Landscape Consultation

Proposal: Discharge of Condition 7 (Landscaping) of 20/00849/FUL.	**Location:** Manor Farm Church End Woodwalton Huntingdon PE28 5YU
Case Officer: [redacted] **Landscape Officer:** [redacted]	**Application No:** 24/80412/COND

Condition 7:

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, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

Comments on the hard landscaping works (C 7 i.) are deferred to the Urban Desgin Officer in the first instance.

Documents Viewed:

- External Landscaping Plan 001A
- Landscape Management Plan

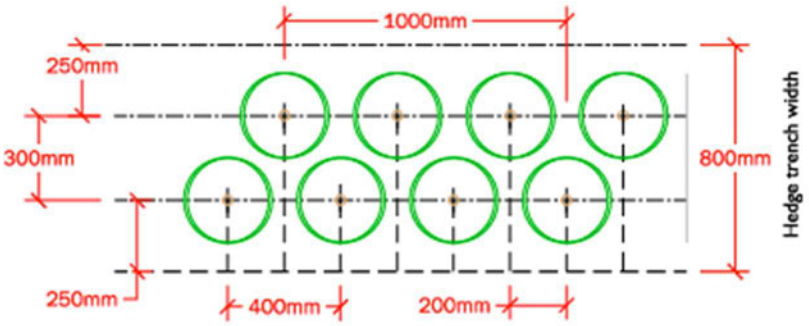
Comments:

ii.

Soft Landscape Works provided. However, they do not show the relationship to all underground services and the drainage layout. Please provide amended drawings which show the relationship to all underground services and the drainage layout.

Tree species on boundaries should all be native and characteristic of the Fens Landscape Character Area. It is recommended to replace *Carpinus betulus* with *Salix alba*, and *Sorbus aria* with *Salix cinerea.*

H1 Beech hedge single species should be replaced with a mixed native species hedgerow with species characteristic of the Fens LCA. This should be a minimum of 5 species (ideally more) planted at 5/m in a double staggered row as illustrated below. This could be a combination of the following species: *Crataegus monogyna, Corylus avellana, Cornus sanguinea, Prunus spinosa, Ligustrum vulgare, Viburnum opulus, Rosa canina and Frangula alnus.*



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.

Meadow Grass is specified as EM2 Standard General Purpose Meadow Mixture. This mix is inappropriate due to the proposed mowing regime. This should be amended to EL1 Flowering Lawn Mixture (or similar) as it contains slow growing grasses with a selection of wildflowers that respond well to regular short mowing.

iii. & iv. Accepted.

Recommendations:

Seek amendments discussed above.

Signed: [redacted]

Dated: 23/12/2024