

Our Ref: 24/01234/FUL
Your Ref: Change of use of land to prov...

11 April 2024



MRS FIONA DUNNE
Willow Grange Farm
Ely Road Chittering
Cambridge
CB25 9PL

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

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Dear MRS DUNNE

**South Cambridgeshire District Council
Application for Planning Permission**

Proposal: Change of use of land to provide tourist accommodation, siting of 3 No. Shepherds Huts with associated parking and access.

Site address: Willow Grange, Farmhouse Ely Road Chittering Waterbeach

I have checked the above application received on 2 April 2024 and am currently unable to register it as a valid application as it does not meet the requirements detailed on our published validation checklist.

What you need to do

The following item(s) need your attention:

1. It is noted that your application form is dated the 31st March, which is a Sunday and the following day, the 1st April was a Bank Holiday. As such your application was not received at this Local Planning Authority until the 2nd April and as such the following requirement applies.

As of 12 February 2024, Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) [<https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>] has come into force. This requires all development (other than those exempt under the regulations) [<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>] to demonstrate that at least a 10% Biodiversity Net Gain (BNG) can be delivered.

In order to demonstrate that the development is achieving this and provide a valid application, you are required to complete and submit to the local planning authority the statutory BNG metric tool [<https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>].

If you are providing revised or additional documents please can you email them to planning@greatercambridgeplanning.org quoting your planning reference number.

A decision on your application will be delayed

Your application will not be registered or formally acknowledged until receipt of the above. Unfortunately this will inevitably delay determination of your application.

If the above has not been received before 25 April 2024 the documents may be returned to you and any fee paid refunded.

If you wish to discuss this request please contact me on the telephone number listed below.

Yours sincerely

Ian Papworth
Technical Support Officer

Email: Planning@greatercambridgeplanning.org
Direct dial: 01954 713406