Our Ref: 25/80156/COND
Your Ref: 3964 Discharge of Condition

15 July 2025

Mr Paul Ingle
Portess and Richardson
193 Lincoln Road
Peterborough
PE1 2PL

Pathfinder House, St Mary's Street
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Dear Mr Ingle

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

Proposal: Discharge of condition 5 (biodiversity) of 24/02314/REM

Site address: Land At 117 Herne Road Ramsey St Marys

Your client: Abigail Duncombe

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

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Our Ref: 25/80156/COND
Your Ref: 3964 Discharge of Condition

15th July 2025

Dear Mr Ingle

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

Proposal: Discharge of condition 5 (biodiversity) of 24/02314/REM

Site address: Land At 117 Herne Road Ramsey St Marys

Applicant: Abigail Duncombe

I refer to your application above received on 21 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 5 - Biodiversity
Condition: No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the biodiversity enhancements detailed within the submitted Design and Access Statement will be carried out has been submitted to and approved in writing by the Local Planning Authority. 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 Policy LP30 of the Huntingdonshire Local Plan to 2036.

Documents:

*Proposed Biodiversity Method Statement ref P06 dated May 2025 and received by the Local Planning Authority (LPA) on the 21st of May 2025.

Consultee comments:

No consultees were required as part of this application.

Conclusion:

The submitted details show a number of solutions for providing a net gain in biodiversity on the site as well as details of precautionary working practices, timing of works and longer-term maintenance. As such, the details are considered to accord with the terms of the condition and the policy therein. The submission element of Condition 5 of 24/02314/REM is hereby discharged. It remains for the works to be 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: 15 July 2025
Agent