

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 6TH JUNE 2017

ITEM 7 – FORMER DEBENHAMS PLAYING FIELD, ESTCOURT ROAD/ESTCOURT CLOSE – 17/00224/REM

AMENDING THE SOFT LANDSCAPING PROPOSALS

Discussions continue regarding the provision of a landscape buffer between the proposed and existing buildings as is required. A draft amended landscape plan has been circulated. The Council's Landscape Architect suggests that these amendments still do not present a sufficient screen due to the number and siting of specimens, the species (nature of the canopy) and the age at which planted. It should however be possible to design a solution to this issue.

I consider that discussions need to continue in line with the recommendation in the report and welcome any views on the landscape buffer that the Committee wishes to record.

ENVIRONMENT AGENCY COMMENTS

The Environment Agency has now responded as was suggested in the Committee Report. The Agency welcomes the further flood risk/drainage assessment that has been done including new climate change allowances as it will result in a safer development. As a result of the assessment the proposed minimum finished floor levels are at 600mm above the 1 in 100 year plus 35% level, and the Agency is satisfied with this.

FINISHED FLOOR LEVELS ISSUE

In connection with the proposed finished floor level, at the time of writing I am still awaiting clarification to resolve the issue of exactly what it means in terms of any levels changes. It appears that there will not need to be significant land raising to achieve this (and as mentioned in the Committee Report the separation distances are such that a degree of flexibility could be accommodated without significantly impacting on residential amenity) but I am seeking clarity.

I consider that discussions need to continue in line with the recommendation in the report.

No changes are proposed to the recommendations of the Head of Planning in the Committee Report