

**Central  
Bedfordshire  
Council  
Priory House  
Monks Walk  
Chicksands,  
Shefford SG17 5TQ**



**TO EACH MEMBER OF THE  
DEVELOPMENT MANAGEMENT COMMITTEE**

04 January 2011

Dear Councillor

**DEVELOPMENT MANAGEMENT COMMITTEE - Wednesday 5 January 2011**

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the Late Sheet which contains consultations and additional information received since the publication of the agenda:-

**Late Sheet**

**3 - 12**

Should you have any queries regarding the above please contact Democratic Services on  
Tel: 0300 300 4032.

Yours sincerely

Martha Clampitt,  
Committee Services Officer  
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## LATE SHEET

### DEVELOPMENT MANAGEMENT COMMITTEE – 5 JANUARY 2011

#### SCHEDULE A

#### ***Item 7 (Page 17-232) – MB/09/00118/FULL – Land to the North of Edworth Road, Langford***

#### **Additional Consultation/Publicity Responses**

3 letters have been received, 2 in support and one in objection to the proposal. The main points are summarised below:

#### *Support letters (2)*

- South Bedfordshire Friends of the Earth (letter accompanied by copies of correspondence with the Minister of State for the Department of Energy and Climate Change and a copy of an appeal decision in West Devon)
- Dispute some of the arguments about noise.
- Very few wind farms in the UK have generated noise complaints (Salford report findings)
- Benefits of CO2 reduction.
- Reference to other planning decisions made at appeal.
- Amplitude Modulation very seldom occurs and is therefore unlikely to pose a problem (Salford report findings).
- ETSU-R-97 is still recommended for use by the Government.
- The application should be approved subject to conditions
  
- Local resident (Baldock area)
- 2 issues that are an uncertain science are the effect of CO2 emissions on climate and mankind and the use of acoustics to assess the impact of noise on houses according to ETSU-R-97.
- The wind farm will undoubtedly save CO2
- ETSU-R-97 is based on interpretation and the noise consultant has put forward the worst case scenario. The application should be approved subject to conditions relating to the noise.
- Detailed comments on points raised in the noise report.

#### *Objection letter – (1)*

- Local resident (Langford)
- The community's right to its 'quiet enjoyment' is far more important than a poor source of energy next to countryside and schools/homes etc.
- Plans to contact local MP / Prime Minister / Communities and Local Government if the application is approved.

#### **Additional Comments**

None.

## **Additional/Amended Conditions**

N/A.

### ***Item 8 (Page 233- 306) – CB/10/00518/OUT – Land East of Saxon Drive & North of Stratton Park, Stratton Drive Biggleswade***

#### **Additional Consultation/Publicity Responses**

One additional letter of objection has been received. This letter has raised concern in respect of the following:

- The applicant is not the landowner.
- The proposal appears to be wholly based on a regional sports business venture.
- The basis of the application remains the same – a major sports centre and a large health centre.
- Impact upon the environment and those living in the vicinity.
- The financial implications of the proposal to the residents of Biggleswade.
- The proposal is an inappropriate form of development within the countryside.
- The proposal development by reason of its size, depth, width, height and massing would have an unacceptably adverse impact on the amenities of the properties adjacent to the site by reason of overlooking, loss of privacy and visually overbearing impact.
- Potential detrimental impact of noise, disturbance and nuisance from the sports pitches.
- Location on a Greenfield site.
- NHS Bedfordshire do not support the application.
- The creation of a separate sports academy will have a detrimental effect on Biggleswade Town Club – there is not the demand for a sports park of this size in this area.

#### **Additional Information**

Please see attached the recommendations section from the Applicant's submitted Phase 1 Habitat Survey produced by Middlemarch Environmental Ltd and dated September 2010. The recommendations have provided specific advice relating to nature conservation sites, habitats and those protected / notable species which would require specific surveys.

**Item 9 (Page 307-318) – CB/10/01265/OUT – Wyevale Garden Centres PLC, Dunstable Road, Caddington**

**Amendment to Recommendation**

*The Agent has requested (29/12/10) deferral of the application to allow further time for the submission of a Flood Risk Assessment, as required by the Environment Agency. Following discussions with the Agent and Environment Agency we are hopeful that the only reason for refusal could be overcome in a reasonable timescale and therefore, it is recommended that the application be DEFERRED.*

**SCHEDULE B**

**Item 10 (Page 319-326) – CB/10/04039/FULL – 5A Back Street, Clophill MK45 4BY**

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

**SCHEDULE C**

**Item 11 (Page 327-344) – CB/10/03681/OUT – Shelton Farm, Lower Shelton road, Marston Moretaine MK43 0LP**

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 12 (Page 345-352) – CB/10/03733/FULL – 1-23 Osborn Crescent,  
Shefford***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 13 (Page 353-358) – CB/10/03730/FULL – Land Fronting 18-22  
Ivel Road, Shefford***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 14 (Page 359-366) – CB/10/04022/FULL – Sutton Lower School,  
High Street, Sutton***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 15 (Page 367-372) – CB/10/03655/FULL – Land to the front of  
127 & 129 Mead End, Biggleswade***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

***Item 16 (Page 373-378) – CB/10/04382/REN – 15 Shefford Road,  
Meppershall SG17 5LJ***

**Additional Consultation/Publicity Responses**

None

**Additional Comments**

None

**Additional/Amended Conditions**

None

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## 6. RECOMMENDATIONS

### 6.1 NATURE CONSERVATION SITES

The Biggleswade Allotment Meadow CWS will be retained as part of the proposed development. To ensure habitat connectivity to and from this nature conservation site and to protect against indirect impacts during construction of the proposed development, the following recommendations are made:

- **Habitat Connectivity:** The hedgerow with trees and woodland strip which forms the northern boundary of the survey area should be retained and protected during construction. The stream and tree lined stream corridor which runs along the eastern boundary of the CWS and south through the proposed development should be retained and protected as another green corridor.
- **Construction Impacts:** During the construction phase a fenced 15 m buffer zone should be implemented around the CWS boundary to ensure no accidental damage is caused by machinery or other hazards.

