Our Ref: 24/80421/COND
Your Ref: 1890 Wintringham DOC RMA Cond...

19 May 2025

Saunders Boston Ltd
119 Newmarket Road
Cambridge
CB5 8HA

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 18 (Ecological Enhancement) of 22/01003/REM (as amended by 25/00157/NMA)

Site address: Wintringham Park Cambridge Road St Neots

Your client: Mr James Browning, Lodge Park Ltd

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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19th May 2025

Dear Sir/Madam

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of Condition 18 (Ecological Enhancement) of 22/01003/REM (as amended by 25/00157/NMA)

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Mr James Browning, Lodge Park Ltd

I refer to your application above received on 2 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 18 - Ecological enhancement
Condition 18 wording:
"Notwithstanding the details set out within part 9 of the 'Reserved Matters Compliance Statement - Biodiversity compliance Statement' dated September 2022 and as illustrated on the 'Detailed Hard Landscape Proposals Sheets 1-6', drawing references 2580-LLA-ZZ-00-DR-L-0101 Rev P12, 2580-LLA-ZZ-00-DR-L-0102 P11, 2580-LLA-ZZ00-DR-L-0103 Rev P11, 2580-LLA-ZZ-00-DR-L-0104 Rev P10, 2580-LLA-ZZ-00-DR-L0105 Rev P12 and 2580-LLA-ZZ-00-DR-L-0106 Rev P12, no development above slab level shall take place until full details of the siting and implementation details of the bat and bird boxes, log piles and hedgehog holes to be provided within boundary fencing
shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures (bat and bird boxes, hedgehog holes and log piles) shall be installed in accordance with the approved details and shall be retained thereafter in perpetuity.

Reason - To ensure that biodiversity and ecology in and around the site is preserved and where possible enhanced."

Submitted documents / drawings:

* Location of bat and bird boxes plan, drawing reference KD.WINT.1.D.001, received on 12 March 2025.
* Implementation details, received on 19 March 2025.
* Biodiversity enhancement feature Beetle loggery, drawing reference WT_BL_200350, received on 7 May 2025.
* Detailed Hard Landscape Proposals - 1 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0101 Rev P14, received on 14 May 2025.
* Detailed Hard Landscape Proposals - 2 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0102 Rev P13, received on 14 May 2025.
* Detailed Hard Landscape Proposals - 3 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0103 Rev P13, received on 14 May 2025.
* Detailed Hard Landscape Proposals - 4 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0104 Rev P12, received on 14 May 2025.
* Detailed Hard Landscape Proposals - 5 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0105 Rev P14, received on 14 May 2025.
* Detailed Hard Landscape Proposals - 6 of 6, drawing reference 2580A2-LLA-ZZ-00-DR-L-0106 Rev P14, received on 14 May 2025.

Assessment:
It is noted that ecological enhancement details were previously set out within the Biodiversity Compliance Statement and hard landscaping proposals approved as part of the 22/01003/REM application (as amended by 25/00157/NMA). The details submitted with this condition (as listed above) accord with these approved details and comprise the following:

* 18 Integrated bat boxes;
* 22 Bird boxes (including 7 sparrow boxes, 11 starling boxes and 4 swift brick boxes);
* Hedgehog holes in the residential fencing; and
* Beetle loggeries (log piles) within the POS.

In relation to the implementation programme for the ecological enhancements, the submitted details confirm that all biodiversity enhancements (bat and bird boxes and hedgehog holes) will be installed prior to first occupation of the dwellings to which they relate, and that the log piles located within the public open space will be installed upon completion of this area at the end of the construction period, prior to occupation of the last residential dwelling.

The proposed ecological enhancement details and their implementation are considered to be acceptable.

Conclusion:
The details submitted relating to Condition 18 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 18 can be considered discharged upon completion of the works in accordance with the approved details.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours faithfully



Clara Kerr

Chief Planning Officer
Date: 19 May 2025