

**Case Officer:** Samantha Taylor

**Recommendation:** Approval

**Applicant:** Bovis Homes Ltd

**Proposal:** Discharge of conditions 2 (natural stone sample), 9 (Estate roads, driveways etc), 16 (Biodiversity) and 17 (Bin collection points) of 15/01777/REM

**Expiry Date:** 6 December 2019

**Extension of Time:** 21 March 2020

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. The application site relates to an already constructed parcel of residential development on Longford Park (parcels D and E), a large residential scheme with country park, primary school, open space and leisure facilities. The application site comprises over 100 dwellings to the south-west of the main spine road through the site (now known as Longford Park Road), and to the north-east of existing properties along Oxford Road.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. The conditions which this application seeks to confirm details are acceptable for are Conditions 2, 9, 16 and 17 of application 15/01777/REM. In summary these conditions require approval of the following details:

- Condition 2 – Material stone sample
- Condition 9 – Estate Roads, Footpaths, Vehicular Access, Driveways and Turning Areas
- Condition 16 – Bird and Bat Boxes
- Condition 17 – Bin Collection Points

## **3. RELEVANT PLANNING HISTORY**

3.1. The following planning history is considered relevant to the current proposal:

3.2. 15/01777/REM – All reserved matters relating to Parcels D and E of outline permission 05/01337/OUT for 116 dwellings

## **4. RESPONSE TO CONSULTATION**

4.1. OCC HIGHWAYS – Condition 2 No comment, Condition 9 No objection as drawings match with approved S38 details

4.2. CDC ECOLOGY – the locations for bird and bat boxes are not very suitable and opportunities for optimising these locations should be made.

## **5. APPRAISAL**

- 5.1. Whilst each of these conditions were pre-commencement conditions requiring the submission of the details and their subsequent approval prior to any construction works being undertaken, the construction has started and is nearing completion. This is regrettable as it is more difficult to seek changes to details that are considered unacceptable, if those details have already been implemented.
- 5.2. In respect of conditions 2, 9 and 17 the details as submitted are acceptable and satisfy the requirements of these conditions.
- 5.3. In respect of Condition 16, the Council's Ecologist has advised that the positions of the bird and bat boxes are not satisfactory as, for the sake of convenience, they appear to have been proposed on the remainder of dwellings to be constructed rather than in locations that would achieve an optimal biodiversity gain. However, the Local Plan policy ESD10 only requires a net gain; it does not currently specify a minimum. Furthermore, the Council's Ecologist, whilst expressing concerns, has not objected to the proposed locations.
- 5.4. Therefore, whilst it is likely a more optimal arrangement could have been agreed if the details had been submitted in a timelier manner, the Local Authority considers that it would not be reasonable to refuse the details submitted.

## **6. RECOMMENDATION**

That Planning Conditions 2, 9, 16 and 17 of 15/01777/REM be discharged in accordance with the details specified on the Decision Notice.

Case Officer: Samantha Taylor

DATE: 10 August 2020

Checked By: Alex Keen

DATE: 23 August 2020

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