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Herts Landscape Planning Advisory Service
Growth & Environment Unit
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REF: 5/2024/0950
DATE: 16 JULY 2024

Dear Case Officer,

REFERENCE: 5/2024/0950
PROPOSAL: Section 62a designation - Demolition of existing dwellings and construction of a replacement five bedroom house including attic accommodation & soft landscaping
ADDRESS: 9A & 9B Rosebery Avenue Harpenden Hertfordshire AL5 2QT

Thank you for consulting the Herts landscape service on the above proposal. The following comments are given with regards to landscape matters in line with national and local policy requirements, British Standards, and industry accepted good practice guidance.

NATIONAL PLANNING POLICY FRAMEWORK¹

The National Planning Policy Framework² (NPPF) confirms that decisions should contribute to and enhance the natural environment by protecting and enhancing **valued landscapes**,³ and recognising the intrinsic character and beauty of the countryside.

Decisions should also ensure that new developments, are sympathetic to **local character** and history including the surrounding built environment and **landscape setting**, support healthy lifestyles through the provision of safe and accessible **green infrastructure** and an appropriate amount and mix of green and other **public space**, and are visually attractive as a result of good architecture, layout, and appropriate and **effective landscaping**.

The NPPF recognises that **trees** make an important contribution to the character and quality of urban environments and serves to ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community

¹ Note: The list of national and local policies and guidelines is not comprehensive, refer to the national planning policy framework, planning practice guidance, local development plan, and other relevant strategies and guidance documents for all relevant policies and guidelines

² Ministry of Housing, Communities and Local Government, July 2021

³ In a manner commensurate with their statutory status or identified quality in the development plan

orchards), that appropriate measures are in place to secure the **long-term maintenance** of newly planted trees, and that existing trees are retained wherever possible.

LOCAL DEVELOPMENT PLAN

- Policy 1 Metropolitan Green Belt
- Policy 69 General Design and Layout
- Policy 70 Design and Layout of New Housing
- Policy 74 Landscaping and Tree Preservation
- Policy 75 Green Space within Settlements
- Policy 80 Floodlighting
- Policy 85 Development within Conservation Areas
- Policy 104 Landscape Conservation
- Policy 143A Watling Chase Community Forest

Design Advice Leaflet No.1 – Design and Layout of New Housing

Harpenden Neighbourhood Plan – 2018 - 2033

Conservation Area / Listed Building / Scheduled Ancient Monument / Registered Park & Garden – **Conservation Area – Harpenden, Locally Listed Buildings surrounding.**

ARBORICULTURAL IMPACT ASSESSMENT⁴

TREE SURVEY & IMPACT ASSESSMENT

The submitted Tree Report identifies the following tree removals and works:

- We understand that it is proposed to remove 3 trees to facilitate the proposed development. It is noted that as these trees are located within the Conservation Area an application for removal will need to be made to SADC.
- We acknowledge the submission of the Tree Protection Plan that highlights the proposal to include tree protection fencing within the rear garden.

LANDSCAPE PROPOSALS

It is acknowledged that the house is not locally listed, but the dwellings adjacent are, the Design and Access Statement states that the character of the existing house is not the same as the surrounding built form.

We note that it is proposed to include new soft landscaping to the frontage of the new dwelling, a new hedge is also proposed to mirror that of No.11 behind a low brick wall. This is a supported approach to integrate the new dwelling with the surrounding character of the street.

The Design and Access Statement makes reference to the loss of 1 tree in the rear garden, however there are 3 proposed for removal. This should be clarified as the Harpenden Neighbourhood Plan Policy ESD14 – Trees and Hedges, states that any loss should be mitigated at a 2:1 ratio.

⁴ Comments are given in line with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Further clarification around the soft landscaping for the site is required as the submitted plans do not show a consistent approach. The Proposed Soft Landscaping Plan should include the existing trees that are to be retained in the rear garden as currently it does not.

SUMMARY & CONCLUSION

As mentioned above clarification around the No. of trees removed from the rear garden should be clarified and the proposed mitigation planting should be stated. The applicant should also produce a Proposed Soft Landscaping plan that includes the retained trees.

A consistent set of proposed plans should be included that have the final proposed layout included. As currently the Proposed Soft Landscaping Plans do not match to the Proposed Plans and Elevations.

We therefore advise the LPA that further clarification is required around the soft landscaping proposals for the site as the submitted plans are not consistent.

Yours sincerely,

Adam Rumble
Landscape Officer
Herts LEADS (Landscape Ecology Archaeology Design Sustainability)