



From: Oliver Waring

Sent: 22 March 2021 10:24

To: Mark Peacock <m.peacock@welhat.gov.uk>

Subject: RE: Planning application 6/2020/3451/MAJ - Wells Farm Northaw Road East Cuffley Potters Bar EN6 4RD

Hi Mark,

I have taken a look at the proposal with regard its impact on the landscape.

It is understood the site is within the Green Belt and any development will have an impact on the area. However, the site presently has limited trees and landscaping due to its previous use. The proposal requires the removal of a few trees, but the loss of these relatively low quality trees could be mitigated through the landscaping of the site.

The impact on the existing vegetation is minimal and as mentioned above could be mitigated through a robust landscape scheme. However, any development of the site will change its character and the views in the area. The impact of the proposed buildings could be softened with the use of vertical greening and/or green roofs in addition to other landscape proposals. Any landscaping proposed would need to be of a very high standard and should not only look to enhance the landscape visually but also increase biodiversity on site.

To conclude the impact of the proposal on the existing vegetation is minimal and there is an opportunity to enhance the landscape and increase biodiversity on site. However, the main issue is the suitability of residential dwellings within the Green Belt on this site and whether this meets the relevant planning criteria.

If it is concluded that the proposal should be approved then the following should be taken into

consideration:

The proposed landscaping drawing submitted with the applicant gives an indication of the planting, however if the scheme is approved further detail of the landscaping would be required prior to any on site activity.

The additional detail required is as follows:

- Details of Tree Protection – to ensure the retained trees are protected throughout the development.
- Details of the proposed landscaping to include – species, tree/plant sizes, planting densities, planting methods and aftercare. Consideration should be given to the use of vertical green and/or green roofs. The plans should also show how biodiversity is to be enhanced.

If you have any further queries please let me know.

Kind regards,

Olly

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From: Mark Peacock
Sent: 19 March 2021 11:09
To: Oliver Waring <o.waring@welhat.gov.uk>
Subject: Planning application 6/2020/3451/MAJ - Wells Farm Northaw Road East Cuffley Potters Bar EN6 4RD

Hi Olly

Please can I have your comments on this app which will be determined by DMC.

Kind regards

Mark

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