



Memo.

Date: 13th April 2010
To: Planning
Cc: -
From: Miriam Hill
Subject: S6/2010/0265/MA – St. Audrey’s Care Home, 15 Church Street, Hatfield
Extension to existing care home

I have reviewed the application documents and visited the site for the above application. I refer to drawing 759-002 (Proposed Plans) and the Tree Survey dated 14th January 2009 which includes a plan entitled Tree Work St Audrey’s Care Home, Hatfield.

The Tree Survey does not include all the trees on site nor does it comply with BS5837:2005 Trees in Relation to Construction. The Tree Survey included with the application is a basic condition survey of the trees adjacent to the road. Of the 14 trees assessed, nine are recommend for removal. This is a high proportion but the area is not part of the managed garden but an area of overgrown vegetation. Six of these trees are ash, this species has not done well in this area in the last few years. All the recommended works are appropriate for the trees current condition.

An area of trees which was not surveyed and will have to be removed for the proposal currently stands to the south-west of the building, near to the parking area. It contains a pine, sycamore and poplar. None of these trees has a high enough amenity value to warrant an individual TPO (Tree Preservation Order) and therefore it would be inappropriate to object to this application for these trees. However this group do add to the general amenity of the area and currently help to screen the residential home from the view down the hill to the A1000, Citroen garage and train line and the town houses, 12-19 Church Lane from Hatfield House’s coach access.

The loss of the trees adjacent to the road and within the grounds will have a large impact on this part of Old Hatfield. The care home will also have very little garden remaining. I could see no landscape plan included with the application documents. A careful design which includes ornamental areas around the home, heavy screening along both the road and the eastern boundary and diffuse screening along the southern boundary, will ease the appearance of the proposed site dramatically.

No Arboricultural Method Statement was included with this application. This should include; pre-development works; a plan showing the Root Protection Area (RPA) of the trees and location of protective fencing; areas where the working or construction zone will effect the RPA; method of fencing and ground protection; details of soil level changes within the RPA; and method of creating hard surfaces within the RPA.

If the application is approved a condition should be;

- A tree survey of all the trees on or adjacent to the site is undertaken. This should comply with BS5837:2005 Trees in Relation to Construction and be submitted for approval.
- A landscape plan, which includes details of species, numbers or density for planting and size of planting material should be submitted for approval.
- An Arboricultural Method Statement which complies with BS5837:2005 should be submitted for approval.

I hope that these comments are clear and that if you need anything further then please contact me.