



PLANNING CONSULTATION RESPONSE

Application No	
Proposal	
Address	113 Hoyland Road Hoyland
Date of Consultation Reply	16/7/26
Consultee	Daniel Moore

Consultation Assessment and Justification

I have undertaken a CAVAT assessment and Root Protection Area (RPA) calculation for the three trees located on the land adjacent to the proposed development site.

The CAVAT value of the tree closest to the proposed development is £116,318, demonstrating its significant public amenity value, the other two trees in the area have a similar value as well. The nearest tree has a calculated Root Protection Area radius of 7.2 metres which extends substantially into the proposed development site. In addition, the tree's canopy currently extends to the site boundary and will directly interact with the proposed development.

The tree survey in the application indicates the trees only have a life expectancy of 20-40 years which I disagree with as they are not fully mature yet and the species can in the right conditions live for a couple of hundred years.

The submitted proposals would place the new building in close proximity to the tree, resulting in an immediate requirement for pruning to facilitate scaffold erection and construction activities. Furthermore, due to the limited separation distance between the tree and the proposed building, the tree is likely to generate ongoing management pressures through continued crown growth adjacent to the structure.

It is foreseeable that this relationship would lead to repeated requests for pruning works throughout the life of the development and may ultimately result in pressure to remove the tree altogether. Such outcomes would be detrimental to a tree of significant amenity value and would conflict with the long-term retention objectives of good arboricultural practice.

Given the encroachment into the calculated Root Protection Area and the likely future pressure for cyclical pruning or removal, serious concerns are raised regarding the compatibility of the proposed development with the successful long-term retention of the tree.

	Objects*
*Delete as applicable	
<u>Consultation Suggested Conditions:</u>	
<u>Consultation Informative(s):</u>	
<u>Planning Obligations required:</u>	