Our Ref: 25/80195/COND
Your Ref: Land West of Kenmore

18 August 2025

Pathfinder House, St Mary's Street
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Miss Erin Harcombe
Brown & Co
The Fairways
Wyboston Lakes
Wyboston
Bedfordshire
MK44 3AL

Dear Miss Harcombe

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of Condition 8 (Surfacing) and 9 (BNG) of 25/00028/FUL

Site address: Land West Of Kenmore Park Road Brampton

Your client: Mr Paul Ruston

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

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18th August 2025

Dear Miss Harcombe

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

Proposal: Discharge of Condition 8 (Surfacing) and 9 (BNG) of 25/00028/FUL

Site address: Land West Of Kenmore Park Road Brampton

Applicant: Mr Paul Ruston

I refer to your application above received on 26 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 8 - Surfacing
Condition 8 (surfacing) wording:
"Prior to first use of the site the proposed access and on-site parking / turning / waiting area shall be laid out , demarcated, levelled, surfaced and drained in accordance with plans to be submitted to and approved in writing with the Local Planning Authority. These plans shall enable vehicles to:
a) Enter, turn and leave the site in forward gear
b) Park clear of the public highway
The approved plans shall be implemented prior to first use and thereafter retained for that specific use only."

Submitted documents/drawings:
- Vehicular Swept Path Analysis (Sheet 1 of 2)(dwg non KMC24134/TR02(1))
- Proposed Site Access & Layout (dwg non KMC24134/002 Rev A)

Consultations:

Cambridgeshire County Council as the Local Highways Authority have been consulted on the application. The Highways Officer stated in relation to the discharge of condition 8 that they have no objections to the eventual discharge in relation to the plans submitted.

Assessment:
Officers are therefore satisfied the submitted details accord with Policies LP12, LP15 and LP17 of the Huntingdonshire Local Plan to 2036.

Conclusion:
Condition 8 is therefore discharged in full, subject to implementation in accordance with the deadlines set out in the condition.

Condition 9 - BNG
Condition 9 (BNG) wording:

"Development may not be begun unless:
(a) a biodiversity gain plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan."

Submitted documents/drawings:
- Biodiversity Gain Plan (BCEnv.24.0093.AP059896_Old Common_ACTUAL)
- BNG Metric
- BNG Site Plan as Proposed Detailed (dwg non 24 072 DK0002 P3)
- BNG Site Plan as Proposed (dwg non 24 072 DK0001 P3)
- Biodiversity Baseline Site Plan as Existing (dwg non 24-072-DX0002 P1)

Consultations:
None

Assessment:
As detailed in the Officer report for application ref 25/00028/FUL, a new boundary hedgerow is proposed as part of the Biodiversity Net Gain. The Officer report detailed "the onsite habitat change is estimated to result in a habitat unit uplift of 71.87%, hedgerow unit uplift of 100% and a watercourse unit uplift of 11.55%. Thus, the project is considered to meet the legal obligation to achieve a minimum of 10% Biodiversity Net Gain in England."

The submitted information under this discharge of condition application accords with the details submitted under application reference 25/00028/FUL. Officers are therefore satisfied the development complies with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021).

Conclusion:
Condition 9 is therefore discharged in full.

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: 18 August 2025