

**AMENDMENTS SHEET**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**17<sup>th</sup> June 2026**

**Section C, Items for Determination**

**Item ix; Pages 17 – 149**

Application No.	25/00537/OUTPP
Proposal	Outline planning application for phased development involving demolition of existing buildings and the erection of new flexible use employment floorspace [Use Classes E(g)(i)-(iii)/B2/B8 (including data centres)] and associated works. All matters reserved except access
Address	<b>Land at Cody Technology Park and Ball Hill Ively Road Farnborough</b>

**Updates to the Report**

The Applicants have read the Officer Report and wish to make the following comments:-

**Key Points of the Proposals (Page 20)** : The application proposals provide the opportunity for the provision of a new HQ building for Qinetiq on DZ3, but its delivery will be driven by Qinetiq; and this would, in turn, unlock the potential for development on DZ4.

**Cumulative Impacts concerns of Farnborough Airport in respect of construction traffic (Page 46)** : Had the runway re-surfacing works mentioned by Farnborough Airport in their representations been taken into consideration in the cumulative assessment, it would not have altered the overall conclusions. Additionally, the requirement for phase-specific CTMPs required as part of Reserved Matters submissions will help manage any potential overlap of construction activity with the Airport such that the effects are capable of being satisfactorily addressed via condition in any event.

*[Officer Note: up to the present day there are no proposals submitted by the Airport to the Council in respect of runway re-surfacing, such that it would not have been appropriate or reasonable to consider these as potential cumulative impacts with the current application and ES. As such, it was concluded that an update to the ES in respect of this concern was not necessary and therefore not requested of the Applicants. Any construction impacts arising from works related to runway re-surfacing that may emerge in the future will be a matter to be considered with those future submissions.]*

**Principle (Page 51)** : The Applicants wish to stress the economic benefits of their proposals including in terms of job creation, supporting existing businesses and encouraging inward investment as well as supporting opportunities to develop specialist/advanced manufacturing at CTP, which is expressly supported under Policy PC1 (Economic Growth & Investment).

**Management & Maintenance of Eelmoor Marsh SSSI (Page 88)** : this is ongoing via the 1995 s299A Agreement already in place and these provisions will continue without amendment when these are transposed into a fresh s106 Legal Agreement.

### **Amended Recommendation**

Amended s106 Agreement Heads of Term (g) (Page110) :

(g) Partial extinguishment of the obligations of the 1995 s299A Agreement and, as necessary, the retention and incorporation of existing Obligations within s299A to be continued into any new Agreement **and/or a Deed of Variation as may be considered appropriate**; and

### **Amended Conditions:**

No.4 (Page 111):

#### 4. Overall Biodiversity Net Gain Plan

Notwithstanding any information submitted with the application, an Overall Biodiversity Net Gain Plan, **including any updated Post Development Habitat Plan as may be required**, shall be submitted to and approved in writing by the Local Planning Authority prior to the first implementation of development subject to a Reserved Matters approval. This shall identify how a minimum of 10% Biodiversity Net Gain is to be delivered with the development overall in accordance with best practice (including BS8683:2021 or as may be revised), including details of any off-site Biodiversity Net Gain provision to be made. The Overall Biodiversity Net Gain Plan shall subsequently be updated as necessary in order to reflect any changes and/or opportunities with BNG provision that may arise during the course of the implementation of the development hereby approved.

Reason - as in the Report.

No.28 (Page 122) :

#### 28. Archaeology : Written Scheme of Investigation of Buildings to be Demolished

The development shall be carried out in full accordance with the Written Scheme of Investigation (WSI) for Historic Building Recording Report (**January 2026**) hereby approved. No part of the development hereby permitted shall be occupied until the site investigation and post-investigation assessment of the relevant demolished buildings on site has been completed in accordance with the approved WSI and the provision for analysis, publication, and dissemination of results has been secured.

Reason - as in the Report.