Landscape Consultation

Proposal: Variation of conditions 2, 3, 4, 5, 6, 7 and 8 of 23/02343/FUL to amend approved drawings to change design of dwelling and garage, to amend wording to be approved as material shown on drawing SE-2221-P2000, amend wording to be approved as landscaping as shown on SE-2221-P1000, amend wording to be approved as tree protection as shown on SE-2221-P1000, amend wording to be approved as shown on drawing SE-2221-P1000, amend wording to be approved as drainage design, amend wording to be approved as shown on drawing SE-2221-P1100	**Location:** Land South West Of November Cottage Green End Great Stukeley
Case Officer: MRO **Landscape Officer:** PBAI	**Application No:** 25/00352/S73

Comments in BLUE are in response to the Additional Landscape Specification received 8th April 2025.

Condition 4:

No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Condition 6:

No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in section 5 of the accompanying Update Preliminary Ecological Appraisal and Protected Species Assessment carried out by Skilled Ecology Consultancy Ltd (dated March 2021) will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Documents Viewed:

- Site Plan SE-2221-P1000
- Updated PEA 18th March 2024 and predecessor document
- Additional Landscape Specification

Comments:

The submitted Site Plan SE-2221-P1000 shows the location of all existing trees and hedgerows on the land. However, the dwg does indicate if they are to be retained or lost or if any trees to be removed are shown on the submitted plan. Amended plans to include details of any to be retained and those which are to be removed. With reference to the updated PEA, please see the extract below which indicates loss of hedgerow. I defer to Arboriculture Colleagues in the first instance on the proposed tree protection.

> The primary features of ecological value present were the northern and eastern hedgerows and a mature ash *Fraxinus excelsior* in the south eastern corner. No signs or evidence of protected, priority or rare species were discovered during the original surveys. The hedgerows were proposed for retention, minus a small reduction for improved vehicle access.

Planting plans shown in the submitted dwg does not specify the grass treatment as recommended in the updated PEA: '*Any new or restored grass areas will be created using wildflower meadow mixture such as EM1 from Emorsgate Seeds*'. Additional Landscape Specification provides the relevant details. Accepted.

A new mixed native hedgerow proposed to be planted around the site boundary to compensate for the loss of hedgerow elsewhere on site is not shown on the submitted dwg. Additional Landscape Specification provides the relevant details. Accepted.

Other than '*grass'* no other details are provided for soft landscaping. Additional Landscape Specification provides the relevant details. Accepted.

Details of external lighting are not shown on the submitted dwg. Further details should be provided as per updated PEA recommendations: Not provided.

> The recommendations in the preceding Preliminary Ecological Appraisal remain valid for the application, with some minor amendments due to recent guidance changes for bats and other notable wildlife. Please see below for the amended recommendations which are broadly in accordance with the original recommendations.
>
> *Bats*
>
> The risk of significant impact to roosting, foraging or commuting bats was considered very low, to further minimise impact, the below recommendations, should be followed:
>
> - Any new proposed external lighting should be minimised. Where external lighting is required it should be warm white LED lamps with glass glazing (<2700k), rather than plastic, as these produce the least amount of heat and UV light possible, minimising the attraction effects on insects and minimising disturbance to local bats.
> - Any external lighting proposed for the development should be aimed carefully, to minimise illumination of boundary habitats and avoid light spillage into the sky, or horizontally out from any buildings, by using hoods or directional lighting.
> - External security lighting should be set on short timers and be sensitive to large moving objects only, to prevent any passing bats switching them on.
> - To compensate for foraging habitat loss, hedgerow length reduced should be replaced as detailed below.

Details of the ecological enhancements are shown on the submitted dwg. Accepted.

Recommendations:

The current submitted Site Plan SE-2221-P1000 does not show the necessary details required. It is recommended that amended drawings show details discussed above as specified by C6 of 23/02343/FUL including the recommendations or the updated PEA. Further details relating to the external lighting as they are not shown on the submitted Additional Landscape Specification as per updated PEA recommendations shown above.

Signed: PBAI

Dated: 24/03/2025 14/05/2025