Our Ref: 24/80380/COND
Your Ref: 1 Elton Gated Road - DOC

4 February 2025

Mr Jon Richards
Jon Richards Architectural Design
Jasmine House
1 Red House Paddock
Tallington
PE9 4RG

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Richards

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

Proposal: Discharge of Condition 4 (Biodiversity Method Statement) of 24/01229/HHFUL.

Site address: Peace And Plenty 1 Elton Gated Road Water Newton Peterborough

Your client: Mr G Common

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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Huntingdon. PE29 3TN
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4th February 2025

Dear Mr Richards

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

Proposal: Discharge of Condition 4 (Biodiversity Method Statement) of 24/01229/HHFUL.

Site address: Peace And Plenty 1 Elton Gated Road Water Newton Peterborough

Applicant: Mr G Common

I refer to your application above received on 1 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Biodiversity
Prior to first occupation/use of the development hereby permitted, a Biodiversity Method Statement which provides details of the installation of 2 bat boxes and 2 bird boxes shall be 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 enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Submission:
Biodiversity Method Statement - Archer Ecology Ltd (Oct 2024).

Comment:

The submitted Biodiversity Method Statement has been submitted which included mitigation/compensatory measures and an enhancement features plan. This included the following features:
- 2 no 2FE Schwegler Bat Boxes to be installed on the SE elevation of the proposed garage. These will be installed close to existing trees and hedgerows to provide foraging and commuting habitats.
- 2 no wooden bird nest boxes (1 x 25mm entrance hole and 1 x 32mm entrance hole) to attract smaller tit species and sparrows. These will be installed on the NE elevation of the proposed garage which is adjacent to adjacent trees and a hedgerow.
- The locations of the above are shown on a site plan
- Information confirming the implementation of the above will be submitted to HDC

Officers considered the submitted information to be acceptable. The submitted details are therefore in compliance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 4 is therefore discharged

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: 4 February 2025
Agent