

Planning Consultation Memo

Date: 14 November 2019	Planning Officer: David Elmore	Landscape/Tree Officer: Oliver Waring
Planning Application Number	<u>6/2019/2557/COND</u>	
	<u>2 (Tree protection plan) and 4 Hard and soft landscaping</u>	

Context	
Site Address	Sparrow Farm, Newgate Street Village, Hertford, SG13 8QR
Relevant Constraints/Policies	<p>WHDP 2005</p> <p>R11 – Biodiversity and Development – all new development will be required to demonstrate how it would contribute positively to biodiversity of the site by retention and enhancement of the natural features on site.</p> <p>R17 – Trees, woodland and hedgerows – the council will seek the protection and retention of these features and require when appropriate new, native planting.</p> <p>D8 – Landscaping – the council will require the retention and enhancement of existing key landscape features (requiring detailed surveys)</p> <p>Policies from the Draft local plan -</p> <p>SP11 – Protection and enhancement of critical environmental assets – protection, enhancement and management of the environmental, ecological and historical assets within the borough, will be sought commensurate with their status, significance and international, national and/ or local importance.</p> <p>SP12 – Strategic Green Infrastructure - The council will aim to ensure there is no overall net loss of green infrastructure across the borough within the plan period.</p> <p>SADM16 – Ecological Assets – Proposals that will result in loss or harm to ancient woodland, veteran trees will be refused unless the mitigation hierarchy is followed (avoid, reduce, remediate, and last resort compensate).</p>

NPPF 2019 - This framework policy promotes a presumption in favour of sustainable development, delivering good quality design and change for the better in our built and natural environment over the lifetime of the development.

The Nation Design Guide – Planning practice guidance for beautiful, enduring and successful places.

- Integrate existing, and incorporate new natural features into a multifunctional network that supports quality and place, biodiversity and water management, and addresses climate change mitigation and resilience;
- Prioritise nature so that diverse ecosystems can flourish to ensure a health natural environment can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- Provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

BS:5837: 2012 Trees in relation to design, demolition and construction: Recommendations

Main Issues

Is the development within a conservation area?

Yes No

Do any of the trees in or adjacent to the site have a TPO ?

Yes No

Comment (if applicable):

Would the proposal require the removal of any trees, woodland or significant vegetation?

Yes No

Comment: Trees to be removed:

2x hawthorn c cat trees

6x Hornbeam u cat trees

<p>Has any BS: 5837:2012 information been supplied?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment: An Arb report has been supplied which includes a tree protection plan. The protection is considered sufficient to discharge the condition.</p>
<p>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if applicable):</p>
<p>Is there a detailed proposed landscape plan?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): Some landscape detail has been supplied via a landscape plan. The proposed hedging is appropriate as are the plant sizes and spacings.</p> <p>The plan shows proposed tree planting. Generally the species choice is appropriate however it does mention planting ash trees. Ash should not be planted due to ash die-back and I recommend that this is swapped for hornbeam. It would also be useful to know the size of the trees being planted.</p>
<p>Recommendations and conclusion</p> <p>The proposed tree protection is appropriate and sufficient to discharge the condition.</p> <p>There are some minor details regarding the landscape proposes need to be clarified (see above) before the condition can be discharged.</p>