

Agenda Item	Application Reference	Additional Info Received/Updates to Committee
5	25/00371/FUL	<p>As set out in the committee report, The Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS) was published on 23rd December 2025. The LNRS is a spatial strategy which plans, maps and creates priorities for nature in a given area. It is a statutory document produced under the Environment Act 2021. Local authorities must have regard to any relevant LNRS through the exercise of its functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).</p> <p>Amongst other matters, the LNRS identifies on a map (the ‘habitat map’) <i>“areas that could become of particular importance for biodiversity”</i> (ACB sites). Typically, such sites will be farmland with limited, if any, current significant interest for biodiversity, but it has been determined to offer the potential to become important if measures were taken to improve the habitats on that particular site.</p> <p>For this particular application, it has been determined that a LNRS ACB site does align with the planning application site area. As a local planning authority, we therefore have a duty to determine to what degree this alignment is a material consideration and whether such a consideration is positive or negative in the planning balance. For the avoidance of doubt, a site allocated in an LNRS does not automatically override any local planning policy for that site, nor act as some form of automatic blocking of development. Put simply, it is one of the many issues in need of consideration when considering a planning application.</p> <p>Specifically for this planning application, the LNRS allocates the planning application site for Action Wo3A which is as follows:</p>

		<p>Improve biodiversity by creating mixed deciduous woodland consisting of appropriate native or climate change tolerant (European only) species to increase resilience and diversity. Such newly created woodlands are to be within 2.5 kilometres of existing woodland, though in practice should be much closer (ideally within 500 metres). Newly created woods would ideally form a woodland block (or group of woodlands within 200 metres of each other) which are at least 40 hectares in size. Woodland creation would be expected over approximately 80% of the site area mapped under this measure, with the remaining 20% a mosaic of other complementary habitats such as species-rich grassland, scrub, ponds, and individual trees.</p> <p>For this particular application, the application site is currently an arable field with no trees or woodland present. The application proposes (amongst other matters) some tree and hedge planting within the site and further tree planting proposed around the perimeter of the wider site. The scale of planting proposed is not to such a degree as to be classed as creating a Wo3A 'woodland' on site, but nevertheless there would be more trees present than without the development taking place. As such, it is concluded that the LNRS is weighted neutral in the planning balance for this planning application. More extensive tree planting could have raised that as positive in the planning balance (due to the closer alignment to the ambitions of the LNRS for this site). Had the applicant proposed very little or nil tree planting on site, then that would have resulted in a negative assessment in the planning balance (due to no alignment to the ambitions of the LNRS for this site).</p> <p>Overall, therefore, the degree of conflict or alignment with the LNRS is considered neutral for this planning application.</p>
6	25/01170/FUL	<p><u>Clarification regarding reasons for referral to Committee</u></p> <p>The application is made for a minor householder application with no objections raised following the consultation process. It is being heard by Committee because it has been made on behalf of a Member and is recommended for approval. Although exception is made within the Constitution for minor householder applications made by Members where there are no objections following the consultation process, following consideration for consistency, the Strategic Planning and</p>

		Development Management Manager referred the application to Committee in accordance with his powers as set out at paragraph 5.9 of Part 3: C(ii) (Planning Committee) of the Constitution in the interests of transparent decision-making.
7	25/00309/LBC	<p><u>Clarification regarding reasons for referral to Committee</u></p> <p>The application is made for a Listed Building Consent with objections raised following the consultation process. It is being heard by Committee because it has been made on behalf of a Member and is recommended for approval. Although exception is made within the Constitution for minor householder type applications made by Members where there are no objections following the consultation process, following consideration for consistency, the Strategic Planning and Development Management Manager referred the application to Committee in accordance with his powers as set out at paragraph 5.9 of Part 3: C(ii) (Planning Committee) of the Constitution in the interests of transparent decision-making. Cllr Bailey, the applicant, has complied with the protocols set out at Part 5, Section 2 of the Constitution (Codes and Protocols: Guidance on Planning for Members).</p>
10	25/00639/FUM	<p><u>NPPF (Consultation)</u></p> <p>In December 2025, a draft NPPF was published for consultation. Of particular relevance to this proposal is Section 10 (Securing clean energy and water), of which Policy W2 (1), sets out that <i>'The development plan should support the transition to clean power by planning positively for the increased supply and use of renewable and low carbon energy and electricity network infrastructure. This means that the development plan, should, at the most appropriate level, seek to maximise the potential for suitable development by identifying:</i></p> <p><i>a. Areas which are suitable for renewable and low carbon energy development and electricity network infrastructure, including for future re-powering and life extension, where this would help secure their development; and</i></p>

