Our Ref: 25/80034/COND
Your Ref: Biodiversity mitigation and e...

3 April 2025

Dr Chris Johnson
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Dear Dr Johnson

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

Proposal: Discharge of Condition 5 (Biodiversity) for 24/02002/HHFUL

Site address: Arkady Thicket Road Houghton 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
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Our Ref: 25/80034/COND
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3rd April 2025

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

Proposal: Discharge of Condition 5 (Biodiversity) for 24/02002/HHFUL

Site address: Arkady Thicket Road Houghton Huntingdon

I refer to your application above received on 10 February 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 5 (biodiversity of 24/02002/HHFUL wording:

Prior to commencement of any works above slab level, a scheme of biodiversity mitigation and enhancement measures (including a timetable of implementation) which follow the recommendations outlined at section 5.1 of the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment (MKA Ecology, ref: 113721, dated 28 October 2021) shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of protecting and enhancing biodiversity in accordance with policies LP30 and LP31 of the Huntingdonshire Local Plan to 2036.

Submitted Documents/Drawings:
-Document titled 'Biodiversity Mitigation and Enhancement Plan, February 2025 received by the Local Planning Authority on 10th February 2025.

Assessment

The submitted Biodiversity Mitigation and Enhancement Plan, dated February 2025 is considered commensurate with the sites location and nature of development.

Mitigation and enhancement include tree protection, retention of the hedgerow and replacement of the box hedge, vegetation and building clearance scheduled outside the bird breeding season between September and February inclusive, to comply with bat surveys as submitted as part of the parent application, no external lighting, installation of a hedgehog dome, no fencing implementation,re-wild the area of garden surrounding the mature walnut tree, implementing 4 bird boxes on site, application of a European Protected Species mitigation licence, and Natural England European Protected Species mitigation licence and four bat boxes to be installed on site.

A timetable of implementation has also been submitted.

Having regard to the submitted information it is considered that the submission requirements of the condition have been complied with in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

Conclusion:
The details submitted relating to Condition 5 of planning reference 24/02002/HHFUL - received by the Local Planning Authority on 10th February 2025. are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. Condition 5 is therefore 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: 3 April 2025