

Planning Consultation Memo

Date: 02 August 2022	Planning Officer: David Elmore	Landscape/Tree Officer: Oliver Waring
Planning Application Number	<u>6/2022/1107/OUTLINE</u>	Demolition of existing building and construction of 145 residential units (Use Class C3) with private and communal amenity space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.

Context	
Site Address	Former Beales Hotel Comet Way Hatfield AL10 9NG
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</p>

is followed (avoid, reduce, remediate, and last resort compensate).

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 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 proposal requires the removal of two individual Category C trees, 6 groups of Category C trees and two Category B trees (an oak and a Cedar)

<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 (if applicable): An Arboricultural Report from David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited dated April 2022 has been supplied. The report includes an Arboricultural Impact Assessment and an Arboricultural Method Statement.</p> <p>The assessment of the trees is in accordance with BS:5837: 2012 and is considered a fair appraisal of the trees.</p> <p>The Arboricultural Method Statement and the Tree Protection Plan are considered sufficient to protect the retained trees should the application be approved.</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): The proposed use of the current site and use of neighbouring properties mean that there are no significant amenity issues.</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): Landscape information from Guarda Landscape has been provided which includes:</p> <ul style="list-style-type: none"> • A Landscape design strategy • Outline softworks Plan – Ground Floor Drg no GUA-DR-L-007 • Outline softworks Plan – First Floor Drg no. GUA-DR-L-008 • Outline Softworks Plan – Fifth Floor Drg No GUA-DR-L-009 • Plant Schedules – which includes planting specification and some after care details • The layout, planting species, plant sizes, numbers and densities are considered appropriate. • Significant tree planting is proposed which will mitigate the loss of trees to facilitate the development. • Planting methods are to current best practice. • Some detail has been given for the maintenance. However further details regarding general maintenance of the site is required and details for loss/failure of plants and trees within the first 5 years of the landscaping being planted.
<p>Recommendations and conclusion</p> <p>Due to the current use of the site and the limited existing landscape the proposal will not have an adverse impact in terms of loss of landscaping. The proposal requires the removal of several groups of trees including two category B trees. The proposed landscaping is sufficient to mitigate the loss of the trees and will increase the tree cover on site.</p> <p>The landscape proposals are considered appropriate and sufficient for the site. The information provided details the planting species, sizes, numbers, planting densities and planting methods. There is some detail on aftercare, but it would be useful to know who is to maintain the site in the long term.</p> <p>The Arboricultural Method Statement and Tree Protection Plan are considered appropriate and sufficient to protect the retained trees. If approved these documents should be adhered to fully.</p>

