Landscape Consultation

Proposal: Discharge of Condition 8 (Tree pit details) of 22/01003/REM.	**Location:** Wintringham Park Cambridge Road St Neots
Case Officer: LF **Landscape Officer:** PBAI	**Application No:** 24/80393/COND

Condition 8

Notwithstanding the details shown on the 'Landscape Specification and Details' plan drawing reference 2580-LLA-ZZ-00-DR-L-0301 Rev P03 and the 'Landscape Masterplan' drawing reference 2580-LLA-ZZ-00-DR-L-0001 Rev P07, no development shall commence in relation to the proposed parking areas across the site that contain trees until alternative details of tree pits located in between car parking spaces have been submitted to and approved in writing by the Local Planning Authority. The details shall include a dimensioned cross section drawing showing the construction elements of the pit, surrounding hard landscaping, the existing ground level, and the soil volume in cubic metres that each pit shall provide. The tree pits shall be constructed in accordance with the approved details.

Reason:

To ensure that tree pit details are considered in respect of all underground services to ensure the long term health and growth to maturity of trees planted in predominantly hard surfaced areas in the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Documents viewed:

- Tree Pit Location Plan - Sheet 1 of 5 (1261 EML XX XX DR D L 01)
- Tree Pit Detail - Sheet 2 of 5 (1261 EML XX XX DR D L 02)
- Tree Pit Detail - Sheet 3 of 5 (1261 EML XX XX DR D L 03)
- Tree Pit Detail - Sheet 4 of 5 (1261 EML XX XX DR D L 04)
- Tree Pit Detail - Sheet 5 of 5 (1261 EML XX XX DR D L 05)
- Landscape Specification and Details (2580-LLA-ZZ-00-DR-L-0301 Rev P03)
- Detailed Planting Proposals Sheet 1 of 4 (2580-LLA-ZZ-00-DR-L-0201 Rev P04)
- Detailed Planting Proposals Sheet 2 of 4 (2580-LLA-ZZ-00-DR-L-0202 Rev P04)
- Detailed Planting Proposals Sheet 3 of 4 (2580-LLA-ZZ-00-DR-L-0203 Rev P04)
- Detailed Planting Proposals Sheet 4 of 4 (2580-LLA-ZZ-00-DR-L-0204 Rev P04)

Comments:

Tree pit details have been reviewed against the proposed tree planting. Soil volume calculations have been undertaken with reference to GreenBlue Urban Tree Soil Volume Guide in the absence of referenced Tree Soil Volume Calculation (2580A2-LLA-ZZ-00-DR-L-0205-P01).

Soil volumes provided are found to be adequate. The table below summarises the findings:

	Tree species	GreenBlue Urban Tree Soil Volume Guide	Structural Geonet Crate Area (discounting additional variable landscaping strip area)	Ample Y/N
T1	*Acer campestre* 'Elsrijk'	21m³	Tree Pit Type A >22.5m^3	Y
T2	*Acer campestre* 'Elsrijk'	21m³	Tree Pit Type A >22.5m^3	Y
T3	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type B >12m^3	Y
T4	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type C >15m^3	Y
T5	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type C >15m^3	Y
T6	*Gleditsia triacanthos* 'Sunburst'	21m³	Tree Pit Type A >22.5m^3	Y
T7	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type B >12m^3	Y
T8	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type B >12m^3	Y
T9	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type B >12m^3	Y
T10	*Acer campestre* 'Elsrijk'	21m³	Tree Pit Type A >22.5m^3	Y
T11	*Acer campestre* 'Elsrijk'	21m³	Tree Pit Type A >22.5m^3	Y
T12	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type C >15m^3	Y
T13	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type B >12m^3	Y
T14	*Sorbus* 'Golden Wonder'	17m^3	Tree Pit Type D >12m^3	Y
T15	*Acer campestre* 'Elsrijk'	21m³	Tree Pit Type A >22.5m^3	Y

Recommendations:

Condition 8 is recommended for discharge.

Signed: Patrick Bailly

Dated: 17/12/2024