Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 3 November 2026
Our ref: 23879

Hannah Hodges
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

By email only: developmentcontrol@huntingdonshire.gov.uk

Thank you for requesting advice on this application 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: 26/01915/DEMDET
Location: Land West And North Of Suffolk Close Huntingdon
Proposal: Demolition of 7-storey and 2-storey apartment blocks, 10 single storey dwellings and 32 garages

Thank you for consulting Place Services on the above proposed demolition prior approval application.

No ecological objection	☒
Recommend approval subject to attached conditions	☐
Further information required/Temporary holding objection	☐
Recommend Refusal	☐
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	☐

Summary

We have reviewed the documents supplied by the applicant. This includes:

- Suffolk & Grenville House Demolition RAMS
- Site Layout with Demolition Overlay
- Location Plan
- Site Notice
- Confirmation Statement of Site Notice

Whilst prior approval for demolition under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 does not specifically require the submission of ecological information, Local Planning Authorities nevertheless have a statutory duty to consider the presence of legally protected species when determining applications.

Consequently, whilst no ecological information has been submitted directly in support of the current application, we note that the proposal relates to a corresponding full planning application (26/01304/FUL), which was supported by an Ecological Assessment v2 (Ecology Solutions, February 2026). This assessment considered all relevant ecological receptors and included a Preliminary Roost Assessment of the buildings proposed for demolition, undertaken in July 2026.

Based on the information available, it is considered that the proposed demolition works have the potential to impact only roosting bats and nesting birds. However, the Ecological Assessment v2 (Ecology Solutions, February 2026) identified that all buildings on site provide negligible suitability for roosting bats. In addition, impacts to nesting birds can be avoided through the timing of works outside of the breeding bird season (March to August inclusive) or through the implementation of appropriate precautionary measures.

As a result, consider that the proposed demolition works are unlikely to result in adverse ecological impacts and that the Local Planning Authority can demonstrate compliance with its statutory duties should it decide to grant prior approval.

Notwithstanding the above, we recommend that the Suffolk & Grenville House Demolition RAMS should ideally be updated to include a section relating to nesting birds. This should set out the procedures to be followed should works take place during the bird breeding season, including details of any required nest checks and the contact details of a suitably qualified ecologist to provide ecological oversight where necessary.

Please do not hesitate to contact us should you require any further ecological advice in relation to this application.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Senior 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.