rail to protect the soil beneath the tree is important to its successful retention.



HDC policies state that construction should be avoided within RPA's due to the likely damage caused.

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 – The proposed measures should prevent on-going damage to the trees on/off site.

Signed: NS	**Date: 18/08/2025**