Our Ref: 25/80045/COND
Your Ref: Horsford - Discharge of Condi...

25 April 2025

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Dear Sir/Madam

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

Proposal: Discharge of condition 9 (access drainage), 11 (GNC reasonable avoidance measures), 12 (landscaping) and 13 (biodiversity scheme) of 24/01683/FUL

Site address: Hall Farm Warboys Road Bury Huntingdon

Your client: Mr P Horsford

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

Pathfinder House, St Mary's Street
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Dear Sir/Madam

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

Proposal: Discharge of condition 9 (access drainage), 11 (GNC reasonable avoidance measures), 12 (landscaping) and 13 (biodiversity scheme) of 24/01683/FUL

Site address: Hall Farm Warboys Road Bury Huntingdon

Applicant: Mr P Horsford

I refer to your application above received on 13 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 9 - Access Drainage
Condition 9 (Access Drainage) wording: The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Submitted documents/drawings:
- Site Location and Block Plan (dwg non 100_01 rev E) received by the LPA 13/02/2025
- Drainage and Landscape Plan (dwg non 300_01) received by the LPA 13/02/2025

Cambridgeshire County Council have been consulted as part of the application as the Local Highways Authority. Following a review of the documents provided to the Highway Authority as part of the planning application, the highways officer confirmed that the details provided for Condition 9 (access drainage), are suitable for the submission element of the Condition to be discharged.

Condition 9 is therefore discharged in full.

Condition 11 - GNC Reasonable Avoidance Measures
Condition11 (GNC reasonable avoidance measures) wording: No development shall take place (including any demolition, ground works, site clearance) until a Reasonable Avoidance Measures (RAMs)/Non-Licenced Method Statement (NLMS) strategy for great crested newts has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
a) purpose and objectives for the proposed works;
b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, vegetation clearance);
c) extent and location of proposed works shown on appropriate scale maps and plans;
d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
e) persons responsible for implementing the works;
f) description of toolbox talk to be performed onsite before works commence
g) precautions during construction works to be in place
h) procedures to follow if a great crested is identified on the application site) disposal of any wastes arising from works.

Submitted documents/drawings:
- Great Crested Newt Mitigation Method Statement received by the LPA 13/02/2025

The Council's Ecology Officer was informally consulted as part of the application and raises no concerns with the submitted details. The submitted details therefore ensure that appropriate avoidance measures are undertaken to prevent injury or death to great crested newts on the site in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 11 is therefore discharged in full.

Condition 12 - Landscaping
Condition 12 (Landscaping) wording: No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Submitted documents/drawings:
- Site Location and Block Plan (dwg non 100_01 rev E) received by the LPA 13/02/2025
- Drainage and Landscape Plan (dwg non 300_01) received by the LPA 13/02/2025
- BNG Access Map DWG non 25-3103 Rev B

The Council's Ecology Officer was informally consulted as part of the application. Amendments took place over the course of the application to ensure the proposed modified grassland would have sufficient space to grow to a good condition in respect of BNG offsetting. The proposed soft landscaping will not only offer a soft boundary treatment

between the public highway and agricultural field suitable for this rural location but also provides a biodiversity net gain.

The proposed boundary treatments and gates are considered sympathetic for this rural site. The gate proposed will be finished in black as per the request of the conservation officer.

The submitted details therefore accord with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

Condition 12 is therefore discharged in full.

Condition 13 - Biodiversity scheme

Condition 13 (Biodiversity scheme) wording: 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 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).

Submitted documents/drawings:
- BNG Access Map DWG non 25-3103 Rev B
- Habitat Management Monitoring Plan received by the LPA 01/04/2025
- Biodiversity Net Gain Assessment PDF Report received by the LPA 01/04/2025
- Small sites metric by the LPA 01/04/2025
- BNG Assessment by Eco-heck Consultancy dated March 2025 rev B and by the LPA 01/04/2025
- Drainage and Landscape Plan (dwg non 300_01) received by the LPA 13/02/2025

The Council's Ecology Officer was informally consulted as part of the application. During the course of the application the submitted information was amended in light of the Ecologies Officers concerns that the proposed natural grassland did not have sufficient space to grow into a good condition. The amended plans increased the extent of natural grassland to improve its quality.

The accompanying Biodiversity Net Gain Assessment document demonstrates a 23% net gain in area habitat units and a 234% net gain in hedgerow units can be achieved with the submitted net gain plan.

The accompanying habitat management and monitoring plan states monitoring will be submitted to the LPA every 3 years over the 30 years of habitat management. This would ensure the habitats formed are maintained for at least 30 years in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The submitted information accords with the wording of the condition, 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).

Condition 13 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 faithfully



Clara Kerr
Chief Planning Officer
Date: 25 April 2025
Agent