

**From:** [Gillespie, Monica](#)  
**To:** [Plant, Faye](#)  
**Subject:** RE: General Internal Consultation Letter - App ref HPK/2017/0254  
**Date:** Wednesday, August 16, 2017 4:07:36 PM

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Faye

As discussed I have some concerns about the site.

1 Ancient woodland

The site is adjacent to an ancient woodland which is protected by a TPO. The woodland to the east is on land which rises up from the site. The NPPF advises that Planning authorities should refuse planning permission for developments that would lead to loss or deterioration of irreplaceable habitats unless the need for, and benefits of, the development in that location clearly outweigh the loss. Therefore it is important that the application is considered in light of the ancient woodland and the impact on it.

As the site is already developed and therefore a brownfield site the proposals will have less impact than if the site were to be developed from being a greenfield site. However the woodland has in the recent past been adjacent to areas used for car parking and storage. The proposals will bring residential property and gardens adjacent to the woodland these areas will have higher occupancies and the users of these areas will have different expectations. Natural England recommend that there is an appropriate buffer zone of semi-natural habitat between the development and the ancient woodland (depending on the size of development, a minimum buffer should be at least 15 metres). As this is a relatively small development a buffer of 15m would be adequate. Some of the proposed dwellings fall within this zone to the east. Taking into account the history of the site garden areas and landscaping would be tolerated within the zone but not any dwellings or other built structures

2. Council owned trees to the west

The Arboricultural reports suggest that several council owned trees to the west should be felled and others pruned to accommodate the development. This is not appropriate given that they were planted as a landscape buffer between the pedestrian greenway and adjacent built up areas. If any trees were felled due to condition in the vicinity by the council replacement planting would take place in accordance with the council's tree policy.

3. Excessive shading

In addition to the impact on the ancient woodland the proposed layout is very dense and the site is surrounded by trees on two sides within the only open aspect to the north. As such most of the properties particularly those at the southern end will be very heavily shaded. This must be considered at the planning stage.

Research undertaken by Aylesbury Vale District Council and Hertsmere Borough Council concluded that houses built within 25m to the north of trees, or 20m to the east or west will lead to an increase in complaints about trees. Several recent appeal decisions address similar issues and agree that the impact on the future occupiers should be considered. They also accept that where a property is shaded it is highly likely that pressures for further significant works to the trees would arise from future occupiers. Furthermore even when the trees are protected, it would be difficult for the Council to reasonably resist these works given the extent of the curtailment of the light that the trees would cause.

Given the above I object to the proposals on Arboricultural grounds as the layout impinges on the minimum buffer zone of ancient woodland. The proposals do not integrate existing trees and woodland into the design and the proposals would impact on public owned trees and the proposals do not take into account the impact that the trees will have on the future occupiers of the site. The proposals are therefore contrary to NPPF 118 and EQ 9.

Regards

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