Our Ref: 24/80439/COND
Your Ref: Hewett - DOC

3 February 2025

Mr Jason Dixon
Dixon Surveying & Design
101 Meadow Road
Great Gransden
SG19 3BB
United Kingdom

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

www.huntingdonshire.gov.uk

Dear Mr Dixon

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

Proposal: Discharge of condition 5 (Biodiversity) for application 24/01235/HHFUL

Site address: 25 Fox Street Great Gransden Sandy SG19 3AA

Your client: Mr Martin Hewett

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: 24/80439/COND
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3rd February 2025

Dear Mr Dixon

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

Proposal: Discharge of condition 5 (Biodiversity) for application 24/01235/HHFUL

Site address: 25 Fox Street Great Gransden Sandy SG19 3AA

Applicant: Mr Martin Hewett

I refer to your application above received on 13 December 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
Condition Wording:
No development above slab level shall take place until a Biodiversity Method Statement, which provides details of how all the recommendations and enhancements (sections 6.2, 6.3, 6.4) contained in the Ecological Impact Assessment received by the Local Planning Authority on 11/07/2024 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.

Document:
Biodiversity Method Statement dated December 2024 report number 1593/3 completed by Green Environmental Consultants

Officers Conclusion:
Officers have reviewed the submitted information and assessed is acceptability in relation to the recommendations and enhancements set out in the Ecological Impact Assessment. Officers consider that the submitted Biodiversity Method statement is sufficient to discharge the condition.

Therefore condition 5 is discharged in full.

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: 3 February 2025
Agent