

CHRIS ANDERSON
Residential Development Land Agent Ltd

PLANNING STATEMENT

**13A WALDEN ROAD, SEWARDS END
CB10 2LF**

**PLANNING APPROVAL REF: UTT/22/2068/FUL
Erection of 1 No Dwelling and Garage/Home-Office
Building with Enhanced Biodiversity and Associated
Infrastructure (amended scheme to that approved
Under UTT/15/1520/FUL)**

Application for Discharge of Planning Condition:

No 5: Biodiversity Enhancement Layout

Prior to slab level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal Report (Denny Ecology, June 2022) shall be submitted to and approved in writing by the local planning authority. Thereafter, the enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner in perpetuity.

Reason: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats and species) as updated by the Environment Act 2021, s17 of the Crime and Disorder Act 1998, in accordance with the adopted Uttlesford Local Plan Policies GEN7, ENV8, and the National Planning Policy Framework (2021).

In order to discharge this condition, the following documents and plan are provided:

- Denny Ecology Limited: Biodiversity Enhancement Layout Plan of 16/09/2022.
- Ligna Consultancy Soft Landscaping Scheme Plan P2351-SLS01 V2.

It will be seen from the submitted proposals that the requirements of the above condition is achieved.

22 September, 2022

Barkers Farmhouse, Grange Road, Duxford, Cambridge, CB22 4QF

Tel: 01223 893444 E-mail: chrisanderson01@btconnect.com

Company Registration No. 765 9658 Registered Office: 62 Hills Road, Cambridge CB2 1LA

VAT No 6367795 86