Arboricultural Consultation Response

Application No: 25/00107/FUL	**Location:** Agricultural Buildings, Cottage Farm, Leighton Road, Hamerton
Case Officer: JWAL	**Proposals:** Demolition of existing agricultural barn and associated concrete silo bases and to erection 5 residential dwellings with associated parking, private gardens and soft and hard landscaping.

Observations:

The proposal is not located within the Conservation Area, but there is a number of trees within close proximity of the proposed development. As such there needs to be consideration of these during the design and planning stage, in order to avoid damage to trees being retained.

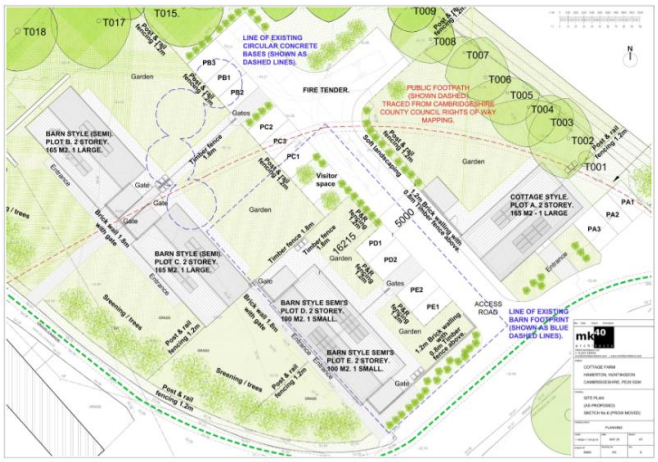


This application is now revised from a previous design to which I had no objections. In the revised proposal shown below, the impact on trees would be reduced as the properties have been relocated away from the northern band of trees. There are now parking spaces shown close to T15 which is preferable in terms of future pressure for removal/pruning.

Previous Design:



Latest revision:



The footpath has been relocated along the southern boundary. All protective fencing would remain in the same location as previous proposals and be effective in preventing damage.

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 as there is minimal impact on the trees growing on site, and the fencing as previously suggested, still works effectively.

Signed: NS	**Date: 20/10/2025**