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TEL: 01992 555205
EMAIL: Landscape@hertfordshire.gov.uk
REF: 5/2022/0267
DATE: 06 JULY 2022

Dear Lee,

REFERENCE: 5/2022/0267- FURTHER INFORMATION
PROPOSAL: Outline application (access) - Erection of up to 95 dwellings, including 40% affordable dwellings and 5% self-build and custom build dwellings, public open space, landscaping and associated infrastructure
ADDRESS: Land Between Caravan Site and Watling Street Park Street St Albans Hertfordshire

Thank you for consulting the landscape planning advisory 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.

PREVIOUS LANDSCAPE ADVICE

5/2022/0267 OUTLINE – 28/04/2022

It was concluded that:

- *The LVIA helps demonstrate that the proposed development could be acceptable in principle. However a more robust level of mitigation is required (as discussed in detail above). This should include the delivery of more robust tree planting along the western site boundary to create a stronger defensible edge to the wider landscape. It also requires an integrated GI/POS network and public realm that permeates throughout the development and is generous enough to accommodate large scale mature trees.*
- *Open spaces should have a clear function and be considered as an integral part of the site layout from the inception of the design process.*

SUBMITTED INFORMATION

The following submitted documents and plans have been reviewed:

- Letter, Nicholson's Lockhart Garratt, dated 30th May 2022
- Illustrative Layout – 01, thrive architects, SCOT210806 IL-01 Rev C
- Landscape and Visual Impact Assessment 21-0781 Version: 4 Date: 24/05/2022

LANDSCAPE PROPOSALS

- In response to the previous landscape advice requesting the delivery of more robust tree planting along the western site boundary to create a stronger defensible edge to the wider landscape, the provision of some additional tree planting where possible (taking into account onsite constraints) along here is welcomed.

The plans are currently illustrative, detailed planting plans will be required (via condition) and the approach to planting along here will be critical to maximise density of vegetation and effectiveness as mitigation. For example double staggered row hedgerows with a mix of standards and small copse groups etc.

- The 'Illustrative Landscape Design Strategy' has now been updated to show the peripheral and all internal planting.
- On comparing the site previous and current site layout plans it is apparent that some additional tree planting has been provided where possible within the public realm, predominantly to the front of plots 12-29.
- The function of the row of garden trees to provide layered screening as a response to the topography of the site is understood, and they should be provided, however they do remain at potential risk of removal by residents in the future. It is noted that the mitigation is for the benefit of views from along Tippendell Road, this receptor is of lower sensitivity and will also benefit from mitigation along the western site boundary. On balance, if they were to be removed, it should not result in any unacceptable significant adverse effects.
- The relocation of the play area is supported.

SUMMARY & CONCLUSION

Overall the submitted additional information has sought to address the landscape concerns at this stage.

One minor point that was not previously raised is the absence of any patios to the rear of the properties which are important for health and wellbeing, providing all weather access to the gardens.

Yours sincerely,



Jennifer Owen
Landscape Team Leader, Herts LEADS (Landscape Ecology Archaeology Design Sustainability)