

Planning Consultation Memo

Date: 01 April 2022	Planning Officer: Ashley Ransome	Landscape/Tree Officer: Oliver Waring
Planning Application Number	<u>6/2021/3422/FUL</u>	

Context	
Site Address	The Woodside centre, The Commons, Welwyn Garden City, AL7 4DD
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> <p>NPPF 2019 - This framework policy promotes a presumption in favour of sustainable development, delivering good quality design and change for the</p>

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 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:

The Arboricultural and Planning Integration report states that Nine individual trees and one group of trees are to be removed to facilitate the development. These trees are either C or U category trees.

Has any BS: 5837:2012 information been supplied?

Yes No N/A

Comment (if applicable): An Arboricultural and Planning Integration Report by GHA Trees arboricultural consultancy has been submitted as part of the application.

The report shows an assessment of the trees on the site in accordance with BS:5837:2012. The

assessment of the trees is considered a fair appraisal of the trees.

The report includes a tree protection plan and a preliminary Method Statement. If approved, it is recommended that a condition is attached requiring a detailed Arboricultural Method Statement prior to commencement of any works on site.

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):

No landscape details have been provided. It is recommended that a landscape plan and landscape details are requested as condition, if the application is approved, prior to any onsite activity.

Recommendations and conclusion

- In principle, from a landscape perspective, there is no objection to the loss of the trees provided that a suitable landscaping is provide within the new scheme. At the very least there the landscaping should replace the trees removed, but I would expect a scheme of this size to bolster and enhance the landscape and biodiversity on site. the landscaping should consider the use of vertical greening and/or green roofs.

If approved, it is recommended that the following is requested via condition:

- A detailed Arboricultural Method Statement should be provided to ensure the retained trees are protected in accordance with BS:5837: 2012
- A detailed landscape plan to include. species, plant sizes, planting densities, planting methods and aftercare.