

**From:** Ryan Lloyd  
**Sent:** 24 Sep 2024 08:38:08 +0000  
**To:** Zenab Hearn  
**Cc:** DevCon Mailbox  
**Subject:** RE: Updated Arboricultural Comments (September 2024) - 23/03875/APP - Rookery Farm, Granborough

Hi Zenab,

Following review of the updated documentation, please see our comments below.

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

The applicant has confirmed that the green rooves previously proposed were not achievable, so this has addressed our previous concerns pertaining to these. However, we still request the following information, as this has not been addressed:

- The extent of HDD proposed
- The location of launch and receiver pits
- A schedule of when arboricultural monitoring will be undertaken

The above information should be contained within an updated Arboricultural Impact Assessment and Tree Protection Plan prior to determination, as it has the potential to adversely impact existing arboricultural features.

Once this has been received, we will be happy to provide further comment.

Best Regards,

**Ryan Lloyd** Dip.Arb, PTI, TechArborA  
Arboricultural Officer  
Planning , Growth & Sustainability Directorate  
Buckinghamshire Council

DD: 01494 475941

The Gateway, Gatehouse Road, Aylesbury, HP19 8FF

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/>

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**From:** Ryan Lloyd  
**Sent:** Monday, May 13, 2024 10:48 AM  
**To:** Zenab Hearn <zenab.hearn@buckinghamshire.gov.uk>  
**Cc:** DevCon Mailbox <devcontrol.av@buckinghamshire.gov.uk>  
**Subject:** Updated Arboricultural Comments - 23/03875/APP - Rookery Farm, Granborough

Hi Zenab,

Following review of the submitted Arboricultural Impact Assessment and Method Statement, please see our comments below.

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

The current losses required as set out in the above documents is acceptable, however, there is no detail as to the locations of send and receiver pits required for underground cable installation.

Additional plans detail that this will be undertaken using Horizontal Directional Drilling (HDD), which is the least invasive method for installing cables beneath trees, however, their precise locations and methodology for their installation should also be included within the Arboricultural documents.

We would also require a schedule of when Arboricultural site visits will be undertaken to ensure the protection measures identified are retained throughout the course of development.

Following further discussion with the Landscape Officer, we will be requiring details of the proposed green rooves at this stage and recommend that the development is not approved until such time that it can be proven that these rooves are appropriate, achievable, and sustainable.

Specifically, we will seek clarification as to:

- The proposed species that will be used – these must be in keeping with the local landscape and cultivated species are unlikely to be appropriate in this setting;
- What will be done to ensure that the plants are not adversely affected by the heat generated from the units and how this heat is to escape;
- The restraint systems that will be required for maintenance – noting this must not comprise metal rails which would have adverse landscape implications;
- The detailed layers of the design (e.g., base layer, substrate etc);
- Irrigation requirements of the rooves; and
- How the green rooves will be enclosed (i.e. boundary treatments to contain the plants and substrate)

We will be happy to provide further comment upon submission of this information.

Best Regards,

**Ryan Lloyd** Dip.Arb, PTI, TechArborA  
Arboricultural Officer  
Planning , Growth & Sustainability Directorate  
Buckinghamshire Council

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**From:** Ryan Lloyd  
**Sent:** Tuesday, April 9, 2024 1:01 PM  
**To:** Zenab Hearn <[zenab.hearn@buckinghamshire.gov.uk](mailto:zenab.hearn@buckinghamshire.gov.uk)>  
**Cc:** DevCon Mailbox <[devcontrol.av@buckinghamshire.gov.uk](mailto:devcontrol.av@buckinghamshire.gov.uk)>  
**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  
Arboricultural Officer  
Planning , Growth & Sustainability Directorate  
Buckinghamshire Council

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