

Growth & Environment
Executive Director Mark Doran



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TEL: [REDACTED]
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REF: 5/2024/1530
DATE: 27 NOVEMBER 2024

Dear Case Officer,

REFERENCE: 5/2024/1530
PROPOSAL: Section 62a designation - Demolition of 2no. bungalow and the construction of 5no. four bedroom houses, with associated external works
ADDRESS: 22 And 24 St Annes Road London Colney Hertfordshire AL2 1LJ

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
- Policy 80 Floodlighting

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

Woodland / Tree Preservation Orders – **TPO 1870 – Woodland W2, site backs onto the TPO area.**

ARBORICULTURAL IMPACT ASSESSMENT⁴

TREE SURVEY & IMPACT ASSESSMENT

We understand that 11no individual trees, 4no groups and 1 hedge to facilitate the proposed development. It is noted that this is effectively all the existing trees on site bar T8, T11, T13 and a small hedge.

We acknowledge the submission of the Landscape Proposals Plan that highlights the proposed soft landscaping scheme for the site. It is noted that 18 new trees are proposed across the site. This is a supported approach.

The submission of the Tree Protection Plan highlights the proposed measures taken to protect the existing trees on site with fencing as well as ground protection measures where hard surfacing is proposed within the Root Protection Areas.

LANDSCAPE PROPOSALS

Its noted that the proposed character of the built form is different to the existing and surrounding architecture of St Annes Road. Whilst there is no in principle objection to the proposed styling it will have an impact on the visual characteristics of the area when viewed in the context of the surrounding houses.

The submitted Elevations and Street View visuals do not appear to show the proposed trees to the frontages of the properties. This could be a illustrative choice for the Elevations to not show them due to the focus being on the built form and showing it in comparison with the other buildings, however the Street View visuals should really include the proposed trees to give an accurate portrayal of the proposed scheme.

As mentioned above we acknowledge the submission of the Landscape Proposals Plan and are supportive of the proposed soft landscaping scheme for the site. Considerable mitigation for the loss of the existing trees has been shown with the addition of 18 new trees as well as hedging and areas of mixed planting. We are supportive of the proposal to have trees to the frontage of the dwellings.

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

SUMMARY & CONCLUSION

We therefore advise the LPA that we have no objections to the proposed development.

Yours sincerely,

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