

SOUTH PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS

Date: 16 April 2024

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

Item No.	Application No.	Originator:
5	23/04725/FUL	SUDs

The enabling works and ecology proposals offer an acceptable level of flood risk.

Item No.	Application No.	Originator:
5	23/04725/FUL	SC Landscape

Thank you for requesting our comment on the Landscape and Ecology Management Plan (LEMP) submitted to accompany planning application 23-04725-FUL (boarding house at Concord College).

As part of our earlier review of the LVA submitted with the application we recommended the following condition be applied to any grant of planning permission:

- A landscape management and maintenance plan for the landscape proposals shall be prepared and submitted. The landscape management and maintenance plan shall be submitted prior to development commencement and shall be followed for a minimum of five years following planting.

We have reviewed to the LEMP and while we find the approach generally proportionate and appropriate, we have the following concerns:

Tree and hedge maintenance

The LEMP does not include sufficient information on management of tree planting beyond the first year, for instance no inspection for dead, diseased, dying and damaged branches or associated pruning is included. We have particular concern that no reference is made to the maintenance of bark mulch around planted trees and hedges (notes 6, 8 and 9 in the Detailed Soft Landscape Proposal (ref: 23-076-01A-01)) required to reduce competition.

Replacement planting

It is not clear that all planting should be monitored for failures annually over a five year period, and replacement of failures undertaken in the first available planting season.

If the above concerns are addressed, we suggest that the LEMP would be appropriate to meet the recommended condition for a landscape management and maintenance plan.

Item No.	Application No.	Originator:
5	23/04725/FUL	Applicant

A substantial letter containing photographs has been submitted by the Bursar on behalf of the applicant, Concord College. This is available to view in full on file, however is summarised below:

It is hoped that the Committee will be able to support the officer's recommendation for Approval.

Why is the new boarding house needed?

- It would help to standardise the quality of boarding accommodation to comply fully with the latest safeguarding standards and provide flexibility to cater for variable ratios of boys and girls.
- It would reduce the College's reliance on off-campus boarding houses.
- The College has a license from the Department of Education for a pupil roll of up to 630 pupils and currently has 582 pupils. It is not the intention to apply to extend the license for the foreseeable future, merely to focus on consolidating its facilities to provide the optimum academic, sporting and pastoral provision.

Why here?

- A covenant preventing the use of new buildings negates the availability of Hall Meadow outdoor sports pitches to the north of Acton Burnell Hall for development.
- There is a cluster of Listed Buildings to the western end of the campus and a Scheduled Ancient Monument extends across the open grounds to the east of Acton Burnell Hall. As a result development opportunities within the immediate grounds and views of Acton Burnell Hall are particularly limited.
- The proposed site is the least constrained land within the College campus and is the most logical being adjacent to the recently constructed Taylor's Boarding House.

The Proposed Design

- The scale of the building is required to deliver a 60-bed boarding residence necessary for the College's needs. It is comparable to the scale and height of other recently constructed boarding houses on campus.
- The building's orientation and position have been selected to:
 1. Focus the footprint on the existing area of hard-surfaced car-park.
 2. Address and utilise the existing entrance driveway.
 3. Minimise the root protection area of the veteran Oak trees to the west
 4. Avoid development over the ground source heat pumps below the open field to the east which provide renewable heating to Taylor's House.
- In response to comments from SC Landscape and Conservation, and the Parish Council, the design has been amended to:
 1. Reduce the overall height of the building.
 2. Use darker, more recessive materials.
 3. Introduce substantial new tree planting to filter views of the new building when viewed from the public highway.

Photographic illustrations provided of the proposed boarding residence on completion and around 10 years post completion when the planting will have had time to mature.

Item No.	Application No.	Originator:
5	23/04725/FUL	SC Ecology

Comments summarised:

As part of our response dated 6th December 2023 an on-site Biodiversity Net Gain provision condition was recommended to be applied to the decision notice. The submitted Construction Environment Management Plan (March 2024) and Landscape and Ecology Management Plan (March 2024) prepared by Middlemarch aims to satisfy

the requirements of this condition.

Points i) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulphur) and iii) Details of species composition and abundance (%age within seed mix etc.) where planting is to occur do not appear to have been addressed within these documents.

If no conditioning of the soil is required as part of the proposed habitat creation, this should be stated in the LEMP, in order to satisfy this part of the condition, or details should be provided.

Although the percentage composition for the proposed habitats has not specifically been provided, the type of mix for the amenity grassland creation has been provided, which states the mix is of 20% wild flowers and 80% slow growing grasses. A species composition and abundance of the native scrub, native hedgerow and scattered trees should be provided.

The LEMP is a live document, subject to change following annual monitoring. Amendments/monitoring reports should be submitted to the Local Planning Authority for approval.

Item No.	Application No.	Originator:
6	23/04940/FUL	Brown Rural Chartered Surveyors

The applicant has provided a response in relation to the Parish Council comments around the scale of the development. The response has been produced by an appropriately qualified rural surveyor and as such it is considered that the development quantum has been fully justified having regard to several of authoritative sources on agricultural management include John Nix Farm Management Pocketbook, The Agricultural Budgeting and Costing book by Argo Business Consultants Ltd and Defra website.