

Planning Consultation Memo

Date: 21 April 2020	Planning Officer: David Elmore	Landscape/Tree Officer: Oliver Waring
Planning Application Number	<u>6/2020/0576/FUL</u>	

Context	
Site Address	Land adj 48 The Ridgeway, Cuffley, Potters Bar, EN6 4BA
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: It is not clear which trees are to be removed. Further detail is required.

Has any BS: 5837:2012 information been supplied?

Yes No N/A

Comment (if applicable): No tree survey information has been supplied.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No

Comment (if applicable):

Is there a detailed proposed landscape plan?

Yes No N/A

Comment (if applicable): Should the application be approved a detailed landscape plan will need to be submitted for approval prior to commencement.

Recommendations and conclusion

There is little information supplied by the applicant on the trees and landscape. The plans indicate some trees are to be removed to facilitate the development but it is not clear which trees.

Although it is feasible to build on the site, and there is no objection in principle, further detail is required before any on site activity.

If approved the following information is required to be approved prior to any on site activity:

- A BS:5837:2012 survey of the trees, to include an assessment of their health and condition.
- A tree protection plan showing trees to be retained and removed. The plan should also include details of any fencing or ground protection to ensure the retained trees are not damaged throughout the development.
- A detailed landscape plan. This should include proposed species, plant sizes, planting densities and planting methods.