

## ***Item 9 (Pages 297 - 325) – CB/17/02682/REG3 – Kennel Farm, Saxon Drive, Biggleswade***

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

Additional comments received from the Council's Archaeologist raising no objection subject to a condition which is drafted below.

#### Landscape Officer

The proposals are well considered and will help to integrate the numerous buildings and units, eg from views from Dunton Lane.

There is some concern regarding potential views from the west.

The species selection is acceptable but it would be preferable to include a wider range of native shrubs eg to include dogwood. Wild cherry would also be an addition to the tree stock proposed and the use of orchard trees should also be considered.

Native shrubbery should be used to underplant the grouped trees proposed for the southern boundary, to increase the screening value and to benefit the habitat.

Consideration should also be given to establishing mixed native hedgrows rather than just hornbeam.

A Management Plan will be required to aid the longterm care of the trees, shrubs and wildflower grassland.

A detailed planting specification is also required - this needs to detail the proportions of shrubs used in the mix; eg an equal mix of species is not ideal. Blackthorn is invasive and should be planted at a lower rate. A reduced planting density for the native shrubbery is required - 3/m will lead to management issues in the future.

#### Green Infrastructure Coordinator

The application site is near the route of the Biggleswade Green Wheel network; a spur of the Biggleswade Green Wheel follows the route of the footpath to the south of Kennel Farm.

The Parish GI plan identifies the aspiration to upgrade this to a bridleway / cycleway. Opportunities to deliver this enhancement should be sought through the development if appropriate.

In terms of the site's wider context, there is a good RoW network around the site, and woodland belts planted to the south and east. The development should complement these through further woodland belt planting / landscape screening.

### **Additional Comments**

#### Clarification on need.

The proposal for Travelling Showpeople plots is distinctly different to that of Gypsy and Traveller pitches. Therefore Para 1.6 does not reflect a need for travelling showpeople plots, rather, as it states, gypsy and traveller pitches. The GTAA identifies a need for up to 31 Travelling Showpeople plots in

Central Bedfordshire over the period 2015 - 2035, and therefore the development of this site would assist in meeting this need.

In respect of comments from the Landscape Officer the views from the west will show the site in the context of its surroundings however this is to be considered against existing views from this location which go through the site to the commercial and agricultural buildings to the east. The impact will change but it is not considered to do so to a detrimental extent.

In respect of comments from the GI Coordinator the scale of development proposed is such that a contribution towards identified GI projects would not be considered reasonable or necessary to make the scheme acceptable in planning terms in this instance

### **Additional Conditions**

No development shall take place until a written scheme of archaeological investigation; that includes provision for post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.

Reason: To protect *in situ* or record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development. This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the *National Planning Policy Framework* (NPPF) that requires developers to record and advance of understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.

No works to show equipment or machinery and no operation of machinery shall take place on the plots hereby approved before 7:00 am on weekdays and 8:00 am on Saturdays nor after 19:00 pm on weekdays and 17:00 pm on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the residential amenity which the occupiers of neighbouring properties might reasonably expect to enjoy.  
(Section 7, NPPF)