

## Planning Consultation Memo

<b>Date: 03 October 2023</b>	<b>Planning Officer: Ashley Ransome</b>	<b>Landscape/Tree Officer: Oliver Waring</b>
<b>Planning Application Number</b>	<b><u>6/2023/1221/OUTLINE</u></b>	
Outline permission for the erection of 14 dwellings, with all matters reserved except for access		

<b>Context</b>	
<b>Site Address</b>	Brookmans Park Golf Club Golf Club Road Brookmans Park Hertfordshire AL9 7AT
<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>

**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 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**

<b>Main Issues</b>
<b>Is the development within a conservation area?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Do any of the trees in or adjacent to the site have a TPO ?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment</b> (if applicable): TPO 629 (2017) W1 is woodland TPO adjacent to the proposed development site.
<b>Would the proposal require the removal of any trees, woodland or significant vegetation?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Comment:</b> A total of 7 trees are to be removed to facilitate the development. All these trees are C category (moderate quality) expect 1 U category (poor quality) and 1 B category (good quality). This includes one individual, and some oak trees within the woodland (to facilitate the parking).  In principle there is no objection to the loss of these trees with the proviso that replacement planting is undertaken to mitigate the loss of trees.

<b>Has any BS: 5837:2012 information been supplied?</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable): An Arboricultural Impact Assessment and Arboricultural Method Statement by David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited has been supplied with the application.  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.  The proposal requires the removal of 1 sycamore tree (T1), a tree within a group (G2) along the southern boundary and some oak trees within a woodland.  The Arboricultural Method Statement sets out how the trees are to be protected throughout the development and sets out the methodologies for proposed works that affects trees on and adjacent to the site.  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.  A Tree Protection Plan has also been provided which shows the location of the protective fencing and special construction areas.  If approved the Arboricultural Method Statement and Tree Protection Plan should be adhered to fully.
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Comment</b> (if applicable):
<b>Is there a detailed proposed landscape plan?</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <b>Comment</b> (if applicable): A landscape master plan has been provided (James Blake drawing No. JBA 22/130 SK01). This sets out the general layout but does not have any specific detail. If approved a detailed landscape plan should be requested via planning condition. This should include significant tree planting to mitigate the loss of the trees that are to be removed to facilitate the development.  The landscape proposal should include details of: <ul style="list-style-type: none"> <li>• Plant/tree sizes</li> <li>• Planting densities (where appropriate)</li> <li>• Planting methods</li> <li>• Aftercare</li> </ul>
<b>Recommendations and conclusion</b>

There is no objection to the proposal on landscape grounds with the proviso that appropriate and significant 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:

- A detailed landscape plan to include plant species, plant sizes, planting densities (where applicable), planting methods and aftercare.