

## Natural Environment

### Ecology Consultation Response

Reference Number:	APP.W0530.W.23.3315611
Proposal:	<p>A hybrid planning application for:</p> <p>a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works.</p> <p>b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.</p>
Site Address:	Land North Of Cambridge North Station, Milton Avenue, Cambridge, Cambridgeshire
Case Officer:	Fiona Bradley
Responding Officer:	Daniel Weaver
Date:	19/04/2023

#### Documents Reviewed:

Ecology Technical Note: Reasons for Refusal (RPS, April 2023)

Appendix 1: Ecology Survey Report Update (RSP, April 2023)

Appendix 2: Bat Hibernation Survey Report (RSP, April 2023)

Appendix 3: Phasing and Resourcing OMH Material (RSP, April 2023)

Appendix 4: Biodiversity Net Gain Calculation Tool 3.1

## **Comments:**

### Technical Note

#### Bats (page 2 and 3)

– Reference a submitted document that distinguishes between the Outline and Full areas so that the boundaries are clear or insert a diagram with the buildings shown to illustrate.

- Any boundary lighting that is to be adopted will have to meet County Highways criteria. In general, sensitive lighting schemes do not meet those criteria (bollard lighting for example); therefore, any proposed or in principle lighting scheme must be appropriate to both its location and species present and meet the adoption requirements of County Highways where necessary.

#### Birds (page 3)

- Numbers and type of bird boxes expected are provided within the Biodiversity SPD (2022). They can be clustered if necessary and I am open to discussions regarding integrated and non-integrated boxes given the amount of open space you will have.

#### BNG and Tree Numbers/Ecological Design Strategy/Tree Strategy (page 3 and 4)

- There needs to be a statement regarding the tree species. RPS recommends a series of native species within the ES chapter, very few of which have made it into the submitted tree strategy. We discussed the use of native trees in the wild area, which should be emphasised here, as I would assume they have not been included in the Urban Tree Calculator.

#### Conclusion (page 5 to 7)

- To be updated as required.

#### Ecology Survey Report Update

- No issues

#### Bat Hibernation Survey Report

- No Issues

#### Phasing and Resourcing OMH Material

- No Issues

#### Biodiversity Net Gain Calculation Tool 3.1

- No issues

**Conclusion:**

There is a lot that is agreed. Where the two parties currently disagree is the definition of what is full and what is outline, based on documents submitted for the application, and the application description.