

**PLANNING APPLICATION: 24/502907/FULL**

- Councillor Harwood considers the proposed BNG enhancement area, found in the western corner of the site, to be an interesting rabbit-grazed grassland, with taller herbs around the edges, an east-west linear spoil heap, and occasional Goat Willows, making for a good ephemeral plant community and reptile habitat. Rather than plant trees all over this area, Councillor Harwood has recommended that wood piles are created from the trees removed for the proposed HGV parking; and to maybe also introduce a pond.

In response, the proposed landscaping on this parcel of land has been assessed for BNG and to now amend the make-up of this proposed planting is likely to impact the BNG calculations already formulated. On this basis it is not considered appropriate to change this, but it is considered reasonable to amend condition 9 to include the creation of the suggested woodpiles on top of the proposed landscaping already shown. Furthermore, Councillor Harwood has recommended wildlife friendly drainage to be conditioned across the new lorry park and in the interests of safeguarding protected species, it is considered reasonable to secure such details.

**On this basis it is therefore recommended to amended condition 9 to read:**

*Prior to the first use of the HGV parking area hereby approved, the following ecological enhancements shall be submitted to and approved in writing by the local planning authority:*

- (i) *Details of manufacturer specifications (not wooden), numbers and locations (including height) of bat boxes; and*
- (ii) *Details of manufacturer specifications (not wooden), numbers and locations (including height) of bird boxes; and chosen bird boxes shall be for red/amber listed species only;*
- (iii) *Details of woodpiles created from the trees removed for the proposed HGV parking are (including location, size and species), to be sited on grassland in north-western corner of site; and***
- (iv) *Details of a wildlife friendly surface water drainage system for the HGV parking area hereby approved (to avoid pitfall traps for small animals).***

*All of the approved enhancements shall then be erected/installed prior to the first use of the HGV parking area and shall be maintained as such thereafter.*

*Reason: In the interests of biodiversity enhancement; and in the interests of safeguarding protected species.*

- Since the Committee report has been published the agent has submitted an Archaeological Monitoring and Recording document and a Written Scheme of Investigation for a Staged Programme of Archaeological Works document. KCC Archaeology have reviewed these documents and finds them acceptable, so that there is no longer a requirement for recommended conditions 3 and 7, as set out within the Committee Report.

**On this basis it is therefore recommended to amended condition 2 to read:**

The development hereby approved shall be carried out in accordance with the following:

Approved plans

- RC620-2010; RC620-2002 Rev S (1:1250); RC620-2002 Rev S (1:1000); RC620-2003 Rev B;
- RC620-200F Rev A; RC620-2005 Rev B; RC620-2006; RC620-2007 Rev B; RC620-2008; and RC620 2012 Rev D (Proposed Phasing).
- 2401.03 Rev C; and 2401.04A.
- MM261023-2 x 2 plans (showing horizontal illuminance).
- GL2006-1 Rev 0.
- J7/04177; and J01047.
- 80644-02 100 Rev P01; 80644-02 100 Rev P02; 80644-02 101 Rev P01; 80644-02 101 Rev P02; and 80644-02 102 Rev P01.
- 9425 (sheet 2 of 7); 9425 (sheet 5 of 7); 9425 (sheet 6 of 7); 9425 (sheet 7 of 7); 9425 (sheet 3 of 8); 9425 (sheet 4 of 8); and 9425 (sheet 8 of 8).
- 223017/101 Rev C.

Approved documents

- Planning Statement (by Astrum Planning); Landscape and Visual Impact Assessment (by Leeming Associates, dated: Feb 2024); Ecological Appraisal, including figures 4, 6 and 8 (by FPCR, dated: July 2024);

Bat Survey Report (by FPCR, dated: June 2024); Flood Risk Assessment (by Geosmart Info Ltd, dated: 17/04/14); Phase 1 Environmental Risk Assessment (by Constructive Evaluation, dated: Aug 2015); Outdoor Lighting Report (by Gemma Lighting, dated: 11/07/24); Noise Impact Assessment (by RSK Acoustics, dated: 31/05/24); Arboricultural Impact Assessment (by Aspect Arboriculture, dated: July 2024); Arboricultural Method Statement (by Aspect Arboriculture, dated: Sept 2024); Archaeological Desk-Based Assessment (by ADAS, dated: Nov 2024); **Archaeological Monitoring and Recording (by ADAS Nov 2024); Written Scheme of Investigation for a Staged Programme of Archaeological Works (by ADAS, Dec 2024);** Transport Statement (by SLR, dated: 12/07/24); Construction Traffic Management Plan (by Colonial Construction); Letter from FPCR (dated: 27/08/24); Letters from Baxter Glaysher Consulting (dated: 25/09/24 and 30/09/24); e-mail from agent regarding hard boundary treatments (dated: 29/09/24); Lighting specification sheet (Hurricane 250W – LED flood light); Jacksons Fencing sheet (ref: JSW 29 Issue 03); 2 x Zaun fencing sheets (profile mesh boundary fencing system); and Hikvision sheet (bullet camera details).

Reason: To clarify which plans have been approved and in the interests of proper planning.

**And it is also recommended to delete recommended conditions 3 and 7.**

**THE RECOMMENDATION REMAINS UNCHANGED**