Our Ref: 25/80194/COND
Your Ref: TREE PROTECTION PLAN

18 August 2025

Miss Samantha Winspear
2 Elton Gated Road
Water Newton
Peterborough
Cambs
PE8 6LX

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

www.huntingdonshire.gov.uk

Dear Miss Winspear

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

Proposal: Discharge of condition 6 (Tree protection plan) of 23/00846/HHFUL

Site address: 2 Elton Gated Road Water Newton Peterborough PE8 6LX

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
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18th August 2025

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

Proposal: Discharge of condition 6 (Tree protection plan) of 23/00846/HHFUL

Site address: 2 Elton Gated Road Water Newton Peterborough PE8 6LX

I refer to your application above received on 25 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 6 - Tree protection plan
Condition:

No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced in the next planting season with trees, shrubs or hedge plants of similar size and species.

Reason:

This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their

replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Documents and Plans

*Arboricultural Method Statement prepared by Arbtech, dated 1st of October 2024.

*Arboricultural Impact Assessment ref Arbtech AIA 01 dated September 2024.

*Tree Protection Plan Arbtech TPP 01 dated October 2024.

All received by the Local Planning Authority on the 25th of June 2025.

Consultee comments:

HDC's Arboricultural Officer has been consulted and advises that he considers the submissions to be well composed and that the retained trees will be afforded sufficient protection. He acknowledges that some minor pruning to one tree and a hedge will be required but raises no objections to this.

Conclusion:

Having regard to the level of detail provided alongside the favourable comments from specialists, Officers are satisfied that the submission element of Condition 6 of 23/00846/HHFUL can be 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: 18 August 2025