

## Planning Consultation Memo

<b>Date: 12 October 2022</b>	<b>Planning Officer: Elizabeth Mugova</b>	<b>Landscape/Tree Officer: Oliver Waring</b>
<b>Planning Application Number</b>	<b><u>6/2022/1943/FULL</u></b>	Erection or a new dwelling with associated landscaping works

<b>Context</b>	
<b>Site Address</b>	Land between 48 and 50 The Ridgeway, Cuffley EN6 4BA
<b>Relevant Constraints/Policies</b>	<p><b>WHDP 2005</b></p> <p><b>R11 – Biodiversity and Development</b> – 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><b>R17 – Trees, woodland and hedgerows</b> – the council will seek the protection and retention of these features and require when appropriate new, native planting.</p> <p><b>D8 – Landscaping</b> – the council will require the retention and enhancement of existing key landscape features (requiring detailed surveys)</p> <p><b>Policies from the Draft local plan -</b></p> <p><b>SP11 – Protection and enhancement of critical environmental assets</b> – 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><b>SP12 – Strategic Green Infrastructure</b> - The council will aim to ensure there is no overall net loss of green infrastructure across the borough within the plan period.</p> <p><b>SADM16 – Ecological Assets</b> – 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><b>NPPF 2019</b> - This framework policy promotes a presumption in favour of</p>

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): TPO 72 ref W1 covers the development site. The site is also part of a designated Local Wildlife Site. The site is connected and is part of Home Wood which extends to the northeast of the proposed development site

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

Yes  No

**Comment:** It is not clear from the information submitted how many trees are to be removed but the Planning statement submitted states:

*A desire not to remove trees of worth and to minimise disruption to the site pointed to the most appropriate location being where trees T46, T62 and T63 are located; all are classified C with limited lifespan, T46, a Hornbeam is dead in its larger stem and both T47 and T63 are Ash trees which are*

*almost dead, both visibly suffering Ash dieback. To utilise this space would also require removal of T62 a small Hornbeam classified C. In addition to these, tree T70, a class C Ash tree is also required to be removed as it too is nearly dead.*

It also not clear if the applicant has considered the construction of the building and its impact on the trees. For example, the use of pile foundation is mentioned which requires specialist equipment with the need for height clearance and manoeuvrability around the site. Site storage and site compounds are also consideration that will affect the trees on site.

**Has any BS: 5837:2012 information been supplied?**

Yes  No  N/A

**Comment** (if applicable): A BS:5837 Tree Survey Report and Tree Constraints Plan by Verdant Ecology date April 2021 has been supplied by the applicant.

Neither an Arboricultural Impact Assessment nor an Arboricultural Method Statement has been supplied.

There is no information regarding the impact of shade on the dwelling. Many of the computer-generated images show the trees with minimal or no leaves. When the trees are in full leaf the proposed house would be in significant shade. Experience would indicate there would be an increased pressure to prune the trees or requests to prune for light via a TPO application.

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

Yes  No

**Comment** (if applicable): Inevitable because of the current character of the site there will be some effect on the amenity of adjoining occupiers.

**Is there a detailed proposed landscape plan?**

Yes  No  N/A

**Comment** (if applicable): Some limited detail regarding green roofs and forest gardens is mentioned on the plans.

**Recommendations and conclusion**

The proposed site is protected woodland and part of larger expanse of woodland to the northeast of the site. The applicant has considered the impact of the proposal and has tried to reduce its impact; however, any form of development will have an impact on the character, ecological and biodiversity of the wood.

A BS:5837 survey has been undertaken and assessed the trees in accordance with standard. However, the character of a woodland such as this is that there are trees in decline which, although are not conducive for a development site provide important ecology and biodiversity features.

There are concerns about the impact of the construction process on the trees in particular the requirement for specialist equipment for pile foundations.

In conclusion, it is recommended that the site should be considered as a whole and not as individual trees. The value of the wood both visually and ecologically is important particularly given the surrounding developments along the road.

Although the proposed development is seeking to minimise its impact it will have a detrimental effect the character and ecology of the area.