Our Ref: 24/80376/COND
Your Ref: Condition 5

5 December 2024

Mr David Bridgens
White Towers Wood End
Bluntisham
Cambridgeshire
PE28 3LE

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

www.huntingdonshire.gov.uk

Dear Mr Bridgens

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

Proposal: Discharge of Condition 5 (Biodiversity method statement) for 24/00535/PMBPA

Site address: White Towers Wood End Bluntisham

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
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mr David Bridgens
White Towers Wood End
Bluntisham
Cambridgeshire
PE28 3LE

Our Ref: 24/80376/COND
Your Ref: Condition 5

5th December 2024

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

Proposal: Discharge of Condition 5 (Biodiversity method statement) for 24/00535/PMBPA

Site address: White Towers Wood End Bluntisham

I refer to your application above received on 29 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 5 - Biodiversity Method Statement
No development shall commence until a Biodiversity Method Statement which provides details of how the recommendations in the documents specified below will be carried out, has been submitted to and approved in writing by the Local Planning Authority.
o Bat Letter Report - Recommendations section
o Preliminary Ecological Appraisal August 2023 - The Required Mitigation Measures in Table 6.1.1 (excluding GCN and Bats Surveys) and recommendations 7.2 through to 7.15
The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Section 15 of the National Planning Policy Framework 2023.

Submission:
Biodiversity Method Statement (BMS) by Greenwillows Associates Ltd (dated October 2024)
Email from Greenwillows on 27/11/2024
Letter from Greenwillows Associates Ltd dated 5th December 2024

Ecology Officer comments 19/11/24: The Phase 2 Bat survey is over 12 months old so no longer valid. Due to the possibility of new roosts being established on site potentially

affecting the contents of the BMS, an updated Phase 2 survey needs to be carried out as per Greenwillows recommendations in the submitted Bat Letter Report (24/00535/PMBPA). The BMS will need to be updated in accordance with the results and recommendations of the new survey.

Officer assessment:
In relation to Great Crested Newts, the mitigation specified in Table 6.1.1 (Amphibians incl. Great Crested Newts) of the PEA has been superseded. A Natural England GCN District Level Licence (DLL) was granted 26th July 2024 for the proposed development (2024-00698-EPS-DLL) and will expire 25th July 2026.

With regard to bats, structures B2 and B3 both contain confirmed low-conservation status bat roosts, a Natural England mitigation licence is required to allow the proposed development to progress lawfully. HDC's Ecology Officer raised concerns that as the Phase 2 Bat survey is over 12 months old, there is a possibility of new roosts being established on site potentially affecting the contents of the BMS. The applicant's ecologist has confirmed in their email dated 27/11/2024 and letter dated 05/12/2024 that an updated survey was carried out on 5th August 2024 solely to inform population of the Natural England bat licence application. It was considered structures B2 and B3 are materially unchanged since the 2023 surveys/assessment. The findings were not written up for or issued to the applicant as it had already been established that Structures B2 and B3 are confirmed roosts. HDC's Ecology Officer has raised no objection as there are no new recommendations and therefore the submitted BMS remains valid. The principal recommendation in the October 2023 GWA Bat Letter Report was that an application should be made by a Registered Consultant to register the site under the CL21 bat class mitigation scheme. In accordance with the requirements of condition 5, the BMS confirms this requirement and methods and mitigation will be dealt with under the Mitigation Licence.

Mitigation and enhancement measures for birds, inverbrates, reptiles, badgers, hedgehogs and terrestrial mammals are all detailed within the BMS in accordance with the PEA recommendations. Section 4 of the BMS details the proposed implementation of the measures and ongoing management which is acceptable.

It is considered the submitted information is sufficient to meet the requirements of the condition and ensures the conservation and enhancement of on-site biodiversity in accordance with Section 15 of the National Planning Policy Framework 2023. Condition 5 is therefore discharged, on the basis works are carried out 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 5 December 2024