www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
Tel: 01480 388418

Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

South View

Address Line 1

Harpers Drove

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Ramsey Heights

Postcode

PE26 2RR

Description of site location must be completed if postcode is not known:

Easting (x)

525044

Northing (y)

285071

Description

Applicant Details

Name/Company

Title

Mr

First name

Colin

Surname

Jarlett

Company Name

Address

Address line 1

South View Harpers Drove

Address line 2

Address line 3

Town/City

Ramsey Heights

County

Cambridgeshire

Country

United Kingdom

Postcode

PE26 2RR

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Change of use of paddock and siting of shepherd hut for holiday let purposes. Alteration to fence.

Site address: South View Harpers Drove Ramsey Heights

Reference number

Application Number: 24/01111/FUL

Date of decision (date must be pre-application submission)

18/11/2024

Please state the condition number(s) to which this application relates

Condition number(s)

7. Condition.No development above slab level shall take place until a biodiversity scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include:a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;b) A Biodiversity Method Statement which provides details of how the recommendations contained in the Preliminary Ecological Appraisal (dated May 2024) and by arbtech will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme. c) A Habitat Management and Monitoring Plan. These details shall include how the habitats will be maintained, who is responsible for creating or enhancing the habitats, who is responsible for maintenance, management and monitoring (every 3, 5 and 7 years).The development shall be carried out in accordance with the approved details.Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The conditions set required us to show how we would achieve a biodiversity net gain from this proposal.
We have instructed Arbtech to complete a HMMP Report to show this, which has been sent in an email to you on 11/03/2025.

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;
b) A Biodiversity Method Statement which provides details of how the recommendations contained in the Preliminary Ecological Appraisal (dated May 2024) and by arbtech will be carried out.
The details shall include but not be limited to; specification, location, timing, an implementation programme. c) A Habitat Management and Monitoring Plan. These details shall include how the habitats will be maintained, who is responsible for creating or enhancing the habitats, who is responsible for maintenance, management and monitoring (every 3, 5 and 7 years)..

As sent attached to e-mail on the 11/03/2025

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Application Number: 24/01111/FUL

Date (must be pre-application submission)

02/09/2024

Details of the pre-application advice received

We were asked to supply the following reports,
Flood Risk Assessment
Biodiversity net gain report.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Colin Jarlett

Date

20/03/2025