

## Landscape & Biodiversity Statement

|         |                                                                                         |             |                              |
|---------|-----------------------------------------------------------------------------------------|-------------|------------------------------|
| Version | 1.2                                                                                     | Date        | 10 <sup>th</sup> August 2026 |
| Project | Peter & Kerrie Nixon<br>Land at Basford View<br>Cheddleton<br>Leek<br>Staffs<br>ST9 9EA | Project No. | PENI/2026                    |

### 1. Overview

This statement supports the Full Planning application for a single dwelling at Basford View, Cheddleton. The landscape strategy has been designed to reinforce the rural character of the site, enhance biodiversity, and deliver a measurable net gain in accordance with the Environment Act 2021 and national planning policy.

### 2. Landscape Strategy

The proposed landscape design adopts a soft, naturalistic approach, retaining and enhancing existing boundary features while introducing new planting to integrate the development into its surroundings.

Key elements include:

- Retention of existing boundary hedgerows wherever possible
- Reinforcement of boundaries through native hedgerow planting
- Creation of a small orchard to the western side of the site
- Introduction of soft garden areas, including a cottage-style front garden
- Provision of shrub planting to soften built form and provide structure
- Use of permeable gravel for driveway and turning areas

This approach ensures the dwelling sits comfortably within the landscape and reflects the character of the surrounding countryside.

### 3. Native Hedgerow Planting

New and reinforced hedgerow planting will comprise native species including:

- Hawthorn (*Crataegus monogyna*)
- Blackthorn (*Prunus spinosa*)
- Hazel (*Corylus avellana*)
- Wild Cherry (*Prunus avium*)
- Crab Apple (*Malus sylvestris*)
- Hornbeam (*Carpinus betulus*)

These species have been selected to provide ecological value, seasonal interest, and effective boundary definition.

### 4. Orchard and Productive Planting

A small orchard is proposed to the rear of the dwelling, comprising a mix of fruit trees including apple, pear, cherry and plum varieties. This will provide:

- Additional habitat and foraging opportunities for wildlife
- Seasonal variation and visual interest
- A continuation of traditional rural land use

Soft fruit planting and a domestic vegetable garden will also be incorporated within the site, supporting sustainable living while maintaining a domestic scale appropriate to the development.

### 5. Soft Landscaping and Garden Areas

The immediate setting of the dwelling will include:

- A cottage-style front garden with herbaceous planting and seasonal bulbs
- Shrub planting to define spaces and soften elevations
- Lawn and informal planting areas to provide amenity space

Planting will be selected to ensure year-round interest and support pollinators.

### 6. Biodiversity Enhancements

As threshold have been lifted to sites in excess of 0.2 hectares through new legislation introduced 6<sup>th</sup> August 2026. Biodiversity Net Gain Assessment is no longer required on this site. The applicant however embraces the landscape proposals which is believe will still produce net gain through:

- Native hedgerow creation and enhancement
- Orchard and soft fruit planting
- Integration of sustainable drainage with planting
- Provision of wildlife features such as bird boxes and hedgehog access points

The enhanced scheme aligns with the previously submitted Ecological Mitigation Strategy and will enhance habitat connectivity across the site.

## 7. Management and Maintenance

All planting will be implemented in accordance with good horticultural practice. Any failures within the first five years will be replaced during the next planting season to ensure successful establishment.

## 8. Conclusion

The proposed landscape strategy provides a well-considered and integrated approach that enhances the visual quality of the site, supports biodiversity, and reinforces the rural character of the area. The scheme delivers a policy-compliant and environmentally positive form of development appropriate to its setting.

