

APPLICATION NO: 20/00749/FUL		OFFICER: Mrs Lucy White	
DATE REGISTERED: 14th May 2020		DATE OF EXPIRY: 9th July 2020/Extension until 22 nd November 2021	
WARD: Swindon Village		PARISH: Swindon	
APPLICANT:	Bloombridge LLP		
AGENT:	No agent used		
LOCATION:	Manor Farm Church Road Swindon Village		
PROPOSAL:	Demolition of redundant outbuildings and construction of 4 no. dwellings with associated tree and landscaping works		

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Having reconsidered the extent of tree removal from the site and the lack of a detailed submitted landscape strategy/scheme, officers have amended the wording of the suggested landscaping condition, as set out below. Condition 16 now requires the submission and approval of a Tree and Hedge Retention and Removal Plan and maintenance programme, includes a 10 year replacement clause should any new planting die etc. and is now a prior to commencement of development condition. The applicant has been made aware of the suggested re-wording and agrees to this pre-commencement condition.
- 1.2. The revised suggested condition allows greater flexibility and should assist officers in seeking to retain as many trees as possible within the site and potentially, would require the applicant to submit further information to justify the loss of trees and hedgerow, particularly those within the southern part of the site.

Notwithstanding the submitted details and prior to the commencement of development, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all walls, fences, trees, hedgerows and other planting which are to be retained and shall include a Tree and Hedge Retention and Removal Plan. The scheme shall provide details of all new walls, fences, or other boundary treatments; finished ground levels; new hard surfacing of open parts of the site (including driveways, parking and turning areas, footways and patios), which shall be permeable or drained to a permeable area; a planting specification and a programme of implementation and maintenance.

The scheme shall identify the number and location of all new trees, plants and hedges to be planted; their species, size, spacing/density, root types, tree pit details (including details of introduced soil amelioration plans). The scheme shall provide a biodiversity net gain (BNG) and shall include details of BNG in accordance with Natural England's Biodiversity Metric 3 (July 2021) or recognised equivalent.

All hard and/or soft landscaping works shall be carried out in full and in accordance with the approved details prior to the completion of the development (first occupation of the last dwelling to be constructed) unless otherwise agreed in writing by the Local Planning Authority. The hard and/or soft landscaping works shall thereafter be retained and maintained in accordance with the approved details.

Any trees or plants indicated on the approved scheme which, within a period of ten years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, GI2 and GI3 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).