

**From:** Ryan Lloyd  
**Sent:** 9 Apr 2024 12:00:49 +0000  
**To:** Zenab Hearn  
**Cc:** DevCon Mailbox  
**Subject:** Arboricultural Comments - 23/-03875/APP - Rookery Farm, Granborough

Hi Zenab,

Following review of the above application, please see our comments below.

### **Recommendation – Further Information Required**

There is good detail on proposed planting, however I cannot see an Arboricultural Impact Assessment or Tree Protection Plan included within the submission. If the applicant has already produced such document, I would be grateful if they could send it to me directly.

This must be submitted so that an accurate assessment of the overall tree impacts can be quantified. It is also a specific requirement of Policy NE8 of the VALP, which states: *“Where trees within or adjacent to a site could be affected by development, a full tree survey and arboricultural impact assessment to BS 5837 (as replaced) will be required as part of the planning application.”*.

This was also included within the scoping opinion: *“An Arboricultural Survey and Arboricultural Impact Assessment will help inform of the existing constraints to this effect”*.

The AIA will also be expected to demonstrate the 5m buffer between any development and the retained hedgerows and those required under Policy NE8 in relation to woodlands can be met. It should also detail the launch/receiver pits and removal or protection for temporary or permanent works.

Additional information (including engineers’ drawings) pertinent to the green roof on the inverter house would be required to demonstrate the roof will be both capable of holding the maximum weight (including rainfall) and that the species included are satisfactory. We also require a detail design as to the functionality of the roof (i.e. materials used for its construction). It is likely that there is sufficient time to submit these prior to determination, but if the applicant would prefer to deal with this as a pre-commencement condition, then I would appreciate them informing us of this in good time.

Once the above information is submitted, we will be happy to provide further comment.

Best Regards,

**Ryan Lloyd** Dip.Arb, PTI, TechArborA  
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General Tree enquires: [Trees.av@buckinghamshire.gov.uk](mailto:Trees.av@buckinghamshire.gov.uk)

To find out if a tree is protected click on the below link:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/building-or-improving-your-property/check-if-you-can-work-on-a-tree/>