

## Planning Consultation Memo

<b>Date: 04 November 2020</b>	<b>Planning Officer: David Elmore</b>	<b>Landscape/Tree Officer: Oliver Waring</b>
<b>Planning Application Number</b>	<b><u>6/2020/2248/OUTLINE</u></b>	

<b>Context</b>	
<b>Site Address</b>	Roudnhouse Farm, Land off Bullens Green Lane, Colney Heath
<b>Relevant Constraints/Policies</b>	<p>WHDP 2005</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>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> <p><b>NPPF 2019</b> - This framework policy promotes a presumption in favour of sustainable development, delivering good quality design and change for the</p>

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 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?**

Yes  No

**Do any of the trees in or adjacent to the site have a TPO ?**

Yes  No

**Comment** (if applicable):

**Would the proposal require the removal of any trees, woodland or significant vegetation?**

Yes  No

**Comment: Trees to be removed:** A number of trees are shown for removal. The report does not clarify which tree or how many exactly at the outline stage.

**Has any BS: 5837:2012 information been supplied?**

Yes  No  N/A

**Comment** (if applicable): Arboricultural Assessment Report by FPCR Environmental Design Ltd

The assessment of the trees (in accordance with BS:5837:2012) within the arboricultural report appears to be a fair appraisal of the trees. The plans show some losses to trees and hedges to

accommodate access to the site. This loss of vegetation could be mitigated through proposed landscaping.

Any retained trees and hedges will need to be protected through any development process. The Arboricultural report touches on tree protection but moving forward a detail Arboricultural Method Statement would be required prior to any on site activity.

**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 basic landscape strategy has been supplied. The main principles of the landscape are shown but there is no specific details. A further detailed landscape plan would be required before any on site activity.

Detailed landscape plans should include information relating to species, size of planting material and numbers or planting densities. A copy of the planting specification and maintenance schedule should be included. An accompanying report should address any prominent issues and the style of proposed landscape(s) throughout the site. These documents will be used to form an opinion on the appropriateness of the application and any further detailed documents/information required by condition of approval. After approval, the depletion of the approved landscape plan via subsequent applications to amend the scheme, removing the structure or areas of soft landscaping will be considered unacceptable.

Detailed landscape plans should include information relating to species, size of planting material and numbers or planting densities. 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).

Initial considerations for landscape should include at minimum:

- a) Planting on the boundaries of the site should reflect the locally native flora.
- b) 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.

- c) The proposed planting schedule will be considered with existing on site flora to ensure the 10:20:30 rules of diversity are being observed.
- d) Planting should enhance and bolster the biodiversity on the site.
- e) 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.
- f) Large areas of hard standing should be shaded with trees.
- 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) Hedging materials along the non-residential areas should be native mixes. Hedges located within the site do not need to be native or mixed in species but must not include Photinia or laurel.
- k) 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.
- l) Prominent vertical buildings such as bin stores or garden walls shall be covered with a climber or wall shrub.
- m) Consideration should be given to the use of green walls and green roofs.
- n) The landscape design should provide strong principles with interesting features for future residents.
- o) 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.
- p) 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.
- q) Where amenity land is outside private gardens, information as to who is going to own and maintain this land should be included.
- r) LEAPs and LAPs need seating for parents and an indication of the style(s) or expected

character(s) of the equipment/location

**Recommendations and conclusion**

- It is appreciated that this is an outline application and further information will be requested through reserved matters.
- It is likely that any development will not significantly affect the trees, hedges and shrubs already on the site.
- Planting on the site could mitigate any loss of any vegetation needed to facilitate the development.
- Should the application be approved further details regarding the tree protection and proposed landscaping would be required prior to any on site activity