

## **Southern Planning Committee 3<sup>rd</sup> August 2016**

### **UPDATE TO AGENDA**

#### **APPLICATION No.**

**15/4367N** – Reserved Matters Application for the Erection of 51no Houses, roads, public open space and associated works

#### **LOCATION**

Kents Green Farm, Kents Green Lane, Haslington, CW1 5TP

#### **UPDATE PREPARED**

1st August 2016

#### **OFFICER APPRAISAL**

##### **Environmental Role**

###### *Trees*

Since the drafting of the Committee Report, the applicant has submitted further tree info including; a Tree Constraints plan; an Arboricultural Report and Schematic Drainage Layout.

In response, the Council's Tree Officer has reviewed the information and advised that subject to the implementation of appropriate tree protection measures, the latest site layout plan SK258/PL/101 Rev I, should allow for the more significant trees on the site to be retained.

As such, subject to a number of conditions, no objections on Tree matters are raised.

#### **CONCLUSION**

The principle of development has already been accepted as part of the outline approval on this site.

##### **Social Sustainability**

The development will not have a detrimental impact upon residential amenity, it would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply.

The impact upon infrastructure would be neutral.

In terms of the POS and LEAP provision this is considered to be acceptable and would be a benefit to this scheme.

## Environmental Sustainability

Details of the proposed landscaping would be secured through the imposition of a planning condition.

With regard to ecological impacts, the development would have a neutral impact subject to mitigation.

The drainage/flood risk implications for this proposed development are considered to be acceptable.

It is considered that the development would not have a significant impact upon trees, subject to conditions.

## Economic Sustainability

The proposed access point is acceptable and the traffic impact as part of this development has already been accepted together with contributions for off-site highway works. The internal design of the highway layout/parking provision is considered to be acceptable.

The development of the site would provide a number of economic benefits in the residential use of the site.

It is considered that the planning balance weighs in favour of this development.

## **RECOMMENDATION**

**APPROVE subject to the following conditions**

- 1. Approved Plans**
- 2. Submission of a landscaping scheme**
- 3. Implementation of the approved landscape scheme**
- 4. Updated survey and mitigation for other protected species**
- 5. Submission of Revised tree protection scheme**
- 6. Submission of No Dig Construction**
- 7. Submission of Revised Arboricultural Method Statement (AMS)**
- 8. Submission of Construction Management Plan**
- 9. Submission of Tree pruning/felling specification**
- 10. Submission and approval of land level details**
- 11. Submission of service/drainage layout**
- 12. Boundary Treatment details to be submitted for approval**
- 13. Details of the proposed bridge to be submitted and approved**
- 14. Details of the proposed LEAP to be submitted and approved**
- 15. Open Plan Estate/Removal of permitted development rights for means of enclosure forward of building line**

**In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of Southern Planning Committee, to**

**correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.**