

Officer Liz Anderson – Ecologist
Date 23/03/2026

Ref: 25/03149/RM
Att: Ben Glover

Land Between Royston Road and Cambridge Road, Barkway

Approval of reserved matters (access, appearance, landscaping, layout and scale) for the erection of 140 residential dwellings with associated landscaping, highways, drainage, public open space and ancillary infrastructure pursuant to outline planning permission reference 25/02234/S73 granted 03.12.2025

Updated consultee comments;

Having reviewed the amended documents I welcome the inclusion of *Fagus Sylvatica* to the northern boundary planting. I'm also pleased to see the introduction of A36 as a species rich seed mix to much of the public open space, particularly in the east.

There is a discrepancy between the Landscape Management schedule included in the March 2026 Landscape Management Plan which includes a prescription for Wildflower Meadow - EM1, A36 & WFT that is welcomed. However, the planting plans 1 – 7 detail in the key mowing regime to mirror A22;



A36 Climate Smart (Germinal Amenity).
Dashed lined indicates regular mown margins adjacent to footpaths
(Mowing regime to mirror A22 Mix)

The former management is preferable and needs to be clarified though it is expected that contractors will adhere to the management plan rather than the planting plan?

It is noted that Redrow accepts and welcomes the suggested condition to secure an Ecological Enhancement Plan. Wording repeated below for clarity;

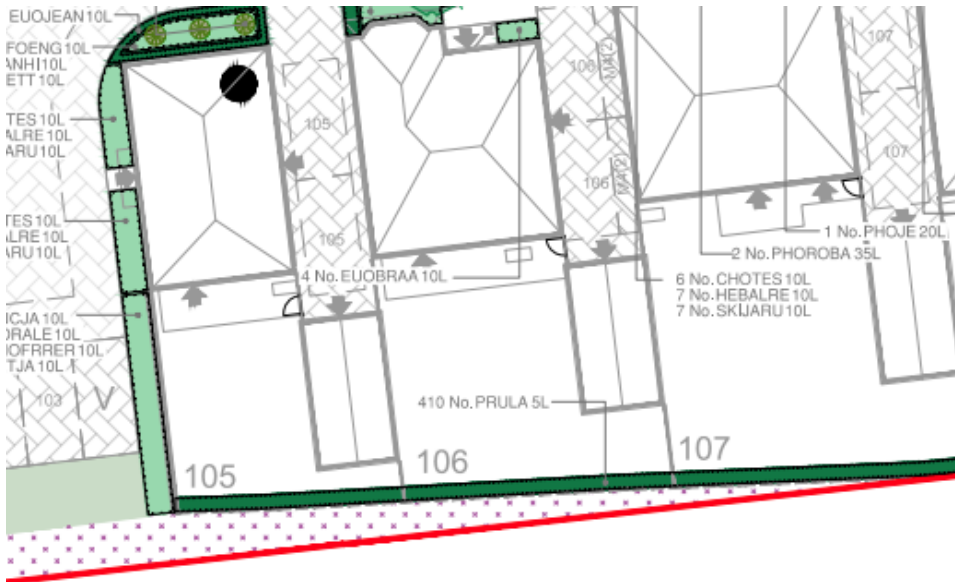
Ecological Enhancements

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat boxes in buildings/structures and hedgehog highways has been submitted to and approved in writing by the local planning authority. Swift bricks should be used where building heights allow.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.

Reference is made to the Landscape Management Plan, specifically in relation to grass cutting. Redrow states the plan has been updated but the frequency has just been omitted. Rather the wording should read; *The grass areas will be cut twice annually, once in March to reduce competition from grasses, to a height of 100mm. The second cut will take place in the autumn, after the majority of flowering species have set seed, to a height of 100mm.*

Lastly, a query regarding layout design;



It is noted that the gardens of plots 105 – 107 taper at the end with land to the rear shown as EM1 wildflower mix. The draft design code states *'open spaces should be designed with intention and purpose... leftover 'grassy patches' with no clear use, identity, or value to the community will not be permitted.'* Management of tapered areas such as this are impossible and it would have been a more logical solution to square off the gardens.