

Planning Consultation Memo

Date: 20 January 2020	Planning Officer: Clare Howe	Landscape/Tree Officer: Oliver Waring
Planning Application Number	<u>6/2019/2714/OUTLINE</u>	

Context	
Site Address	YMCA, 90 Peartree Lane, WGC
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable): TPO 780 (2018)
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: 1x Beech 5x Flowering Cherry 2x Field Maple 1x Sycamore 2x Pear 1x False Acacia 1x magnolia

1x Silver birch
1x Indian bean tree
1x weeping mulberry

Most of the tree losses are those of poor quality and are being removed due to the ailing condition. Four trees are classed as B category trees.

Has any BS: 5837:2012 information been supplied?

Yes No N/A

Comment (if applicable): An arboricultural implications assessment and method statement have been submitted (BMD report BMD.19.048.RP.902.A)

The report gives details of the BS:5837:2012 assessment of trees. The assessment of the trees is considered a fair appraisal of the trees.

The trees shown for removal are generally poor quality and the removals could be mitigated through a robust landscape scheme.

The method statement provided is considered comprehensive and sufficient to protect the retained trees should the proposal be approved.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No

Comment (if applicable):

Is there a detailed proposed landscape plan?

Yes No N/A

Comment (if applicable): A detailed landscape plan would be needed which should include: species, sizes, densities, planting methods and aftercare.

Consideration should be given to the following:

- The use of green roofs and green walls where appropriate.
- At least one tree on the site that will achieve a large broad crown.
- A diverse range of species to ensure there is resilience within the scheme and seasonal interest.

Recommendations and conclusion

There are no objection to the outline proposal on landscape grounds. The loss of the trees on site will need to be mitigated with a robust landscaping scheme.