Arboricultural Consultation Response

Application No:	**Location:**
25/00229/FUL	The Barn Garden Farm The Town Great Staughton
Case Officer: MR	Proposals: Demolition of existing outbuildings and conversion and extension of existing barn to a single self-build dwelling and associated works including the installation of air source heat pumps

Observations:

An application has been submitted for the demolition, conversion and extension of an existing barn. The site is not located within a Conservation Area, and there are no Tree Preservation Orders in place nearby. There are however, a number of mature trees that add significantly to the vista and Arboricultural Landscape that could be affected by the works.



An Arboricultural Impact Assessment has been provided along with a Survey of the trees, a Method Statement and a Tree Pretection Plan. These show that there will be a limited impact on the trees.

T15 and T17 will need to be removed entirely in order to allow the redevelopment, whilst a small part of a hedge will need to be removed, and some minor pruning to G2 will facilitate allow access.

Tree Protection fencing is to be installed around the RPA of the remaining trees, and a no-dig driveway is to be installed within the RPA of T16. It is not clear why this incursion into the RPA is essential as the driveway could be moved a few metres to the West. This would remove any incursion, but also mean that the tree has space for its canopy to develop.

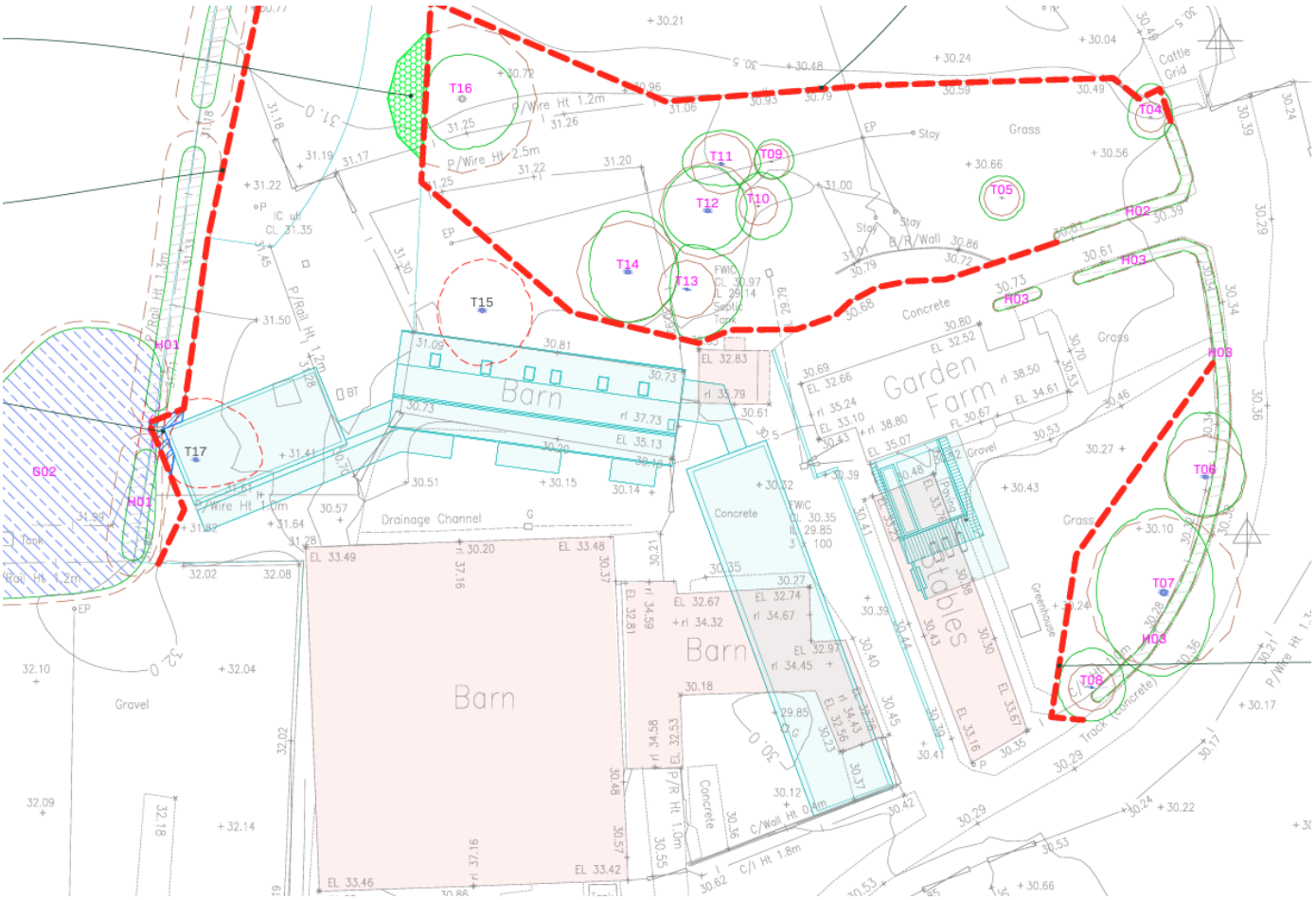
The proposed development is very close to the western boundary and group mature trees located within G2. The may cause on-going issues with falling debris and the need to contnually prune back overhanging vegetation. A small amount of anti-compaction protection will be required, scaffolding and working in the area will be difficult, and much of the evening sun will also blocked from this part of the building.

Tree Work

For reasons of public safety, all tree works referred to herein must be carried out before site personnel commence work or building materials are delivered.

Table 6: Summary of tree works

Tree Number	Species	Works	Category
T15	Common Hornbeam	Remove; grind stump	B1
T17	Douglas Fir	Remove; grind stump	B1
H01	Field Maple	Partial removal of hedge section as per Arbtech AIA 01 to provide necessary clearance for construction activities; grind stumps	C2
G02	A Group	Selective pruning to provide necessary clearance for construction works	B2



Prior to works commencing it will be necessary to fence off the RPA of the retained trees as detailed above to prevent them from being damaged.

Comments

Although the proposal involves the removal of two mature trees and part of hedgerow, most of the plan is acceptable as long as the Tree Protection is installed prior to works commencing and removed only once completed..

Issues to address may include relocating the driveway to avoid T16's RPA, and to move the western-wing away from the boundary trees (G2 and H01).

Overall I am in favour of the development and happy to support it.

Recommendation: Support Application

Signed: NS	**Date: 09/06/2025**