Our Ref: 25/80172/COND
Your Ref: B0051/24 - Huntingdon Premier...

22 August 2025

Mr Chris Hatton
Walsingham Planning
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Dear Mr Hatton

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Conditions 4 (Landscape & Ecological Management Plan) and 5 (Biodiversity Net Gain) of 24/01132/FUL

Site address: Premier Inn Great North Road Brampton Huntingdon

Your client: N/A

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

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Our Ref: 25/80172/COND
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22nd August 2025

Dear Mr Hatton

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

Proposal: Discharge of Conditions 4 (Landscape & Ecological Management Plan) and 5 (Biodiversity Net Gain) of 24/01132/FUL

Site address: Premier Inn Great North Road Brampton Huntingdon

Applicant: N/A Premier Inn Hotels Limited

I refer to your application above received on 4 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Landscape & Ecological Management Plan
Condition 4 wording:
"No development above slab level shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by, the local planning authority The LEMP shall include the following:

(a) Description and evaluation of features to be managed.
(b) Ecological trends and constraints on site that might influence management.
(c) Aims and objectives of management.
(d) Appropriate management options for achieving aims and objectives.
(e) Prescriptions for management actions.
(f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
(g) Details of the body or organisation responsible for implementation of the plan.
(h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure an appropriate ecological design strategy has been agreed in order to fully complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036."

Submitted plans/documents:
- Landscape and Ecological Management Plan, Issue 1.1 (Arbtech)(received by the Local Planning Authority on 04.06.2025

Consultations:
HDC Ecology Officer: No comments received
HDC Landscape Officer: No objections, subject to confirmation of the landscape contractor responsible for implementation.

Assessment:
The applicant has confirmed that Flora-tec Ltd will be implementing the submitted Landscape and Ecological Management Plan. On this basis, in light of the Landscape Officer's comments, adequate information has been submitted to demonstrate that the submission and implementation aspects are acceptable.

Conclusion: Condition 4 is hereby discharged, subject to implementation and management in accordance with the approved details.

Condition 5 - Biodiversity Net Gain
Condition 5 wording:
"No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). 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 submitted Biodiversity Net Gain Assessment by Arbtech dated 27th March 2025 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

c) A management and monitoring plan for on-site and off-site biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. 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 and hedgerows 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)."

Submitted plans/documents:
- Biodiversity Gain Plan DEFRA form (received by the Local Planning Authority on 04.06.2025)
- Unconditional Allocation Agreement between Wild Capital 1 Propco 5 Ltd and Whitbread Group PLC dated 08.08.2025 (received by the Local Planning Authority on 11.08.2025)
- Biodiversity Units Allocation Notice dated 12.08.2025 (received by the Local Planning Authority on 14.08.2025)

Consultations:
- HDC Ecology Officer: no comments received
- HDC Landscape Officer: confirmation should be submitted that offsite BNG units have been acquired and allocated

Assessment:
The applicant has submitted a legal agreement confirming the requisite quantum of offsite Biodiversity Units have been acquired, and confirmation (by way of an Allocation Notice) that those credits have been allocated specifically and uniquely to this application. This information is acceptable and sufficient to satisfy the condition's requirements.

Conclusion:
Condition 5 is hereby discharged.

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 sincerely



Clara Kerr
Chief Planning Officer
Date: 22 August 2025
Agent