
Sent: 21 January 2026 15:50
To: Hannah.Darley
Cc: Planning
Subject: Planning Application DC/25/2028: Response to HBD Arboricultural Officer Comments

Categories: Comments Received

Dear Ms Darley

I note the consultation comments made by HDC Arboriculturally Officer and wish to respond to those comments.

Denudation of native tree resource

“The intensification/change of use may foreseeably lead to a denudation of the native tree resource within the immediate area”.

As a staunch environmentalist, I can confirm that in the 26 years I have lived at Rose Cottage I have never taken any action that would harm trees or removed any trees, and going forward I will continue to cherish my trees. The development site has been actively used as part of my garden until now, and I do not believe the proposed change of use will lead to significant denudation of the ecology including the native tree resource. The accommodation will only be let to adult couples; no children will be permitted. I lived in Rose Cottage and will closely supervise to ensure that guest activities do not adversely impact the trees.

As noted in the Protected Species Walkover Survey report prepared by AEWL Ltd:

“The habitats identified onsite are common and widespread. The grassland, which will be impacted by the proposed development, holds low ecological value. Scattered oak trees have higher ecological value, however these are to be retained. There is deciduous woodland priority habitat adjacent to the north of the site.

No further surveys are required, unless plans change to include removal of any trees.

Recommendations to avoid ecological impacts are detailed in Section 6 of this report. These include, but are not limited to, minimising and controlling lighting, following good building practice to prevent entrapment, protection of the adjacent woodland, and use of above-ground surfacing only.”

As detailed in the Design and Access Statement, all recommendations made in Section 6 will be followed.

Hardstanding near oak tree

“Recent installation of impermeable hardstanding for associated car parking in very close proximity to one oak tree, is contrary to industry standard recommendations for new development near trees that are to be retained. It may foreseeably impact upon future tree health.”

If the Arboricultural Officer considers that the area of the hardstanding car parking space is likely to significantly impact the tree health, I will replace the hardstanding with a permeable material.

Hot tub under oak trees

“The siting of a hot tub within an area of trees of good future growth potential is IME likely to place additional future pressure for tree removals due to issues of nuisance associated with natural seed fall, leaf fall, twig fall and invertebrates and birds utilising the habitat.”

I have had a hot tub underneath oak trees in my garden for 20+ years and never removed any trees. I remove any fallen tree parts and bird droppings from the hot tub if necessary. If the described issues of nuisance became a significant problem for the guest hot tub, I would erect a canvas canopy over the hot tub.

Summary

I sincerely hope my detailed comments demonstrate that much thought has gone into the design of the development site and the shepherd's huts. I would not have proposed any development that would significantly impact the health of my trees.

Please do not hesitate to contact me should you require any further information on the proposed development.

Yours sincerely

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