Place Services
Essex County Council
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Date: 26 October 2026
Our ref: 23111

Hollie Renney
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Pathfinder House
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By email only: developmentcontrol@huntingdonshire.gov.uk

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Huntingdonshire District Council planning decisions with regard to potential ecological impacts from development.

Application:	26/80235/COND
Location:	Loves Farm Eastern Expansion Development Area Cambridge Road St Neots
Proposal:	Discharge of Condition 13 (Detailed Ecological Conservation Management Plan Statement) for Development Parcel Phases 1A, 1C, 1D and 1E of 1300388OUT

Thank you for consulting Place Services on the above discharge of Condition application. We can only comment on Conditions related to ecology.

Condition

Condition 13: Further information required

"No development other than development undertaken in accordance with the Site Wide Earthworks Strategy approved pursuant to condition 32 of this permission shall commence within each reserved matters area until such time as a Detailed Ecological Conservation

Management Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Detailed Ecological Conservation Management Plan Statement should demonstrate how it accords with the aims and objectives of the Site Wide Ecological Conservation Management Plan (approved pursuant to Condition 12). It shall detail which specific ecological measures are proposed within that reserved matters area and the timing for their delivery and include:

a) *Habitats and species identified in the Site Wide Ecological Conservation Management Plan worthy of management and enhancement together with the setting of appropriate conservation objectives for the reserved matters area. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the creation of new aquatic habitats where possible within permanent areas of open water of minimum depth 0.5m; the provision of wetland margins and habitat islands; the management of grassland*
b) *A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by / within*
c) *Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EMP commitments, such as an Ecological Clerk of Works, including a specification of role.*

The ecological measures shall be carried out in accordance with the approved details."

Reason: To ensure that the development of the site conserves and enhances ecology.

Comments

We have reviewed the Ecological Conservation Management Plan (FPCR, August 2026) which has been submitted in order to discharge Condition 13.

We are not satisfied that the submitted information includes the detail required by this Condition.

We note that the condition is a pre-commencement condition, and the wording states '*No development other than development undertaken in accordance with the Site Wide Earthworks Strategy approved pursuant to condition 32 of this permission shall commence within each reserved matters area until such time as a Detailed Ecological Conservation Management Plan Statement has been submitted to and approved in writing by the Local*

Planning Authority. The Detailed Ecological Conservation Management Plan Statement should demonstrate how it accords with the aims and objectives of the Site Wide Ecological Conservation Management Plan (approved pursuant to Condition 12).' The area within the site boundary for this application has already been cleared. Information to detail how they have complied with the previous Site Wide Ecological Conservation Management Plan (EDP, August 2022) for the works that have already been commenced has not been provided.

Point b) of the condition wording states '*A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by / within'*. While a summary work schedule table was provided within the Site Wide Ecological Conservation Management Plan (EDP, August 2022) of the full application, one has not been included within the report submitted as part of this application.

Point c) of the condition wording also states '*Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EMP commitments, such as an Ecological Clerk of Works, including a specification of role*.' Yet this information has not been provided.

We do however we welcome the inclusion of biodiversity enhancements including bat and bird boxes, shown on suitable plans, and details of habitat management and protection areas of retained habitats.

Recommendation

We are unable to recommend the discharge of Condition 13 until the additional information outlined above has been provided.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

[redacted]

Ecological Consultant
Place Services at Essex County Council

Place Services provide ecological advice on behalf of Huntingdonshire District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.