

<b>Reference Number:</b>	21/00953/FUL
<b>Proposal:</b>	Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated work
<b>Site Address:</b>	Former Hotel Felix, Whitehouse Lane, Cambridge, Cambridgeshire, CB3 0LX
<b>Case Officer:</b>	Mary Collins
<b>Comments due:</b>	04/05/2021

### Ecology

The site consists of a former hotel and grounds, with amenity grassland, standing trees, wooded boundaries, buildings, and hardstanding. The site does sit within the Impact Risk Zone of a nearby statutory protected site; however it does not meet the criteria that would require a consultation with Natural England. There are no non-statutory protected sites in the vicinity that are likely to be impacted by this application. Species data shows great crested newt and other amphibians, barn owl and other breeding birds, flowering plants, invertebrates, reptiles, bats, badger, water vole, and hedgehog have all been recorded locally.

The application is supported by an Ecology Assessment (Ecology Solutions, October 2020) which is welcome. The report found brown long eared bat droppings within the loft of the main building, and although no bats were seen to emerge or enter the building during surveys, it has been assumed that there is a bat roost within the building and a Natural England Licence will be applied for. With the exception of breeding birds, there were no other ecological constraints identified. I am in agreement with the report and would suggest the following conditions are included within any decision notice.

*All ecological measures and/or works shall be carried out in accordance with the details contained in the an Ecology Assessment (Ecology Solutions, October 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.*

*Demolition of any building shall not in any circumstances commence unless the local planning authority has been provided with either:*

- a) *a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or*
- b) *a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.*

*Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details as to how a positive net gain in biodiversity has been accomplished. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.*

Daniel Weaver  
30/04/2021