

Growth & Environment
Executive Director Mark Doran



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Herts Landscape Planning Advisory Service
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TEL: 01992 555205
EMAIL: Landscape@hertfordshire.gov.uk
REF: 5/2024/1062
DATE: 14 AUGUST 2024

Dear Case Officer,

REFERENCE: 5/2024/1062
PROPOSAL: Section 62a designation - Demolition of existing four bedroom house and outbuildings, construction of replacement four bedroom house and double garage
ADDRESS: 1 Wheatfield Road Harpenden Hertfordshire AL5 2NY

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 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

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

HARPENDEN NEIGHBOURHOOD PLAN 2018 – 2033

ESD14 – Tree and Hedges

Development proposals should be designed to retain ancient, veteran, and mature trees (particularly in ancient woodland) or trees or hedgerows of Ecological, Arboricultural or amenity value and should be accompanied by a tree survey that establishes the health and longevity of any affected trees. Development proposals must not result in unacceptable loss of – or damage to – existing trees or woodlands or hedges or significant landscaping during or because of development.

Where trees must be lost as a result of development, these must be replaced at a ratio of at least 2:1 within the site, with a preference for native trees and for fruit and nut trees. The responsible planting of additional trees that reduce or absorb air pollution from traffic will be supported throughout the Neighbourhood Plan Area.

LANDSCAPE PROPOSALS

We note that it is proposed to retain an existing tree at the frontage of the property, this is a supported approach. It is also understood that the tree protection fencing is proposed around the retained tree as well as in the rear garden to protect the existing vegetation at the rear boundary.

It is proposed to introduce new Indian sandstone paving to the perimeter of the dwelling, and resin driveway and tegula edging. The introduction of a new tree and shrub planting areas to the front should help soften the building frontage. Overall, the landscaping scheme is supported.

SUMMARY & CONCLUSION

We therefore advise the LPA that we have no objection in principle to the proposed development and should the LPA decide to grant planning permission we would suggest that the following conditions be applied.

C565 – Landscape Design Proposals

C566 – Soft Landscape Works

Yours sincerely,

Adam Rumble
Landscape Officer

Herts LEADS (Landscape Ecology Archaeology Design Sustainability)