Our Ref: 24/80411/COND
Your Ref: CONDITION 8 MANOR FARM

6 January 2025

Mr Andrew Toumazou
MK40 ARCHITECTS LTD
1 St. Minver Road
Bedford
MK40 3DQ

Pathfinder House, St Mary's Street
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Dear Mr Toumazou

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

Proposal: Discharge of condition 8 (Biodiversity Method Statement) for 20/00849/FUL

Site address: Manor Farm Church End Woodwalton Huntingdon

Your client: Mr BENJAMIN CONWAY

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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Our Ref: 24/80411/COND
Your Ref: CONDITION 8 MANOR FARM

6th January 2025

Dear Mr Toumazou

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

Proposal: Discharge of condition 8 (Biodiversity Method Statement) for 20/00849/FUL

Site address: Manor Farm Church End Woodwalton Huntingdon

Applicant: Mr BENJAMIN CONWAY AGRESERVES LIMITED

I refer to your application above received on 20 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 8 - Biodiversity Method Statement
Condition wording:
No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the enhancement recommendations contained in section 8 of the Preliminary Ecological Appraisal report by Greenlight Environmental Consultancy dated May 17th 2019 and received on May 12th 2020 will be carried out have 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 biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Documents:
*Biodiversity Notes and Plan 002A

Received by the Local Planning Authority on the 20th of November 2024.

Conclusion:

There is some slight variance to the recommendations contained within the Preliminary Ecological Appraisal (P.E.A) and those submitted. For example, the bat boxes are both on the buildings as opposed to one on a building and one in a tree as recommended. However, the aim of the condition is to secure and create habitat and so it would be unreasonable to suggest that this will not be the case. Equally, the proposals include additional habitats for birds than those suggested and so Officers are satisfied that overall this will achieve the aims of the condition and achieve a net gain in biodiversity in accordance with Policy LP30 of the Local Plan. It remains that the works must be completed in accordance with the mitigation measures detailed. The submission element of Condition 8 of 20/00849/FUL is hereby discharged. It remains for the works to be carried out in accordance with the approved details.

N.B - it should be noted that any works approved as part of this discharge of condition do not relate to any hard or soft landscaping shown on the submitted plans which is the subject of a separate application (ref 24/80412/COND) which remains with the Local Planning Authority for consideration.

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: 6 January 2025
Agent