Arboricultural Consultation Response (conditions)

Application No: 23/01828/FUL	**Location:** Manor Farm, Chesterton, Peterborough, CAMBS
Case Officer: HH	**Proposals: Demolition of existing Farmhouse and Erection of two new dwellings.**

Conditions reviewed:

- Condition 4 – Landscaping Plan
- Condition 5 – Landscaping Plan
- Condition 7 – Ecological Impact Plan

Summary:

4. Condition

No development above slab level shall take place until details of both hard and soft landscaping wors have been submiteed to and approved 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 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.

5. Condition.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of 5 years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant will of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

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.

7. Condition.

No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the Ecological Impact Assess – V002 by Greenwillows Associates Ltd (received by the Local Planning Authority on 27th March 2024) will be carried out has been submitted to an approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation program, 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 bio-diversity in accordance with PolicyLP30 of the Huntingdonshire Local Plan to 2036.

Observations:

It is noted that only low value trees with limited life expectancy are currently situated on site. These are all to be removed as part of the development process as per the AIA before a new landscaping design Is established. As such, no Tree protection measures will be required as part of the process.

Replanting is to take place around the perimeter of the development, entrance and front of the buildings, and will be important to soften the appearance of the buildings in their environment.

A detailed plan of the landscaping scheme has been provided. The Method Statement for replanting, and Indicative drawings, show a good mixture of native planting suitable for the hedges and location.

The trees trees to be planted around the property are also suitable, but there is limited space for large canopied, high value trees to develop. The Platanus trees will need extensive and on-going pruning to contain their canopy sizes. They could also contribute to future desiccation of the soil, and potentially the associated issues if foundation construction methods do not reflect the fact that high water demand trees are growing nearby.

I therefore feel that the planting scheme provided is suitable, but that some consideration to replacing the London Plane trees with a mid sized canopy tree would be more appropriate.

Recommendation:

Discharge Conditions 4, 5 and 7

Signed: NS	**Date: 30/01/2025**