

## Planning Committee – Tuesday 14 December 2023

### Updates/ Late representations

Item No. 7	Description
	22/01151/MAJ - Langford Bridge Land At Ngr 287048 69192 Reserved Matters application for the construction of 40 dwellings including affordable housing, public open space and associated site infrastructure; pursuant to outline planning permission reference 19/00238/MAJ (approval sought for access, appearance, landscaping, layout and scale)

### Further consultee responses:

#### **Natural England (6 December 2023)**

*No objection.*

*Natural England advises that they concur with the conclusions of the shadow HRA, providing that all mitigation measures are appropriately secured in any planning permission given.*

#### **DCC Highways Officer (11 December 2023)**

*Further observations following additional information from the applicant:*

*Additional drawings have been submitted showing the general arrangement, long-sections and highway drainage.*

*The Highway Authority has no objections.*

#### **DCC Lead Local Flood Authority (LLFA) Officer**

*No further response gained.*

Case officer note: The layout has been designed to respond to the need to attenuate surface water run off rates. The matter is subject the control able to be exerted through Condition 12 attached to the outline permission. Discussion has been ongoing with the LLFA officer with regard to securing an acceptable scheme in accordance with the information submitted and agreed at outline stage.

#### **TDC Affordable Housing Officer (8 December 2023)**

*I understand that the concerns I raised about the dwelling size and mix not being reflected across the open market homes on this phase of the development will be addressed on further phases as the development progresses.*

*Further it has been confirmed that in accordance with the requirements of the s106 agreement all units will be provided to M4(2) standard.*

#### **TDC Waste Officer (re comment from 11th October)**

*“Collection points not adjacent to an adopted highway would not be accessible by the collection crews unless appropriate waiver signed by the developer.”*

Case Officer note: the appropriate signed waiver has now been received (8 December 2023).

**Late Representations:**

None received.

**Overall Officer comment:**

The recommendation remains as set out.