



# Memo.

**Date:** 26<sup>th</sup> November 2011

**To:** Planning

**Cc:** -

**From:** Miriam Hill

**Subject:** S6/2011/1994/MA – Land at Salisbury Square, Hatfield

**Redevelopment of Salisbury Square; demolition of existing shopping parade building with 7 maisonettes above including retaining wall structures; construction of new road and layout of public spaces; erection of new building containing 19 flats and 4 shops with basements; new two level car park; erection of terrace of 5 houses with road and footways; access alterations, drainage and all ancillary works**

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Ann MacDonald (Landscape Architect (LA)) and myself have reviewed the proposal for the above site and refer to drawing numbered 789-109 rev O and others. These comments are the combination of our opinions.

## Arboriculturally

There are several trees within the proposed development site. The majority are within the care or ownership of Welwyn Hatfield Council. Although they have some amenity value, they are not of sufficient quality to protect with a Tree Preservation Order. The majority are to be removed.

No landscape plan has been submitted but the suggested tree planting on the site plan concentrates on numbers rather than long term size or stature. The tree species should be the largest stature tree for the locations. Planting locations should also be identified to the entrance of the job Centre car park and within Salisbury Square.

Any tree planted in hard standing or which will have more than a quarter of the potential root protection area under hard standing should be given the best rooting environment possible and use soil amendments or 3D anti-compaction products such as Silva Cell.

I would be also interested if any lighting or CCTV is to be sited close to the proposed trees and if any trenching for services and utilities will be excavated close to any trees.

Will any changes to the highway, due to the proposal, which are outside the site boundary, affect any other trees?

### **Landscape**

The proposal does not indicate any additional landscaping. The area adjacent to, and north of, York House, within the site, will need some sort of softening with the use of landscaping. These details will need to be submitted to the Council for approval.

Details of the bed design east of Unit D should be submitted to the council for approval.

Our main concern was the proposed Salisbury Square. It has been designed as a sea of hard standing with a handful of trees and some parking. The LA considers that the use of a single level, with no kerbs, area is a useful and practical space. However, the same effect and practical space could be achieved whilst using grass and large crowned trees. I would agree with the use of large crowned trees in this area as a solar shade reducing the urban heat island effect, reduce the amount of rain runoff, dampen noise and soften the look of the area. Point 2.20 of the Design and Access statement notes that residents expressed a strong desire for a safe, welcoming environment, with more flexible and useable space. The use of some soft landscaping could achieve this.

### **Summary**

Overall we have no objections to the redevelopment of this part of Old Hatfield. We do have some minor concerns with regard to tree planting and soft landscaping which can be dealt with through planning conditions.

The layout and design of the proposed Salisbury Square does give us cause for concern. As this is an integral part of the development this concern should be addressed before we commit to the landscape.

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