

25/03084/RM

Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/00504/OP granted 03.04.2025 for residential development comprising of up to 120 dwellings with vehicular access via Flint Road

Land To The East Of Talbot Way And Kristiansand Way And Flint Road Allotments Flint Road Letchworth Garden City Hertfordshire SG6 1TY

TREE PROPOSALS (LANDSCAPING) – NHC TREE OFFICER (Francis Mabbett)

LP Policy LG3 Requirement	Complies / partly complies / does not comply / Comments
<i>Structural planting to reinforce Green Belt boundary along the eastern perimeter of site</i> Please consider whether the landscape proposals relating to this policy requirement is satisfactory – (a)content/species (b)quantity (c)location/spacing (d)maturity of tree stock	The trees proposed only account for 15% of the buffer zone planting with 6% being whips. More standard trees may provide more instant visual reinforcement of greenbelt boundary. The species selection is a good native mix but omits any Oak or Sorbus species that are present in the existing buffer zone G2 and would benefit from being included in the planting mix. The size of the proposed trees is acceptable. The trees are spaced in groups of 5-7 at 1.5m spacings. Will the plants be sourced from local provenance tree stock where available? Management plan for buffer zone seems adequate. Some details of path construction are provided in TEP AIA document as ‘<i>footpath to be sited around trees to avoid removal and constructed from woodchip with timber edging</i>’ but if trees need to be

	cleared to allow space for play areas, then details of these are not provided and will be required along with details of path construction.
Appendix 5 Local Plan - Letchworth Garden City Design Principles	
<i>2. The term 'Garden City' is equated with open residential development, characteristically low density and generously landscaped with mature trees and hedges set amongst individual houses. This is only partly true.</i> <i>3. The broadest overall effect is that of the vista. This has a formal quality exemplified by the broad tree-lined swathe which projects the main axis of a street.</i> Suggested 'mature' tree strategy (15-20m height) should be (a) primary street (b) play area to the north and (c) Green Belt boundary along eastern perimeter (d) vistas (end of streets)	The trees for the primary axis Carpinus 'Frans Fontaine' should reach mature height of 17-22m and retain a narrow crown width in maturity. Tilia 'Greenspire' is a medium tree reaching around 12-17m . Both trees create a uniform tree ideal for avenue planting and creating vistas. Additional tree planting on the west side of the main axis to the north would increase the avenue/vista effect and would benefit from a large central feature tree planted at the end on the edge of the green space as a focal point. Keeping the species the same on both sides of the main axis to the south will create the uniformity in accord with streets within LGC. The position of the Pyrus in the centre of the main axis would be better placed central to the junction. The crossroad at the entrance to the site would benefit with a large tree on each corner with either the same species or two species used. The single scots pine seems a bit out of context and another species of similar form to the Beech would be more desirable. The girth size of the trees is acceptable. The orchard at the north east of the site contains one proposed species of apple, a more mixed selection would provide more variety but ensuring flowering periods overlap for pollination. Some local heritage varieties could be sourced if available.
Design Principles	
<i>• Garden streets will create east-west habitat continuity, and must integrate SUDS design with the landscape.</i> Are there sufficient trees in side streets which deliver this? If not, can you identify areas where additional trees should be planted?	There is scope for further tree planting in the secondary streets where space allows as the continuity of trees appears broken with some secondary streets having no trees at all or on one side of the road only.

• <i>A tree strategy for private back gardens should be proposed to create backdrop planting for the quintessential Letchworth condition of homes surrounded by greenery. Plants should be evident in the background, midground and the foreground as one moves through the street.</i> Please consider whether landscape proposals delivery on this principle.	Species choice for rear gardens seems appropriate in size and variety but is limited to only 7 species across the site and would benefit from more variety. Tree planting size of 16-18cm is acceptable. The varieties of shrubs is extensive.
Other site wide tree planting proposals	
<i>General comments on quantity, species, location of trees.</i>	Some larger specimen trees could be provided in the Parkland and SUDS area to north of the site to succeed the predominantly pioneering species planting in these areas. Some additional feature tree species could be included such as Pin Oak, Liquidambar, Dawn Redwood, Ginkgo or similar and if suitable to local conditions. T5 The Arboricultural Method Statement has been updated to provide details of 2.4 Installation of the Garden Room Foundation within the RPA of T5, however there is no provision of Ground Protection that should be used when carrying out these works as BS5837:2012 states “Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.” “The locations and design for temporary ground protection should be shown on the tree protection plan and detailed within the arboricultural method statement”