### 6.2 HABITATS

The following recommendations are made regarding the habitats present on site:

- **Habitat Loss:** In accordance with the provision of Planning Policy Statement 9 (Biodiversity & Geological Conservation) and Local Planning Policy, a habitat/species enhancement scheme should be incorporated into the landscaping scheme of any proposed works to maximise the ecological value of the site. This will involve, for example, the planting of native seed/fruit bearing species which will be of value to wildlife. Only keep this in if it relevant to the works proposed on site.
- **Ponds:** The ponds within the site should be retained and protected where possible. Any ponds damaged or destroyed should be compensated for by the creation of new wildlife friendly waterbodies.
- **Running water:** The stream corridor running through the centre of the site should be retained and protected from physical, chemical or hydrological damage during the development work.
- **Trees:** Any trees and/or hedgerows on site, or overhanging the site, which are not to be removed as a part of any proposed works should be protected in accordance with British Standard "Trees in relation to construction - Recommendations" BS5837:2005. Protection should be installed on site prior to the commencement of any works on site.

### 6.3 PROTECTED / NOTABLE SPECIES

The following recommendations are made regarding protected species that are potentially present on site:

- **Badgers:** To ensure compliance with the Protection of Badgers Act 1992, given the suitable habitat present within the survey area and connectivity to adjacent habitat that is suitable for badgers, it is recommended that a badger survey is undertaken to determine whether any setts are located within 30 m of the proposed development area. Should badger setts be identified a badger activity survey may be required. Badger surveys can be completed at any time of the year. Should a badger sett be identified that will be required to be disturbed or closed, works to the badger sett will require a licence from Natural England. Badger setts can be closed between July and November inclusive.
- **Roosting Bats:** To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), an initial bat survey should be undertaken on any mature trees and buildings that will be removed, renovated or impacted in any other way by the proposed development works. Initial bat surveys can be completed at any time of year. Should these initial surveys recommend that further activity surveys are required, these further surveys can be undertaken during suitable weather conditions between April and September (inclusive). Ideal activity survey times are in suitable weather conditions between May and August, however surveys in April and September may be possible but consultation with Natural England / Local Planning Authority is recommended.
- **Foraging Bats:** To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), a foraging bat survey should be undertaken to determine bat use of the site. Foraging bat surveys can be completed in suitable weather conditions between April and September (inclusive), with ideal surveys times being May and June.
- **Water Voles:** To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), a water vole survey of the central stream corridor should be undertaken. This survey should include 100 m upstream and downstream of the proposed works area. Water vole surveys can be completed between March and October inclusive.
- **Otters:** To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), an otter survey of the central stream corridor should be undertaken. This survey should include 100 m upstream and downstream of the proposed works area. Otter surveys can be completed at any time of year.
- **Breeding Birds:** A Breeding Bird survey should be undertaken to determine bird use of the site. Particular attention will be paid to recording the presence of Schedule 1 species such as kingfisher and barn owl for which records have been provided for the local area. A large number of records were also provided for characteristic and notable farmland bird species and these will also be

considered a special interest group. Breeding bird surveys are conducted in March to July during peak breeding season.

- **Nesting Birds:** To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), vegetation clearance should be undertaken outside the nesting bird season. The nesting bird season is weather dependent but generally extends between March and September inclusive. If this is not possible then any vegetation that is to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally.
- **Great Crested Newts and other amphibians:** To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), a great crested newt Habitat Suitability Index (HSI) assessment should be undertaken for all ponds identified within 500 m of the edge of the proposed development. Great crested newt Habitat Suitability Index assessments can be carried out at any time of year, although if possible it is preferable to carry out the assessments between March and October. If suitable great crested newt breeding ponds are identified with connecting habitat to the proposed development site it is likely that a full great crested newt survey will be required.
- **Reptiles:** To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), a reptile survey should be undertaken of suitable habitats within the proposed development site. Reptile surveys can be completed in suitable weather conditions between April and September (inclusive).
- **Invertebrates:** Recommendations made in 6.1 and 6.2 above will ensure continuity of nectar supplies and habitats and connectivity for a large number of invertebrates which may be using the survey area as indicated by the desk study records. Additional wildlife friendly planting as part of the proposed development should aim to supply additional nectar sources and habitats for invertebrates.
- **Vascular Plants:** It is recommended that a Phase 2 detailed botanical survey is undertaken. The focus of such an investigation should be the stream corridor and other wetland habitats for the presence of the UKBAP species *Oenanthe fistulosa* and the arable farmland for the presence of notable arable weeds.
- **Himalayan Balsam:** To ensure compliance with the Wildlife and Countryside Act 1981 (as amended) the works must not cause Himalayan balsam to spread. Therefore it is recommended that a Himalayan balsam survey be completed and a Method Statement developed to ensure that the proposed works do not result in the spread of this invasive non-native species.

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