[redacted]

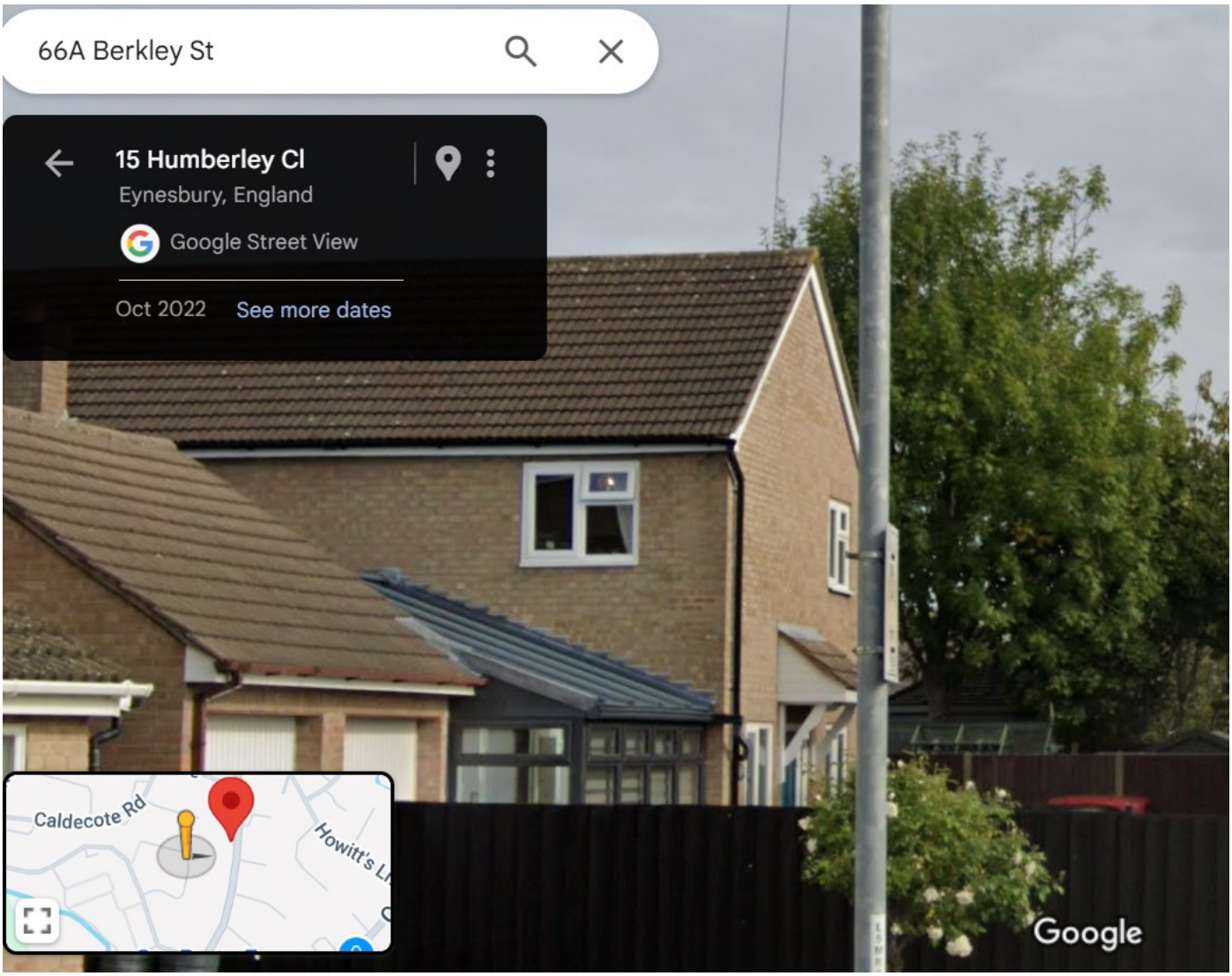
From: [redacted]
Sent: 03 February 2025 11:56
To: Andrea Dollard
Cc: Trees; DMAdmin
Subject: FW: 24/02131/HHFUL - 66A Berkley Street, Eynesbury
Attachments: 24 02131 HHFUL 66a Berkely Street Eynesbury CAMBS PE19 2NF - Arb Consultation.pdf

Categories: [redacted]

Dear Andrea,

Please find attached my comments about the above application.

It is hard to tell how large the trees in the neighbours garden are without measuring them or having that information in a Survey. From Google maps they look like quite large mature trees and so could well impact construction methods and construction exclusion zones. They may well have any an impact on foundation design too.



