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Cc: DMAdmin
Subject: RE: 25/01088/FUL - 150 High Street, Huntingdon
Date: 08 September 2025 16:02:17
Attachments: image001.png
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I have outlined my objections below.

1. The plan shows the proposed trees having less space than those in situ. Additionally, they are located even closer to adjacent structures and boundaries then the current specimens. All the proposed trees will pose a risk to surrounding structures (NE retaining wall, NW boundary wall, SE boundary wall of adjacent property, the prosed dwelling itself) as their root systems spread and growth. Planting trees that pose a risk to surrounding structures puts them at a high risk of being felled to prevent damage to the proposed and surrounding structures. Trees at a high risk of being felled are unsuitable for securing a net gain.





2. Baseline trees have been recorded as retained in the metric and maps when they are to be felled.

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m2)			
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	
1	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	122.48	122.48	0.00	
2	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	274.23	223.20	0.00	
3	Sparsely vegetated land	Ruderal/Ephemeral	Area/compensation not in local strategy/ no local strategy	47.33	0.00	25.52	
4							
5							
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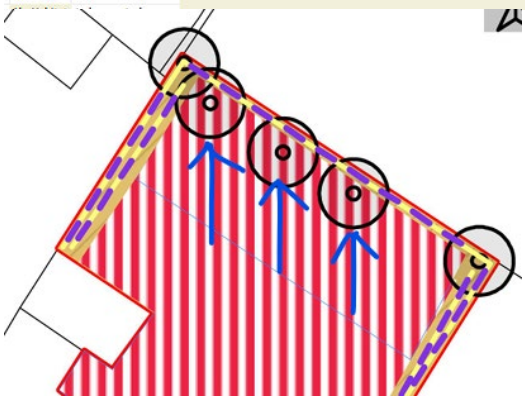
19							
20							
Trees	Individual trees	Urban/rural tree	Area/compensation not in local strategy/ no local strategy	488.33	488.33	0.00	
			Totals (areas excl trees, green walls and intertidal hard structures)	444.03	[redacted]	25.52	
			Error Check 1				Areas Accep
			Error Check 2				Areas Accep
			Error Check 3				Areas Accep



3. Planted trees within hedgerow and trees within private gardens cannot be counted towards BNG as per the metric user guide (p61).

You should not:

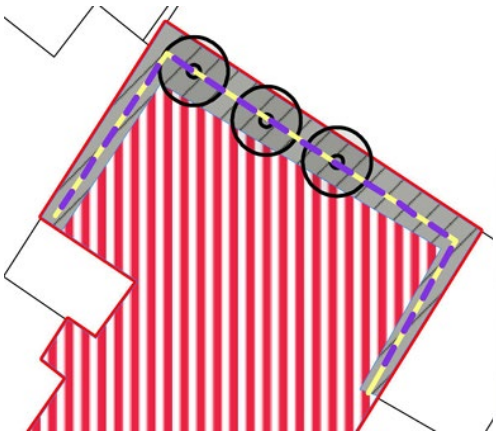
- count newly planted trees sited within private gardens
- count trees planted as part of hedgerow creation or enhancement
- adjust the area generated by the tree helper

Post-development size classes

When planting new trees, post-development size class is determined by the DBH of the tree at the time of site-planting. You should record newly planted individual trees as 'small' (this includes trees planted with a DBH less than 7.5 cm).

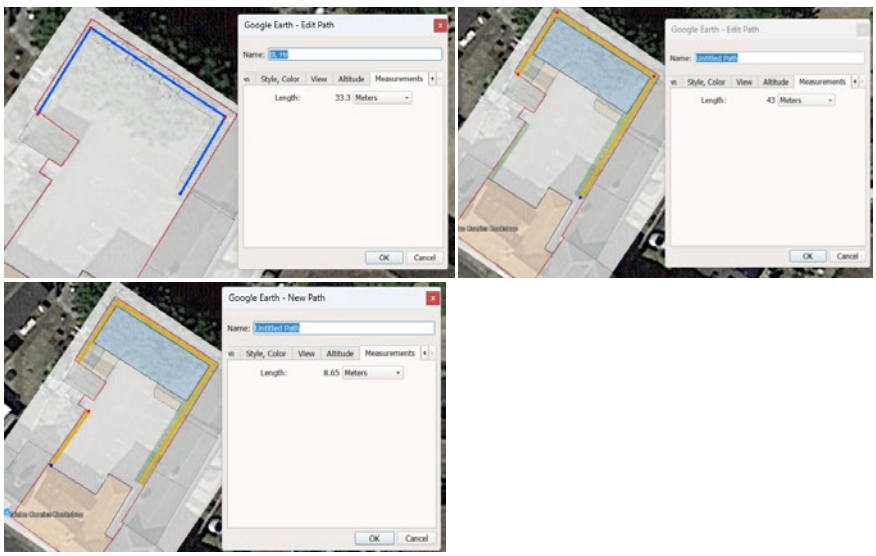
Only assess a newly planted tree as 'medium' size or above if they meet DBH criteria set out in Table 15 at the time of site-planting.

4. Ruderal ephemeral enhancement is proposed in the metric. Proposed uplift via its enhancement isn't possible as it can't be enhanced, it has just been used as a place holder to fill in underneath hedgerows. It should either be changed to a more appropriate habitat type or left unenhanced.



Colour Code	Habitat Description
	Developed land; sealed surface
	Urban rural tree
	Ruderal Ephemeral
	Native hedgerow with trees
	Enhanced Area (Overlay)

5. Lengths of baseline and created hedgerows is incorrect. Mapping shows baseline hedgerow length is approx. 30m with approx. 45m and 9m created. The retained length of 16.08m in the metric baseline is not correct, or the same length should not have been included as created.



6. Hedgerow with trees habitat type creation inappropriate, as explained above.
7. Hedgerow in good condition not possible as it will fail criteria A2 (width of approx. 75% of the proposed hedgerows < 1.5m), B1 (hedgerow sandwiched between boundary walls and proposed dwelling (approx. 20% of total length) will not have any leafy growth below 0.5m if criteria A1 is met) and C1 (1m width of vegetation not proposed).

In conclusion, the application fails to ensure the development delivers a 10% Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). As such the proposal would have an unacceptable effect on biodiversity in addition to the above legislation, so fails to comply with Policy LP30 of LP which states that a proposal will ensure no net loss in biodiversity and provide a net gain where possible. It would also conflict with paragraph 187 d) of National Planning Policy Framework which states decisions should contribute to and enhance natural and local environment by minimising impacts on providing net gains for biodiversity.

Kind regards,

Huntingdonshire DISTRICT COUNCIL

Edmund Terrington BSc (Hons)
Ecology Officer

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Working Hours: Mon - Fri