

Dear MRS DUNNE,

Our Reference: 24/01234/FUL

Your Reference: Change of use of land to prov...

Site address: Willow Grange, Farmhouse Ely Road Chittering Waterbeach
Cambridgeshire CB25 9PL

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

This is to remind you that we are awaiting a response to our letter sent to you on 11/04/2024. At present we are still unable to register the above application for the following reasons:

- 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>].

Your application will not be registered or formally acknowledged until receipt of the above. We regret that this will inevitably delay determination of this application. If the above has not been received by the **09/05/2024** the application and supporting documents will be cancelled/returned to you and any fee paid refunded.

Yours sincerely
Ian Papworth

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