Landscape Consultation

Proposal: Discharge of conditions 6 (landscaping), 8 (archaeology), 9 (foul and surface water), 10 (biodiversity enhancements) and 15 (bin and bike stores) of 22/00793/FUL	**Location:** Stonely House 37 - 41 Main Road Stonely
Case Officer: HHOD **Landscape Officer:** PBAI	**Application No:** 25/80051/COND

Documents Viewed:

- Proposed Hard and Soft Landscaping Plan S667-DC-01B

Condition 6 Landscaping:

> *No development above slab level shall take place in connection with the development hereby approved until full details of:*
>
> *i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);*
>
> *ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;*
>
> *iii. Full details of landscape maintenance regimes;*
>
> *iv. An implementation programme for the landscape works;*
>
> *have been submitted to and approved in writing by the Local Planning Authority;*
>
> *These works shall be carried out in full in accordance with the approved details. Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.*
>
> *Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.*

The orientation of the plan is incorrectly labelled showing northeast as north. The orientation of the proposal should be accurately depicted on amended plans.

I defer to Urban Design Colleagues in the first instance with regards to *(i.)* Hard Landscaping works.

PRoW Footpath Kimbolton 7 is not shown on the submitted dwgs which enters the red line boundary from Main Rd to the north of the building running NE/SW and exiting the property boundary to the west. It is recommended that the existing PRoW route is clearly indicated on dwgs.

Furthermore, the location of the kissing gate is not shown exiting the property boundary to the west and the timber waymarker post is not shown at the end of the driveway. A dropped kerb to footpath is also required to be shown at this location. This is to be provided by the applicant as agreed with

CCC Definitive Map team. Stiles are no longer approved by the County Council and a waymarker post is beneficial for both users and future landowner in keeping users to the footpath.

Details of existing boundaries to the north of Stonely House, and southern boundary of the proposed new dwelling are not provided and must also be specified.

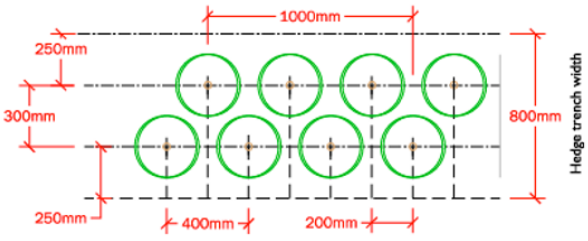
Soft Landscape works *(ii.)* include planting plans with specification. However, tree pit details are not shown and the relationship to all underground services and the drainage layout is not shown on the plans.

Landscape maintenance regimes *(iii.)* and an implementation programme *(iv.)* are shown on the dwg. This should also include details of the double staggered mixed native hedgerows on future amended plans, which is further recommended.

It is further recommended that the proposed laurel hedge to the frontage of the new dwelling is replaced with a mixed native hedgerow. Is it also recommended that a mixed native hedgerow is provided along the western boundary of both plots to supplement the post and rail fence given the adjacent countryside location.

Species for mixed native hedgerow should comprise of <u>at least</u> 5 species, ideally more:

- *Crataegus monogyna* (hawthorn) -dominant
- *Acer campestre* (field maple) -abundant
- *Viburnum opulus* (guelder rose) -occasional
- *Viburnum lantana* (wayfaring tree) -rare
- *Corylus avellana* (hazel) -occasional
- *Prunus spinosa* (blackthorn) -frequent
- *Rosa canja* (dog rose) -occasional
- *Malus sylvestris* (crab apple) -occasional
- *Cornus sanguinea* (dogwood) -frequent
- *Frangula alnus* (alder buckthorn) -occasional
- *Euonymus europaeus* (spindle) -occasional
- *Ilex aquifolium* (holly) -rare
- *Ligustrum vulgare* (wild privet) -occasional
- *Prunus avium* (wild cherry) -rare
- **Sambucus nigra* (elder) -rare NB generally not planted as it will find its own way into hedgerows.



The hedge shall be planted in a staggered row at the above dimensions

MIXED NATIVE HEDGEROW PLANTING DETAIL - 5/m
Double staggered row with 800mm trench
Not to Scale

Most accepted form of native mixed hedge planting.

Trees and hedgerows planted on the village edge/urban fringe are likely to be prone to rabbit and deer browsing. These threats must be identified and adequate protection provided.

A 75mm deep layer of bark mulch must be provided across the hedge trench width along the length of the hedgerow.

Recommendations:

Seek amendments discussed above.

Signed: PBAI

Dated: 24/03/2025