

Sent: 06 November 2025 16:28:13 UTC+00:00
Subject: FW: 25/00931/FUL

From: Simon Green
Sent: 06 November 2025 10:41
To: Emma Baumber2
Subject: RE: 25/00931/FUL

Hi Emma, sorry about the delay on this, please see below my comments in bold:

I've reviewed the submitted Arboricultural Impact Assessment for the proposed development at Cliffe Hill Farm and must highlight that the scale of tree loss (particularly of Category A and B specimens) is considerable. This level of impact cannot be offset by the landscape proposals alone, the proposed loss remains significant and must be acknowledged as such.

The site lies within open countryside that contributes positively to the local character, and the visual impact of the development will be substantial. It is essential that the landscape scheme is implemented in full, with robust aftercare and a clear commitment to replanting in the event of failures, in effort to mitigate this impact.

Although the site does not contain Veteran trees, Ancient Woodland, or statutory designations, retained trees must still be afforded full protection. Tree protection fencing, ground protection, and supervision of works near trees should be secured by condition in accordance with BS5837:2012.

While the report indicates that tree protection has been considered (particularly in relation to construction within Root Protection Areas (RPA's)) it is vital that all specified measures are implemented in full. Any deviation must be reported to the Local Planning Authority immediately.

Arboricultural site monitoring should be undertaken by a suitably qualified project Arboriculturist. Prior to commencement, confirmation of their appointment and a schedule of supervision visits must be provided to ensure retained trees are properly safeguarded throughout the works.

Finally, utility alignments and drainage layouts must avoid RPAs wherever possible. Where this cannot be achieved, trenchless installation methods should be used. A detailed Arboricultural Method Statement is required pre-commencement to support this and all other retained trees, along with a post-construction tree health assessment to identify any latent damage.

Kind regards,
Simon

Simon Green

Tree Officer

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