

APPLICATION NO: 20/3210N

LOCATION: Land At, FLOWERS LANE, LEIGHTON

PROPOSAL: Reserved matters approval sought for access, appearance, landscaping, layout and scale. following outline permission for the construction of up to 400 dwellings with garaging; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary works.

CONSULTATIONS

Housing: Confirm they are happy with the submitted Affordable Housing Statement and the corresponding Appendix for the layout.

KEY ISSUES

PROW – The slight diversion is being discussed with the Council's PROW officer, and Members will be updated verbally on this matter.

Trees – An updated AIA/AMS has been supplied, and the Council's Forestry Officer is satisfied it does not raise any issues of significance, and subject to the recommended conditions there are no outstanding tree issues.

Ecology – A plan showing the location of bird boxes has been supplied, and comments from the Council's Ecologist will be reported verbally to Members.

Pedestrian/Cycle link to the south – The submitted plans show a link to the site boundary, and there is a possible connection on the northern boundary of the Bloor development to the south. However it has been confirmed that there is a 3rd party who own a narrow strip of land between the two development sites which makes the physical link unachievable at this time. The matter is under investigation. The link is considered very desirable, but there are some alternative routes available, which although not as direct, do provide reasonable access.

Layout – A number of relatively minor layout changes have been made to the plans following comments from the Council's Urban Design Officer and Highways Officer, which hopefully will avoid the need for some of the suggested conditions. Members will need to be updated verbally.

Public open space/play – The applicant's have confirmed they feel the location of the proposed LAP is in the best location and are reluctant to re-locate to the site suggested by ANSA. Both locations have merits, which can be discussed at the Board meeting, but if Members prefer the matter can be addressed by a condition requiring the location to be agreed in discussion with ANSA.

CONCLUSION:

There are no proposed changes to the recommendation, however Members will need to be updated on any proposed changes to conditions at the meeting.