I hope that this makes sense,

Should you need anything further, please do not hesitate in contacting me.

Kind regards,

[redacted]

[redacted] BSc, MArborA, DipArb L4(ABC)
Arboricultural Officer
Phone Phone [redacted]
Mobile [redacted]
[redacted]

You are advised that to undertake work to a listed building without listed building consent (or the undertaking of work without the prior discharge of conditions attached to a listed building consent) is a criminal offence under the Planning (Listed Buildings and Conservation Areas Act) 1990. These works may lead to the Council instigating a prosecution or enforcement action against you.

Please be advised that the contents of this Email represents the informal opinion of an Officer of Huntingdonshire District Council. These comments are made without prejudice to the eventual determination of any planning application that may be submitted.

From: Andrea Dollard
Sent: 27 January 2025 09:40
To: [redacted]
Subject: 24/02131/HHFUL - 66A Berkley Street, Eynesbury

Good morning [redacted],

I am the allocated officer for the above application. I have made my assessment and will likely be recommending approval, however before I can progress, I need some comments from the tree officer in relation to some trees in the neighbouring garden that may be impacted by the foundations of the development. I need to wait to see if the tree officer will require any further information before sending my recommendation through to team leaders.

Unfortunately, due to the previous tree officer leaving the new one is still playing catch up and I await their comments. Could we agree an extension of time for the application to 10th February to allow for the comments to come through.

Kind regards,

Andrea

Andrea Dollard
Development Management Officer

Phone: [redacted]
Mobile: [redacted]
[redacted]
Pronouns: She/ Her
[redacted]

Customers can also access planning information and services online 24/7, so if you would like to view details of a planning application you can do so by clicking on the following link by simply entering the planning reference number of address of the site: https://publicaccess.huntingdonshire.gov.uk/online-applications/

For matters relating to applications to being referred to the Development Management Committee or General Enquiries, please email development.control@huntingdonshire.gov.uk

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to any eventual determination through the planning process.

Arboricultural Consultation Response

Application No:	**Location:**
24/02131/HHFUL	66a Berkely Street, Eynesbury, CAMBS, PE19 2NF
Case Officer: AD	**Proposals:** Single Story Side Extension

Documents Viewed:

- BS5837 – 2012

Summary:

The proposal is for the Construction of a single story side extension to the main property.

Having reviewed the file, I feel that it will be necessary to obtain a Tree Survey and Arboricultural Impact Assessment that will clarify the Root Protection Areas of any trees that could be affected by the development.

Please see below from Guidance Note 3 issued by Huntingdonshire District Council:

2.5 Tree Surveys

Where developments are likely to affect existing trees on and off the site within 15m of the boundary where construction is likely to be proposed the Council will require the

• Height of crown base (i.e. clearance above ground of lowest branches; in metres)

• Age class (young, middle age, mature, over mature, veteran)

• submission of a detailed tree survey, drawn up in conjunction with the land survey.

• The recommendations of the tree survey should be based on the condition and value of the trees as they are, and NOT on a preconceived layout for the site.

• All trees should be numbered on the land survey plan.

• Where appropriate, due to dense tree cover, tags with a corresponding number should be attached to all trees.

• A tree survey should only be undertaken by a suitably qualified Arboriculturist with experience of trees on development sites and will be expected to meet the requirements of sections 4.2 to 4.4 of British Standard 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations', (or the current revision of this document).

• It should assess all existing trees, including those on neighbouring land that may be affected by the development, and should include at least the following information:

• Species of tree

• Height (in metres)

• Diameter of the trunk (measured at 1.5m above ground level on single stem trees and immediately above the root flare on multi-stemmed trees)

• Canopy spread in metres in relation to all four compass points (to be recorded on tree survey plan) • Assessment of condition (physiological and structural)

• Tree management recommendations (e.g. Remove deadwood, crown lift etc)

• Desirability for retention in accordance with Table 1 of BS 5837: 2012. Retention categories should be clearly differentiated on plans Tree Guidance Notes

Having checked aerial photography, it is clear that trees in the neighbouring garden may be under threat. Dependent on their stem diameter a Root Protection Area may extend into the area of construction. As

such it may preclude development, require alternative construction techniques and construction exclusion zones.

Dependent on the species and size of the trees, the design should take into account the mature canopy size and root spread, and not create a heavily shaded building with the problems associated with that.

It may be found that the trees are not of such a size that they require any remedial, or preventive measures to be applied.

