Landscape & Biodiversity Consultation

Proposal: Discharge of conditions 4 (Landscaping), 5 (Cycle Storage), 6 (Biodiversity Enhancements) and 9 (Contamination) of 24/00096/FUL	**Location:** Fenby Farm Fen Lane Stilton Peterborough PE7 3SA
Case Officer: CDEW **Landscape Officer:** PBAI	**Application No:** 24/80343/COND

Documents Reviewed:

- Dwg Condition 4 and 5 1017/PC4+5
- Biodiversity Method Statement and Enhancement Strategy
- 24/00096/FUL Preliminary Ecological Appraisal Including a Protected Species Assessment
- 24/00096/FUL Preliminary Roost Assessment
- 24/00096/FUL Site Photos
- 24/00096/FUL Design and Access

Condition 4:

Notwithstanding the submitted details, 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 LP30 of the Huntingdonshire Local Plan to 2036.

Comments:

C4 not recommended for approval, please provide recommended amendments:

The proposed neutral grassland mix (EM2 or similar) is suitable and associated grassland establishment and ongoing management is accepted.

The proposed mixed native hedgerow species are acceptable. However, please remove the text '*Ornamental non-native species will not be dominant within the hedgerow.'* Non-native species are not acceptable within the native hedgerow. Please specify planting density as suggested below:

Please also specify the use of protection, such as rabbit spirals. The following recommendations from the PEA should be used (additional species as listed in Dwg 1017/PC4+5 is welcomed):

The new hedgerow will be planted in double staggered row sections, preferably 5 whips per linear metre, with spiral tree guards and include: 60% Hawthorn (Crataegus monogyna) 20% Field maple (Acer campestre), 10% Hazel (Corylus Avellana), 5% wild cherry (Prunus avium), 5% guelder rose (Viburnum opulus).

It is recommended that the mixed native hedgerow is extended along the northern and western boundaries as shown below:



The proposed tree planting and species proposed is generally accepted, please replace hazel proposed on the northern boundary with small-leaved lime and replace alder on norther boundary with field maple. Please provide specification of tree sizes. It is strongly recommended that heavy standards are proposed for all northern boundary trees. This will go someway to mitigate for the loss of mature tree cover in this area since November 2020, which wasn't picked up in the PEA.





Google Earth Imagery from November 2020 and March 2023 Highlighting a Significant Loss of Mature Tree Cover and Scrub or Tall Forbes Habitat.



Image From the Design and Access Showing Mature Tree Cover and Scrub or Tall Forbes Habitat Adjacent to the Barn in 2020.

Image 9. The barn at Fenby Farm, 2020

Condition 5:

Notwithstanding the details shown on the plans, the dwelling hereby permitted shall not be occupied, until details of the facilities for the provision of secure covered cycle parking (with sufficient space for one cycle space per bedroom) have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the dwelling is occupied and shall be retained as such.

Reason:

To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Comments:

Accepted. C5 recommended for approval.

Condition 6:

No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the Chapters 5 of the Preliminary Ecological Appraisal (dated September 2023) and Chapter 4 of the Preliminary Roost Assessment (dated 11/12/2023) 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.

Comments:

Accepted. C6 recommended for approval.

Signed: Patrick Bailly

Dated: 20/11/2024