Planning Committee: 19th May 2021

Observations received following the publication of the agenda

Item 4: W/21/0590 – Land South of Chesterton Gardens.

Update to Conditions

Condition 7 has been reworded to;

Protected Species Contingency and Local Wildlife Site Protection

Prior to the submission of reserved matters, a Protected Species Contingency Plan and a scheme for the protection of the Local Wildlife Site shall be submitted to and approved in writing by the Local Planning Authority. The protected species contingency plan shall include the following measures:

1. Further bat surveys of the building and trees in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out.
2. Further Great Crested Newt Surveys to be carried out by a suitably qualified ecologist.
3. Reptile Surveys to be carried out by a suitably qualified ecologist.
4. An updated badger survey carried out by a suitably qualified badger consultant.

The results of the surveys to be submitted to and approved in writing by the District Planning Authority. If appropriate a detailed mitigation plans including a schedule of works and timings has been submitted to and approved in writing by the District Planning Authority. Any approved mitigation plan shall thereafter be implemented in full.

The Local Wildlife Protection scheme shall include;

- Adequate measures to protect existing trees, scrub and ground flora of the adjacent Local Wildlife Sites during development.

- Details of an appropriate barrier(s), (such as a wire fence) to be erected before works start. This area should include a sufficient buffer zone between the development/associated works and the boundary of the Local Wildlife Site.

Thereafter, the approved mitigation plan and approved protection scheme shall be implemented in full prior to any construction works on site and shall remain for the duration of the development.

Additional wording changes

Where necessary, Conditions have been amended to be prior to the submission of reserved matters rather than commencement of development. This is to ensure

that any required survey work is carried out that may influence the final design and layout of the scheme.

Public Response

An additional 2 letters of objection received reiterating comments already made and stated within the Committee Report.

In addition to the above, a comment letter has been received raising concerns regarding the protection of Protected Species and Ecological Matters associated with the development.