A survey of the trees is therefore essential for me to provide a view on the development. It could be conditioned that a Tree Survey, AIA and then Tree Protection Plan/Arboricultural Method Statement if required, were commissioned and complied with.

Shading

5.2.2 a) Shading. Shading by trees affects buildings and open spaces. 1) Shading of buildings. Shading of buildings by trees can be a problem, particularly where there are rooms which require natural light. Proposed buildings should be designed to take account of existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light. 2) Shading of open spaces. Open spaces such as gardens and sitting areas should be designed to meet the normal requirement for direct sunlight for at least a part of the day. NOTE 1 Shading can be desirable to reduce glare or excessive solar heating, or to provide for comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapo-transpiration effects of trees can be utilized in conjunction with the design of buildings and spaces to provide local microclimatic benefits.

Mature Canopy Size

To maximize the probability of successful tree retention, the following factors should be taken into account during the design process. Relevant extracts from BS5837 – 2012 -

c) Direct damage. Below-ground damage to structures can occur as a result of incremental root and stem growth. Above-ground damage can occur to trees and structures by the continuous whipping of branches against the fabric of a building. Branch ends might have to be cut back periodically, possibly affecting the shape of the tree. Structures should therefore be designed and/or located with due consideration for a tree's ultimate growth, so as to reduce the need for frequent remedial pruning or other maintenance

d) Future pressure for removal. The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees. Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread. However, this does not mean that trees should not be retained within any particular distance of a structure (see Table A.1 for new planting).

e) Seasonal nuisance. Trees are naturally growing and shedding organisms. Leaves of some species can cause problems, particularly in the autumn, by blocking gullies and gutters. Fruit can cause slippery patches, and accumulation of honeydew can be damaging to surfaces and vehicles. Buildings, footpaths and hard-standing areas should be designed with due consideration to the proximity of retained trees, especially in terms of their foliage, flowering and fruiting habits. Where conflicts might arise, detailed design should address these issues, e.g. use of non-slip paving; provision of leaf guards or grilles on gutters and gullies; provision of access and means of maintenance.

Where construction work is to take place near to existing trees, allowance for future tree growth needs to be factored in to the construction process in order to protect the structure. For example:
1) walls or structural slabs need to bridge over roots allowing sufficient clearance for future growth;
2) paving and other surfaces need to be laid on a flexible base to allow movement and to facilitate relaying if distortion becomes excessive.

The AIA
5.4.3 As well as an evaluation of the extent of the impact on existing trees, the arboricultural impact assessment should include:

a) the tree survey (see 4.4);
b) trees selected for retention, clearly identified (e.g. by number) and marked on a plan with a continuous outline; c) trees to be removed, also clearly identified (e.g. by number) and marked on a plan with a dashed outline or similar;
d) trees to be pruned, including any access facilitation pruning, also clearly identified and labelled or listed as appropriate
e) areas designated for structural landscaping that need to be protected from construction operations in order to prevent the soil structure being damaged;
f) evaluation of impact of proposed tree losses;
g) evaluation of tree constraints (see 5.2) and draft tree protection plan (see 5.5);
h) issues to be addressed by an arboricultural method statement (see 6.1), where necessary in conjunction with input from other specialists.

5.5 Tree protection plan 5.5.1 The tree protection plan should be superimposed on a layout plan, based on the topographical survey (see 4.1 and 4.2) and showing all hard surfacing and other existing structures within the RPA.

5.5.2 The plan should clearly indicate the precise location of protective barriers to be erected to form a construction exclusion zone around the retained trees. It should also show the extent and type of ground protection, and any additional physical measures, such as tree protection boxes, that will need to be installed to safeguard vulnerable sections of trees and their RPAs where construction activity cannot be fully or permanently excluded.

5.5.3 These measures should be indicated on the plan, accompanied by descriptive text as required. Barrier and ground protection offsets should be dimensioned from existing fixed points on the site to enable accurate setting out. The position of barriers and any ground protection should be shown as a polygon representing the actual alignment of the protection (see 4.6).

5.5.5 These details should be incorporated into relevant subsequent plans, method statements used for design purposes and construction drawings issued for use on site, to ensure that all interested parties are fully aware of the areas in which access and works may and may not take place.

Suggested 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 Policy LP12 of the Huntingdonshire Local Plan to 2036.

Recommendation: Request BS5837 compliant Tree Survey with accurate mapping, AIA and TPP.

Signed: [redacted]	**Date: 03/02/2025**