

Planning Consultation Memo

Date: 17 October 2023	Planning Officer: Elizabeth Mugova	Landscape/Tree Officer: Oliver Waring
Planning Application Number	<u>6/2023/0787/HOUSE</u>	

Context	
Site Address	London Lodge Bedwell Park High Road Essendon Hatfield AL9 6HY
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 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</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 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): A woodland opposite the site is covered by a TPO – TPO 609 (2017) W1. However, the proposal should not have any effect on the trees within the woodland.

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

Yes No

Comment: The proposal requires the removal of a Holly (T8) and group of Lawson Cypress (G12) managed as a hedge.

<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 and Arboricultural Impact Assessment (AIA) by TGA Arboricultural consultants dated 14 September 2023 has been provided. The AIA includes an Arboricultural Method Statement and a Tree Protection Plan (TGA drawing ref number 002).</p> <p>The trees on site have been assessed in accordance with BS:5837 2012 Trees in relation to design, demolition and construction – Recommendations. The assessment is considered a fair appraisal of the trees.</p> <p>One tree and one section of hedge are to be removed to facilitate the development.</p> <p>An Arboricultural Method Statement has been included within the report. This sets out how the trees are to be protected throughout the development and also sets out the methodologies for proposed works that affects trees on and adjacent to the site.</p> <p>The details provided within the Method Statement are in accordance with BS:5837: 2012. The methodologies including the tree protection measures are considered sufficient and appropriate to protect the retained trees throughout the development.</p> <p>A Tree Protection Plan has also been provided which shows the location of the protective fencing and special construction areas.</p> <p>If approved the Arboricultural Method Statement and Tree Protection Plan should be adhered to fully.</p>
<p>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Comment (if applicable):</p>
<p>Is there a detailed proposed landscape plan?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment (if applicable): Some indicative landscaping is shown proposed site layout, but no detail has been provided.</p> <p>It is recommended that landscaping details are requested via condition should the application be approved.</p>
<p>Recommendations and conclusion</p> <p>The proposal will have a limited affect in the landscape in the area. There is no objection to the proposal on landscape grounds with the proviso that appropriate landscaping is provided as part of the development. If approved, it is recommended that the following be requested via condition prior to any on site activity:</p> <ul style="list-style-type: none"> • A detailed landscape plan to include plant species, plant sizes, planning densities (where applicable), planting methods and aftercare. • The proposals should include the planting of at least one tree to mitigate the tree losses on site.

