

Applicant: Crest Nicholson Midlands

Proposal: Discharge of Condition 10 (Enhancements to local footpath network) of 14/02156/OUT

Expiry Date: 01 April 2019

Extension of Time: 24 July 2019

1. APPLICATION SITE AND LOCALITY

- 1.1. The site is some 4.5ha of agricultural land which forms the southern part of a larger field, to the south of Bodicote village. Cotefield Nurseries and Cotefield Business Park lie to the east of the site, between the site and the A4260. Cotefield House, a former country house now subdivided into flats, also lies to the east. There is single shared point of access off the A4260. The field is part of a shallow valley, with the land rising to the north and south. There is a single Oak tree and a single Sycamore tree in the centre of the application site. A recent new residential development lies adjacent to the north of the field, with fields to the south and west. A mature (approximately 25 metre wide) tree belt screens the site along the southern and western boundaries of the field.

2. APPLICATION PUBLICITY:

- 2.1. No publicity required

3. DETAILS OF CONSENT:

- 3.1. Consent was originally granted under 14/02156/OUT, for outline permission for 95 No. homes on land South of Cotefield Business Park adjacent to Blossom Field Road Bodicote was approved subject to conditions on the 03.10.2016. Reserve matters applications 18/00193/REM (28.08.2018) and 18/01309/REM (05.11.2018) have also been subsequently approved, again subject to schedules of conditions.

4. PLANNING CONSIDERATIONS:

- 4.1. Condition 10 of 14/02156/OUT requires that prior to the first occupation of the development full details of the proposed enhancements to the local footpath network including at least two points of connection between the development and the local footpath network and a timetable for implementing the proposed enhancements, to be submitted to and approved in writing by the Local Planning Authority.
- 4.2. Amended and additional plans (BOD-FCE-01-A, 5692:16-A, 1908 15-J and 1908 16-I) have been received during the course of the application, following concerns being raised by officers as to the acceptability of the detailed footpath enhancements. The revised plans indicate three points of connectivity between the development and the existing footpath network, and further details have been submitted detailing the geometry of the footpath links and a timetable for implementation of the proposed enhancements.
- 4.3. The Local Highways Authority raises no objections to the proposed details. The revised details are considered by officers to result in a development that will deliver

a well-integrated and accessible development, that will promote access to the existing public rights of way network, and therefore acceptable in this regard.

5. RECOMMENDATION

The Local Planning Authority considered that the details submitted latterly pursuant to Condition 10 of planning permission 14/02156/OUT are acceptable, and as such it is recommended that the said condition is discharged.

Case Officer: Bob Neville

DATE: 19/07/2019

Checked By: Nathanael Stock

DATE: 23.07.2019
