Our Ref: 25/80148/COND
Your Ref: Kindred-condition discharge

7 July 2025

Mr Peter Marsden-Findlay
Poplars Farm Partnership
11 High Street
Brigstock
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NN14 3HA

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Marsden-Findlay

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

Proposal: Discharge of Condition 7 (Biodiversity Enhancement) on 24/01563/FUL

Site address: The Barns 42 Thrapston Road Brampton

Your client: Mr Peter Marsden-Findlay

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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Our Ref: 25/80148/COND
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7th July 2025

Dear Mr Marsden-Findlay

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

Proposal: Discharge of Condition 7 (Biodiversity Enhancement) on 24/01563/FUL

Site address: The Barns 42 Thrapston Road Brampton

Applicant: Mr Peter Marsden-Findlay Poplars Farm Partnership

I refer to your application above received on 14 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

**Condition 7 - Biodiversity Enhancement**
No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Submitted documents/Drawings:
Ecological Enhancement Plan dated 24th April 2025 prepared by Cherryfield Ecology received by the Local Planning Authority on the 14th May 2025

Assessment:

The submitted document has been reviewed and is considered acceptable, as requested under Condition 7 (Biodiversity Enhancement) of planning application 24/01563/FUL, to conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036. It is noted that the application was for an extension to a day nursery and the change of use of a parcel of land to create a larger car parking area to serve the day care nursery. At the time of the application the parcel of land had already been cleared with a section being used as a storage compound for equipment and materials used for the neighbouring development. As such the area was considered to be low in biodiversity value. The submitted ecological enhancement proposals are for two bat tubes to be placed onto the eaves of the southern elevation of the extension and two bird boxes to be placed to face between north and east. These will be installed on completion of the extension. Given the nature of the site and its surroundings, it is considered that the proposal presents an appropriate level of ecological enhancement.

Conclusion:
Condition 7 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: 7 July 2025
Agent