

David Elmore

Subject: FW: Re: Comments on planning application. Land to the North of Bradmore Way, Brookmans Park. 6/2022/1097/OUTLINE

From: Oliver Waring
Sent: 01 July 2022 16:25
To: David Elmore [REDACTED]
Subject: RE: Re: Comments on planning application. Land to the North of Bradmore Way, Brookmans Park. 6/2022/1097/OUTLINE

Hi David,

Further to our discussion I have taken a look at the above application with regard its impact on the landscape. There will be obvious impacts on the character of the land within the Green Belt due to the change of use of the site. A decision as to whether the development meets the criteria for development within the Green Belt will need to be made. However, my comments related to the impact of the existing vegetation and landscape opportunities.

The applicant has supplied a Tree Survey and Arboricultural Impact Assessment by Underhill Tree Consultancy. Within the report the trees have assessed the trees in and around the site in accordance with BS:5837:2012. The assessment and categorisation of the trees is considered a fair appraisal.

The trees and vegetation are located around the boundary of the site should remain relatively unaffected by the proposal. The arboricultural report states that no trees need to be removed to facilitate the development. To the north and west of the site is Peplins wood which is classified as Ancient Semi-natural Woodland . The proposed layout provides a landscape buffer between the housing and woodland (this is set out in the Design Proposals within the Design and Access Statement) which should minimise the impact on the woodland

The proposal has no significant impact on the existing vegetation. If the proposal meets the criteria for development within the Green Belt there is no objection, in principle, on landscape grounds.

If approved a detailed Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2012 should be requested. In addition a robust landscape scheme will be require. The landscape scheme should adhere to the principles set out within the Design and Access Statement.

I trust the above is of help. If you have a queries please let me know.

Kind regards,

Oilly

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