Arboricultural Consultation Response (conditions)

Application No:	**Location:**
24/80446/COND	The Old Rectory, Main Street, Winwick
Case Officer: OM	**Proposals: Discharge of Condition 4 (Tree Protection Plan) of**

Conditions reviewed:

4. Condition. 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 Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Observations:

It is noted that T1 and T2 are still detailed on the schedule as being around 1.8m tall. Clearly this is not the case.

We have now received a Tree Protection Plan detailing the proposed development with the tree locations plotted on them. We have now received an updated AMS, which is much improved. The revised Plan shows some protective fencing around the end of the development, an airspade is to be used for excavation, mixing and storage locations are shown and a buffer zone between the building and trees is shown.

However, the fencing would not prevent access as it is open at both ends, leaving the trees in these locations exposed to damage, and access to the entire CEZ open.

Although the tree sizes and diameters are detailed in the information provided. There a number of proposals I am concerned about -

1) The Tree Protection doesn't protect any trees. Although the construction process and building are located in close proximity to a large number of retained trees, the proposal does not advocate the use of protective fencing. The AIA states that protection is important to prevent damage and then recommends no protection.

   This is not acceptable as it will open access to all of the trades, machinery and materials to each of the Root Protection Areas.

2) The Method statement recommends driving metal bars into the ground to test for critical roots. This is not a method recommended anywhere in BS5837 and is likely to cause significant damage to roots found during the process. An Airspade would be more appropriate for investigating possible sites for excavating. Revised Method Statement provided, and although there is significant encroachment into the RPA of T9 and T11, impact should be minimal.

3) No mention of scaffolding, access and buffer zones around the construction area has been made on the map. It is not clear how this will occur without entering the RPA's as indicated in the AIA. This is now much improved.

As such the additional information is not sufficient to Discharge the Condition, as it simply provides no information about how damage will actually be prevented during the construction phase.

The submitted information is much improved, but it still does not quite meet the requirements. See BS5837:2012 extract below –

6.2 Barriers and ground protection

6.2.2 General 6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences.

Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone.

Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).

6.2.1.2 Areas of retained structural planting, or designated for new structural planting, should be similarly protected, based on the extent of the soft landscaping shown on the approved drawings.

6.2.1.3 The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.

6.2.1.4 Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or local planning authority if appropriate (see also 8.8.1).

6.2.1.5 It should be confirmed by the project arboriculturist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.

Barriers

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

Recommendation: A Tree Protection Plan showing the protective fencing installed across the entire boundary will be required. The fence will need to prevent access into Construction Exclusion Zone.

Do not Discharge Condition 4 subject to receipt of an appropriate Tree Protection Plan and Method Statements being provided

Signed: ~~NS~~ NS	**Date: ~~13/03/2025~~ 28/03/2025**