

JOINT DEVELOPMENT CONTROL COMMITTEE MEETING – 22 March 2023

Amendment Sheet

MAJOR PLANNING APPLICATIONS

ITEM: 2 APPLICATION REF: 22/02771/OUT

To Note:

Paragraphs 15.12 – 15.19 (pages 84 and 85) of the report refers to building B1 and the need for further bat surveys. This building falls within the Wild Park area which is within the detailed landscape proposals within the outline application, not within the full application as per the report. As landscape is a matter for approval and is not a reserved matter, the additional bat surveys are still required to be submitted and conditions are not appropriate to require such surveys.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

Amendment to reason for refusal 7 (page 9 and repeated on pages 156 and 157):

Policy NH/4 provides that new development must aim to maintain, enhance, restore or add to biodiversity. Where there are grounds to believe that a proposal may affect a Protected Species, Priority Species or Priority Habitat, applicants will be expected to provide an adequate level of survey information and site assessment to establish the extent of a potential impact. This survey information and site assessment shall be provided prior to the determination of an application.

The application provides insufficient information to adequately assess the ecological impact of the proposals. In particular, the bat surveys must be completed if as the building/structure B1 is within the area covered by the landscaping detail in the outline application ~~full application site~~. In addition, the impact of the additional bird species identified has not been assessed. On the basis of the information submitted, the application is contrary to South

Cambridgeshire Local Plan policy NH/4, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

DECISION: