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16/10/2023

For the attention of: Elizabeth Mugova

Ref: 6/2023/0787/HOUSE

Thank you for re-consulting us on the erection of single-storey rear extension following demolition of existing rear extension, new vehicle entrance and associated landscaping at London Lodge Bedwell Park High Road Essendon Hatfield AL9

This letter sets out our consultation response on the landscape matters of the planning application and how the proposal relates and responds to the landscape setting and context of the site.

Review of submitted information

Whilst we are satisfied with the submitted tree protection measures and plans, we have recommended conditions if minded for approval to ensure that the proposed soft planting will assimilate with the setting of the landscape and soften the proposed hard landscaping.

If minded for approval, we would advise the following conditions should also be considered:

Condition 1: Tree Protection Measures

No development above ground level in any phase of the development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

The landscaping details to be submitted shall include:

- (a) means of enclosure and boundary treatments*
- (b) vehicle and pedestrian access and circulation areas*
- (c) hard surfacing, other hard landscape features and materials*



(d) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing

REASON: The landscaping of this site is required in the interest of maintaining the character and amenity of the area, to provide ecological, environmental and biodiversity benefits, and to mitigate the impacts of climate change in accordance with the Welwyn Hatfield District Plan 2005; the draft Local Plan Proposed Submission August 2016; and the National Planning Policy Framework.

If you have any queries regarding the matters raised above, please let me know.

Yours sincerely,

Laura Cohen BSc (Hons)
Assistant Landscape Consultant

Megan Cowell BA (Hons) MA
Landscape Consultant

Place Services provide landscape advice on behalf of Welwyn Hatfield Borough Council. Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.