

Planning Consultation Memo

Date: 02 March 2020	Planning Officer: David Elmore	Landscape/Tree Officer: Oliver Waring
Planning Application Number	<u>6/2019/2162/OUTLINE</u>	

Context	
Site Address	Land south-west of Filbert Close, Hatfield, AL10 9SH
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 Draft 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>

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

Main Issues
Is the development within a conservation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do any of the trees in or adjacent to the site have a TPO ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Comment (if applicable):
Would the proposal require the removal of any trees, woodland or significant vegetation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment: Trees to be removed: It is not clear from the report how many trees will need to be removed but it will include at least 3 B cat trees – 2 x Field Maples and 1 oak. The remainder of the tree removals are of lower quality trees and groups of trees.

<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): A tree assessment has been undertaken which is considered a fair appraisal of the trees.</p> <p>The report also looks at the impact of the outline proposal on the trees and includes some details regarding the protection of the retained tree throughout the development process.</p> <p>If approved and once the layout has been confirmed a detailed Arboricultural Method Statement should be provided with details of the tree protection and construction methods to minimise the impact in the trees.</p>
<p>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comment (if applicable): Appropriate landscaping should ensure there is sufficient screening to and from the site. The proposal should include robust screening along the south west boundary of the site.</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): If approved the following landscape information should be submitted for approval prior to any on site activity:</p> <p>Initial considerations for landscape should include at minimum:</p> <ul style="list-style-type: none"> a) Proposed sites should be self-sufficient for landscape or/and contribute to the landscape of the neighbourhood as a whole. They should not rely on existing surrounding landscape to provide screening etc. b) Planting on the boundaries of the site should reflect the locally native flora. c) Planting should be a considered mix of formal and informal to provide texture throughout the site. Species choice does not just have to be native, especially in relation to trees. The right plant in the right place is key to sustainable and continued landscaping. d) At least 2 large canopy trees should be included in the site to compensate for the loss of the B category trees. e) The proposed planting schedule will be considered with existing on site flora to ensure the 10:20:30 rules of diversity are being observed. f) 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. A limited number of double or semi-double flowering species should be used as these provide no forage for pollinators. g) All trees which will stand in, or with large areas of hard standing, even if permeable, should be planted in pits using either structural soils or cellular confinement systems to ensure the

best start in life..

- h) Trees planted within residential gardens may be fruit trees or small ornamental species.
- i) Lamp posts and CCTV points should not be located close to trees. These locations should be indicated on the landscape plan.
- j) 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.
- k) Prominent vertical buildings should consider the use of greenwalls and/or green roofs
- l) The landscape design should provide strong principles with interesting features for future residents.
- m) 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.
- n) 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.
- o) Where amenity land is outside private gardens, information as to who is going to own and maintain this land should be included.
- p) The plans should include details of species, sizes, planting densities, planting methods and aftercare.

Recommendations and conclusion

In principle there is no objection to the proposal on landscape grounds. The proposal will require the loss of some trees including 3 B category trees. The loss of these tree should be mitigated through the landscaping scheme,

If approved the development will require a high quality, detailed landscape scheme (to include the details mentioned above). The proposals should include robust screening along the southwest boundary of the site.

It is also recommend that, if approved, a detailed Arboricultural Methods Statement in accordance with BS:5837:2012 be submitted for approval prior to any on site activity.