

North Hertfordshire Council

Tree Officer comments

File Ref: 26/00115/FP
Date: 05/03/2026
Planning Officer: Thomas Howe
Address: Land Adjacent 21, Danesbury Park Road, Pottersheath,
Hertfordshire, AL6 9SH
Subject: Full Planning Permission : Erection of two detached dwellings
with detached garages including parking and hard and soft
landscaping.

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 site is void of trees with the exception of a Cypress hedge on the SE boundary. No tree survey has been provided with the application, but third party trees are present in neighbouring properties close to the NE and NW

site boundaries. Trees with canopies overhanging the site or located beyond the site boundaries within a distance of 12 times their estimated diameter could potentially be negatively affected by the development. Access to the site will be via an existing driveway to a neighbouring property which likely crosses the RPAs of third party trees to the NW of the site, minimal root disturbance is anticipated if there is to be no alteration to the existing driveway. The proposal locates a dwelling very close to the NW boundary which is potentially very close to the RPAs of third party trees depending on their distance from the site boundary.

Landscape

- 2.2 There is no objection to the proposed Landscaping Scheme submitted with the application.

3.0 Conclusion

- 3.1 Without a tree survey it is not possible to accurately assess whether the third party trees are within influencing distance of the proposed development and likely to be negatively impacted.

4.0 Recommendation

- 4.1 Request the applicant submits a tree survey in accordance with BS5837: 2012 to establish whether third party trees are likely to be negatively impacted by the proposed development. If it is found the trees will be impacted then, to ensure retained trees are afforded adequate protection during the construction and demolition of the proposed development I recommend the submission to the council for approval of an Arboricultural Method Statement and Tree Protection Plan in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations,, should be secured by condition.

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