| ***Arboricultural Consultation*** | |
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| **Proposal:**<br>Erection of two-bedroom barn-style property & associated works | **Location:**<br>Land At 516 Great North Road Eaton Ford |
| **Case Officer:**<br><br>Marie Roseaman | **Application: 25/00021/REFUSL**<br><br>(24/02228/FUL) |

**Summary:** **Updated Comments in Blue**

Recommend Refusal pending information on fencing Methods through RPA's.

**Observations**

The proposal site is located within the St Neots Conservation Area and there are several large trees on or near site. They do not have Tree Preservation Orders associated with them currently, but due to the their importance to local amenity, as well their ecological, historical and landscape values they could be worthy of this protection.

The applicant has provided an Arboricultural Method Statement, a Tree Protection Plan and Arboricultural Impact Assessment for the development site. With this information in mind, I am happy that works during development should not have a significant impact on the retained trees as long as the Method Statement is followed.

The fencing is already in place, and will be retained around the site. The rear boundary will need new fencing installed but this will not impact the retained trees on site.

**Recommendations:**

I am now happy with the proposal as all works planned are outside of the Root Protection Areas, canopy encroachment near buildings is limited, and the project can be completed without significant impact or risk to the retained trees.

Having been reconsulted for comment on the appeal application. The situation remains unchanged, and I have no objections to the application on Arboricultural terms.

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| **Signed:** **NS** | **Date:** **12/12/2025** |