

# North Hertfordshire Council

## Tree Officer comments

**File Ref:** 26/00329/FPH  
**Date:** 10/03/26  
**Planning Officer:** Vicki Wood  
**Address:** 41 Sollershott East, Letchworth Garden City, Hertfordshire, SG6 3JN  
**Subject:** Full Permission Householder : Two storey side extension following demolition of existing side element.

### **1.0 Policy position: NPPF / Local Plan / Supplementary Planning Document**

- 1.1 Paragraph 136 of the Achieving well-designed places chapter in the current Framework, addresses the integration of trees within new development. Draft NPPF Policy N3 (December 2025) proposes that trees in new development is included within the natural environment section to ensure consistency and alignment with wider environmental objectives.
- 1.2 North Hertfordshire Local Plan 2011-2031 Chapter 11 deals with the natural environment.

Policy NE2: Landscape Planning permission will be granted for development proposals that: a) Respect the sensitivities of the relevant landscape character area and have regard to the guidelines identified for built development and landscape management; b) Do not cause unacceptable harm to the character and appearance of the surrounding area or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this; c) Are designed and located to ensure the health and future retention of important landscape features; and d) Have considered the long-term management and maintenance of any existing and proposed landscaping

### **2.0 Observations**

#### **Trees**

- 2.1 The proposed development includes the removal mainly small insignificant trees that contribute little to the surrounding conservation area. The only large trees destined for removal are T001 Spruce and T007 Cedar both of which are set back within the site and in the main obscured from public view by better surrounding trees. Both trees have considerable height, but their

proximity to the building and their indifferent form means they are likely to quickly outgrow their context and with an abundance of mature trees on the site their removal is considered to have minimal impact on the amenity of the surroundings.

- 2.2 The Arboricultural Report on the whole adequately provides design/construction methodology and measures that minimises the impact on retained trees and affords them suitable protection throughout the development at the site. However, it mentions “*the developer will be using additional systems in order to reduce the impact to a minimum, such as piled foundations and ground protection mats*”, but no further detailed information is provided in Arboricultural Method Statement (AMS). Given that this should be a document available to all personnel on site, some of whom maybe less aware of how construction works can negatively impact trees, it should clearly state the processes involved to minimise tree damage.

### **3.0 Conclusion**

- 3.1 To ensure all personnel on site have access to the correct methodology and processes to be used during the construction of the development, further details of ground protection design and installation methods for piled foundations that minimise damage to tree crowns and roots should be provided in the AMS.

### **4.0 Recommendation**

- 4.1 I have no objection to the proposed development or related tree works, but to ensure retained trees are afforded adequate protection during the construction I recommend the submission to the council of an amended AMS or additional information for approval in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations that includes details of the ground protection and foundation installation methods to be used.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

**Francis Mabbett**  
**Tree and Landscape Officer**