Our Ref: 25/80089/COND
Your Ref: H9355

15 May 2025

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

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Dear Mr Boreham

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

Proposal: Discharge of Condition 6 (Biodiversity enhancement scheme) of 22/02387/FUL.

Site address: Land Between 1 Toll Bar Cottage And 2 Hill Farm Cottage Toll Bar Lane Keyston

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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15th May 2025

Dear Mr Boreham

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

Proposal: Discharge of Condition 6 (Biodiversity enhancement scheme) of 22/02387/FUL.

Site address: Land Between 1 Toll Bar Cottage And 2 Hill Farm Cottage Toll Bar Lane Keyston

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 6 - Biodiversity enhancements
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 Strategy prepared by Wardell Armstrong dated January 2025 received by the Local Planning Authority on the 25th March 2025

Assessment:

The submitted document has been reviewed and is considered acceptable, as requested under Condition 6 (Biodiversity Enhancement Strategy) of planning application 22/02387/FUL, 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. It remains for the development to be carried out in accordance with the approved details, including management plan.

Conclusion:
Condition 6, 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: 15 May 2025
Agent