

# Revised Recommendation

It is recommended that permission is refused, due to the following 2 reasons:

- 1) The proposal, by reason of the loss of a significant extent of Priority Habitats and other ecological assets, and a failure to demonstrate an acceptable mitigation of biodiversity impacts on site, would result in a unacceptable impact on biodiversity assets within the application site, contrary to NPPF policies 170 (d), 174 (b) and 175 and Plan: MK policies, NE2 and NE3 and Planning Practice Guidance / Natural Environment Guidance Paragraph: 024
- 2) The proposal, by reason of failure to demonstrate provision of necessary infrastructure to mitigate the impact of the development, in particular in relation to transport, would have a harmful impact on the transport network, in terms of road, cycle and public transport provision, and would therefore fail to mitigate the impact of development, contrary to Plan: MK policies INF1, CT1.

It is recommended that power to refuse planning permission for the reason stated below is delegated to officers, subject to consultation on the additional archaeological material with the Council's Archaeological Officer confirming that no new substantive issues have been raised:

- 3) The proposal, by reason of the total loss of non-designated heritage assets of archaeological interest, failure to ensure that consideration is given to the historic environment in informing the site layout and the quantum of development and failure to demonstrate that the benefits of the development clearly outweigh the harm, taking into account the assets significance and importance, would be unacceptable contrary to NPPF policy 197 and Plan: MK policies HE1 (F), SD1 (A19) and SD14 (C9).