Our Ref: 25/80085/COND
Your Ref: South View

22 April 2025

Mr Colin Jarlett
South View
Harpers Drove
Ramsey Heights
Cambridgeshire
PE26 2RR

Pathfinder House, St Mary's Street
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Dear Mr Jarlett

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 7 (Biodiversity Scheme) for 24/01111/FUL

Site address: South View Harpers Drove Ramsey Heights Huntingdon

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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Our Ref: 25/80085/COND
Your Ref: South View

22nd April 2025

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

Proposal: Discharge of Condition 7 (Biodiversity Scheme) for 24/01111/FUL

Site address: South View Harpers Drove Ramsey Heights Huntingdon

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

The following condition is Approved

Condition 7 - Biodiversity Scheme
Condition 7 (Biodiversity Scheme) wording:
"No development above slab level shall take place until a biodiversity scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;
b) A Biodiversity Method Statement which provides details of how the recommendations contained in the Preliminary Ecological Appraisal (dated May 2024) and by arbtech will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.
c) A Habitat Management and Monitoring Plan. These details shall include how the habitats will be maintained, who is responsible for creating or enhancing the habitats, who is responsible for maintenance, management and monitoring (every 3, 5 and 7 years).
The development shall be carried out in accordance with the approved details."

Submitted documents/drawings:
o Habitat Management and Monitoring Plan and Biodiversity Method Statement dated 06/03/2025

Consultation:
The Ecology Officer was informally consulted as part of the application and raises no objection with the proposed Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan.

Assessment:
The accompanying documentation details mitigation measures such as wildlife Sensitive Lighting Strategy, precautionary methods of working, as detailed in the Preliminary Ecological Appraisal (dated May 2024), to reduce adverse impacts to existing ecological features and biodiversity.

The report details the habitats to be created as part of the BNG development which include details of written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities, management regimens for the minimum of a 30-year term.

Two bird boxes and two bat boxes are to be installed on trees show on the submitted plan (Appendix 3) as recommended in the Preliminary Ecological Appraisal (dated May 2024).

The submitted information is therefore considered to conservation and enhance biodiversity and delivery of 10% Biodiversity Net Gain (BNG) and would ensure the ensure the habitats formed are maintained for at least 30 years. The submitted details therefore accord with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Conclusion:
Condition 7 is therefore 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: 22 April 2025