Our Ref: 25/80177/COND
Your Ref: RAF Molesworth Condition 10 (...

17 October 2025

Mr Ben Stalham
WSP
70 Chancery Lane
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WC2A 1AF

Pathfinder House, St Mary's Street
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Dear Mr Stalham

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 10 (BNG Assessment) of 22/00011/REM

Site address: Mast South West Of Building 401 RAF Molesworth High Street Molesworth

Your client: Skanska

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

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70 Chancery Lane
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WC2A 1AF

Our Ref: 25/80177/COND
Your Ref: RAF Molesworth Condition 10 (...

17th October 2025

Dear Mr Stalham

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

Proposal: Discharge of Condition 10 (BNG Assessment) of 22/00011/REM

Site address: Mast South West Of Building 401 RAF Molesworth High Street Molesworth

Applicant: Skanska

I refer to your application above received on 6 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 10 - BNG Assessment
"Notwithstanding the submitted details, no development above slab level shall take place until a biodiversity net gain assessment which includes full details of the surveys and condition assessments which have been used to establish the site baseline figure, along with a clear evaluation of the net loss/gain arising from the landscaping proposals and any compensatory measures elsewhere on the wider RAF Molesworth site. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development delivers a measurable net gain in biodiversity in accordance with paragraph 170 of the National Planning Policy Framework."

Submitted documents / drawings:
* Landscape and Ecological Management Plan prepared by Surrey Wildlife Trust Ecology Services, project number 4244-3 report and version number 3.18 report dated 8 October 2025, received on 15 October 2025.
* Biodiversity Metric 3.0 calculation tool (red zone) dated 13 August 2025, received on 30 September 2025.
* Biodiversity Metric 3.0 calculation tool (lowland meadow) dated 15 January 2023, received on 30 September 2025.

* Biodiversity Metric 1.6-1.8, received on 6 June 2025.

Consultation:
Following amendments, the Wildlife Trust (as HDC's Ecology advisor) has reviewed the submitted details and confirmed they are acceptable.

Assessment:
Having regard to the consultee comment received, it is considered that the submitted LEMP and metrics (forming the BNG assessment) are acceptable.

Conclusion:
The details submitted relating to Condition 10 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 10 can be considered discharged upon completion of the works 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: 17 October 2025