

## Kim Cooper

---

**From:** Miriam Hill  
**Sent:** 21 September 2015 15:06  
**To:** Mark Peacock  
**Cc:** Planning  
**Subject:** S6/2015/1342/PP: Land to the north east of, King George V Playing Fields, Northaw Road East, Cuffley

### **Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field.**

The Illustrative Landscape Framework plan (June 2015) with the Design and Access Statement (June 2015) shows a varied landscape scheme with a mixture of landscape from formal through to naturalistic. The description or Planting Design Principles for the different open space types or locations appear reasonable.

In several document locations there is reference to the tree lined southern boundary creating a significant screen for the site. Many of the larger trees are in a questionable health and structural condition. Increasing the target under the trees, increases the likelihood of their removal. I would be cautious about relying on the boundary to provide similar screening to now in the next five to ten years.

I have some concerns over the proximity of the houses on the south west side of the site to the existing tree lined boundary. Several units are going to be overwhelmed by the stature of the trees or shaded through the afternoon and evening. This conflict tends to increase the pressure on the tree owners for removal or severe pruning to reduce their impact. These trees are being relied upon for a certain amount of screening. Any tree removal or severe pruning would reduce the amount of screening in this location.

Although the Masterplan is indicative, there does not appear to be a significant enough entrance to the site from Northaw Road East. I would at least expected a pair of landmark trees flanking the road.

The apartment buildings, by the road and by the central green, will be more imposing in the landscape. Special consideration should be given to the landscaping in these locations, for all year round screening possibilities.

#### SUGGESTED CONDITIONS IF THE APPLICATION IS APPROVED

- **LAND OWNERSHIP** details for areas of landscaping associated with the street scene or other public areas.
  - **SOFT LANDSCAPING CONDITION:** The development, including site clearance, must not commence until a detailed landscape plan, planting schedule and landscape specification have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved. If any plant dies, becomes diseased or fails to thrive within a period of five years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.
- a) The detailed landscape plan and planting schedule must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate.
  - b) The landscape plan must include any proposed locations of signs, CCTV points, lighting and below ground service or utility routes.
  - c) Trees planted within areas of hardstanding must use structural soils or 3D cellular confinement systems within the tree planting pits and must be indicated on the landscape plan. A methodology of instillation for the given tree planting pit type must be given.
  - d) The landscape specification must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, tree planting pit detail, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare.

e) The landscape specification must include a clear and precise timetable for its implementation and details of the supervision of the planting and establishment over the five year period.

- **TREE PROTECTION & METHOD STATEMENT REQUIRED:** The development (including site clearance, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) must not commence until the approved Tree Protection Plan works are in place.

A Tree Survey with the following details shall be submitted to the Local Planning Authority before any works commence on site:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- b) details of the species, diameter (measured in accordance with paragraph a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c) and d) below apply;
- c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

A Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule shall be submitted to the Local Planning Authority and approved in writing before works commence on site. The statement must include:

- a) a plan showing the areas of on-site trees, or parts of trees growing from adjacent sites, to be protected and fencing in accordance with the relevant British Standard (BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) and to identify areas where no chemical or materials or equipment shall be stored, mixed or prepared, no fires or site washings, within the RPA of the tree or under the canopy spread whichever is the greater
- b) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree, or any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];
- c) Clearly show any demolition, construction or soil level changes to be undertaken within the proximity of the RPA of the retained trees,
- d) specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme.

The fencing or other works which are part of the approved Tree Protection Plan shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The development shall be carried out only in accordance with the approved documents, unless the Local Planning Authority has given prior written consent to any variation. Trees on or adjacent to the site must be protected in accordance with the agreed statement throughout the period of development.

Reason: To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the landscape is maintained through the retention and safeguarding of existing tree(s) health and stability and the planting of new tree(s).

#### GENERAL INFORMATIVES

- There is frequent referent to planting native trees. Although this is reasonable and expected in the naturalistic or transition areas and boundaries, it is not expected in the streetscenes or rear garden planting.

- Significant discrepancies between indicative landscape plans and detailed landscape plans will not be acceptable.
- Details of tree planting pits (including any structural soil or 3D cellular confinement system calculations) should be included. A copy of the planting specification and maintenance schedule should be included (please ensure BS8545:2014 Trees: from nursery to independence in the landscape – recommendations is used).
- The proposed planting schedule will be considered with existing on site flora to ensure the 10:20:30 rules of diversity are being observed.
- Planting on the boundaries of the site should reflect the locally native flora.
- Planting on the interior of the site does not need to be native.
- Tree planting should use the largest crowned species suitable for the location without future containment issues. Trees with seasonal interest such as flowers, seeds or berries and autumn colour should be used.
- Large areas of hard standing should be shaded with trees.
- All trees which will stand in, or with large areas of hard standing, even if permeable, should utilise planting pits and structural soils or cellular confinement systems to ensure the best start in life.
- When choosing tree species consideration should be given to their ability to thrive in the Borough and current plant movement restrictions. Birch, ash and rowans should be avoided as these do not thrive. Horse chestnut suffers extensively with bleeding canker in this area and should be avoided. Lime should be avoided in areas of hardstanding. Trees commonly known to suffer from honeydew drop should not be used in seating areas, above sculptures or other locations where conflict can be foreseen.
- Trees planted within residential gardens may be fruit trees.
- Lamp posts and CCTV points should not be located close to trees. These locations should be indicated on the landscape plan.
- Hedging materials along the non residential areas should be native mixes but must not include blackthorn. Hedges located within the site do not need to be native or mixed in species but must not include Photinia or laural.
- All areas of shrubbery or herbaceous planting should include a diverse range of plants which offer seasonal interest. Different pallets of plants should be used in areas of different use e.g. residential, parking and openspace. Openspaces deserve areas of bulbs.
- Prominent vertical buildings such as bin stores or garden walls shall be covered with a climber or wall shrub.
- The landscape design should provide strong principles with interesting features for future residents.
- Even where there are existing semi-mature or mature trees, further tree planting can be used to produce a more diverse age or species structure.
- The site should have a strong entrance area e.g. a pair of future landmark trees flanking the road. / The site should include at least one tree which has the potential of being a landmark tree i.e. it should be a large crowned tree in maturity, planted in a prominent position and be either an unusual species or something different to species found on site.

- Where amenity land is outside private gardens, information as to who is going to own and maintain this land should be included.
- LEAPs and LAPs need seating for parents.
- Open spaces need dog poop (and possibly rubbish) bins.

Regards,

Miriam Hill  
**Tree Officer,**  
**Landscape & Ecology**

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE  
Telephone: 01707 357 000

Follow the link for more information about [Trees in Welwyn Hatfield](#).  
Find an [Arboricultural Association](#) approved tree surgeon or consultant