	<p><i>b. Opportunities for development to draw its heat or energy supply from decentralised networks (such as district heat networks), renewable or low carbon energy supply systems, and for co-locating potential customers and suppliers of surplus heat or energy.'</i></p> <p>Section 10, Policy W3 (1) sets out that '<i>In considering proposals for renewable and low-carbon energy development and electricity network infrastructure, substantial weight should be given to:</i></p> <p><i>a. The benefits of such development for improving energy security, supporting economic development and moving to a net zero future'.</i></p> <p>Section 10, Policy W3 (2) sets out that '<i>Applicants should not be required to demonstrate the need for renewable or low carbon energy development and electricity network infrastructure. Where proposals for this form of development come forward outside areas which have been identified as suitable for them they should be acceptable when assessed against the national decision-making policies in this Framework, taken as a whole.'</i></p> <p>These Policies are considered to be relevant to the application proposal in light of the specific reference to electricity network infrastructure which the proposal would be. As the version of the NPPF remains in draft form and under consultation – and therefore potentially subject to further change - it should be afforded limited weight at this time. Nevertheless, it is indicative of the direction of travel of the evolving policy context.</p> <p><u>LNRS</u></p> <p>The Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS) was published on 23rd December 2025. The LNRS is a spatial strategy which plans, maps and creates priorities for nature in a given area. It is a statutory document produced under the Environment Act 2021. Local authorities must have regard to any relevant LNRS through the exercise of its functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).</p> <p>Amongst other matters, the LNRS identifies on a map (the 'habitat map') "areas that could become of particular importance for biodiversity" (ACB sites). Typically, such sites will be farmland with</p>
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	<p>limited, if any, current significant interest for biodiversity, but it has been determined to offer the potential to become important if measures were taken to improve the habitats on that particular site.</p> <p>For this particular application, it has been determined that no LNRS ACB site aligns with the planning application site area and there is no other apparent reason why the LNRS is an important determining factor for this application. As such, very little weight has been given to the content of the LNRS in reaching a recommendation for this planning application.</p>
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#### Plan Ref

Amendments to the plan reference list are made as below:

- BNG Metric Calc (6<sup>th</sup> Oct) dated 21/11/25 to be superseded by BNG Metric dated 11/12/25.
- Preliminary Ecological Appraisal CIC V1.0 dated 24/10/25 has been superseded by Hightown BNG PEA CIC V1.3 dated 11/12/25
- Ecological Enhancement Scheme dated 24/10/25 has been superseded by Hightown BNG Enhancement dated 11/12/25
- Amendment to plan references to include figure points below

  

- P0673 Figure 3
- P0673 Figure 4a
- P0673 Figure 5
- P0673 Figure 6
- P0673 Figure 7
- P0673 Figure 8
- P0673 Figure 9
- P0673 Figure 2
- P0673 Figure 18

	<ul style="list-style-type: none"> <li>● P0673 Location Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Inclusion of reference to Fire Strategy Plan (31/07/2025)</li> <li>- Preliminary Ecological Assessment 17/06/25 has been superseded by Hightown BNG PEA CIC V1.3</li> </ul> <p><u>Conditions</u></p> <ul style="list-style-type: none"> <li>- To include the word 'reason' to condition 13: <u>Reason</u>: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 187, 196, 197 and relevant Environment Agency Groundwater Protection Position Statements.</li> </ul> <p><u>Report Corrections</u></p> <ul style="list-style-type: none"> <li>- Reference to condition 25 within para 7.26 of the committee report to be replaced with condition 11</li> <li>- Para 7.43 correction: the development site is over 1 hectare and therefore requires a Flood Risk Assessment (FRA)</li> <li>- Over 80 third party representations have been received, which raised the following concerns in addition to those listed in the published report: <ul style="list-style-type: none"> <li>● Lack of EIA</li> <li>● Lack of public consultation</li> <li>● Impact on groundwater</li> <li>● Heritage Impacts</li> <li>● Contamination</li> <li>● Lack of attenuation</li> </ul> </li> </ul>
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### **Planning Committee Update –**