Arboricultural Consultation

Proposal:	**Location:**
Demolition of existing outbuildings and erection of detached bungalow & associated works	Land Rear Of 5 Howitts Lane, Eynesbury
Case Officer:	**Application:**
Olivia Manton	24/02105/FUL

Observations

The site is within the Eynesbury Conservation Area, and there is one tree located off site but within close proximity, that has a Tree Preservation Order upon it.

If the application is successful, one small tree will need to be moved. This will not impact on visual amenity of the local area.

There is some minor encroachment into Root Protection Area of T1 proposed under the submitted application, however the Arboricultural Method Statement provides sufficient detail about how damage will be prevented to the roots and ground surrounding retained trees.

These provisions including protective fencing should help prevent any significant damage being done. The protective fencing will need to be installed prior to commencement of works and retained in place throughout the process.

The report shows the shading to be created in the new property, and also mentions falling debris throughout the year. I feel that these pressures may lead to inappropriate pruning and applications for topping and removal of the tree in the future.

Policy:

Policy LP31, states:

A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated…..

A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development…..

Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:

c) it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or
d) there are sound arboricultural reasons to support the proposal.

Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage…..

Recommendations:

Support Application

If the application is successful, I would recommend the following condition to ensure the protection of retained trees during development:

No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as “the works”, shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season (Planting season is 1st November to 31st March).

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Signed: NS	**Date: 24/03/2025**