Our Ref: 25/80091/COND
Your Ref: H9358

19 May 2025

Mr G Boreham
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

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

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

Proposal: Discharge of Conidtion 8 (Biodiversity enhancements) for 22/02357/FUL

Site address: 63 High Street Offord Darcy St Neots PE19 5RF

Your client: Mr Brownlow

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: 25/80091/COND
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19th May 2025

Dear Mr Boreham

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

Proposal: Discharge of Condition 8 (Biodiversity enhancements) for 22/02357/FUL

Site address: 63 High Street Offord Darcy St Neots PE19 5RF

Applicant: Mr Brownlow SolarSavings 4 U Ltd

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

The following condition/s are Approved

Condition 8 - Biodiversity enhancements
Condition 8 of 22/02357/FUL Wording:

No development above slab level shall take place until a detailed Biodiversity Enhancement scheme has 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 help minimise the impact of the development upon biodiversity and seek to secure a net gain in biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Submitted Documents/Drawings:

-Biodiversity Enhancement Scheme by Wardell-Armstrong dated February 2025, received by the Local Planning Authority on 25th March 2025.

Assessment:

The submitted Biodiversity Enhancement Scheme includes biodiversity enhancement measures commensurate to the location and nature of the proposed development. Enhancements include one bat box, three bird boxes one bee brick, one insect nest box, one habitat pile, species rich native hedgerow planting and species rich lawn planting. Specification details are set out in paragraphs 2.2.2, 2.2.5, 2.2.8 for the bat box, bird boxes, bee brick and insect nest box, while planinting is also provided within table 1. Location is provided in Appendix 1, timings and maintenance in table 2 and 3 and monitoring within paragraph 2.3.

It is considered that appropriate specification, location, timing, an implementation programme, maintenance, and monitoring have been provided.

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 8 of planning approval reference 22/02357/FUL - received by the Local Planning Authority on 25th March 2025 are acceptable to the Local Planning Authority and comply with the submission requirements of the condition. 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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 19 May 2025
Agent