



North Herts Council
Development and Conservation
North Hertfordshire District Council
PO Box 10613
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Our ref: 11275
Date: 17 March 2026

For the attention of: Anne McDonald

Application ref: 25/02547/FP
Location: Land To The South And East Of Senuna Park, Station Road, Ashwell.
Proposal/Description: Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping.

Thank you for consulting with Place Services on the above Choose an item. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

We previously provided landscape comments dated 18th November 2025.

1.0. Review of submitted information:

- 1.1. Based on the amended information, we have the following comments.
- 1.2. The submission of Visualisations for Viewpoint 11 is welcomed, demonstrating the view of the new edge of Ashwell and the proposed mitigation to reduce the visual effects for users on Station Road.
- 1.3. We maintain concern regarding 'pressure to prune' from any new residents on the Category B tree belt (W001) 'Millenium Wood'. This relates to Plots 27, 28, 30 and 31, and also garages for Plots 21 and 23. Details of any restrictive covenants or post and wire fences along this boundary should be submitted.
- 1.4. Under 'boundary fences' within the key to the Landscape Layout Plan (Dwg no. M3942-PA-06-V07), it states that for close-board fences; "*where set against a hedgerow, these will be located suitably inboard of the hedgeline to allow hedges to grow, fill out and access sufficient light and rooting to flourish*". This needs clarifying that these refers to proposed



hedgerows, as we do not advise that close-board fences are proposed to abut existing strong hedgerow and trees boundaries within the site.

- 1.5. The 'boundary fences' on the key also demarcates the semi-circular shaped fenceline on the west of the scheme, which surrounds an area of public open space (POS).
 - Metal railings or other similar visually permeable boundary treatment would be a more suitable.
 - A pedestrian and maintenance access should be included into this space.
- 1.6. Clarification is required on whether Plots 9 and 11 have any amenity space.
- 1.7. We welcome the reduction in public access to the rear garden boundaries of properties on the north-eastern edge of the scheme. This reduces safety concerns and issues with passive surveillance.
- 1.8. We also welcome the formalised pedestrian connection to the adjacent scheme west of the site.
- 1.9. We reiterate that the proposed 'Play' area does not include any equipment.

2.0. Conditions

- 2.1. If minded for approval, we advise the following conditions are considered:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should

clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.
- b) Written Specification detailing:
 - All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 - All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
 - Furniture (Bins, Benches and Signage) and Play Equipment.
 - All operations and procedures for soft landscaping to SuDS features; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter, including inlets and outlets.
- c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.
- d) Mechanism for monitoring and review of the management plan and operations.

Reason - To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of North Herts Council

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

