

James Durant

Subject: FW: [EXTERNAL EMAIL] - RE 1513: Land Off Bristol Road, Falfield- P22/00461/F- Conditions update

From: James Reynolds <James.Reynolds@southglos.gov.uk>
Sent: Monday, July 10, 2023 8:21 AM
To: James Durant <james.durant@cotswoldhomes.co.uk>
Subject: Re: [EXTERNAL EMAIL] - RE 1513: Land Off Bristol Road, Falfield- P22/00461/F- Conditions update

Hi James,

In regard to condition 6 (landscaping), the need to include this comes from advice from our legal officer and is due to the fact that we don't know whether the play area will be hard or soft landscaped? This needs to be shown on the landscaping plan to tie in with the S106. There is also some concern been raised that *Prunus laurocerasus* 'Otto Luyken' is proposed next to the play area. The leaves and fruit are harmful if ingested. So in terms of proposed planting, there would not be a great deal of changes needed from that previously agreed. The new landscape plan would only need to amend the harmful plant next to the play area and include the surfaces for the play area/allotment. I am therefore minded to keep condition 6.

I will though also include an additional condition for the allotments, as currently we do not know how these will be operated. e.g., as a community style allotment or mini allotment plots for individual letting.

Condition- Allotments

Prior to the commencement of the development above Damp Proof Course (DPC) level, a detailed layout plan of the allotments, as well as details of the operation and management of the allotments shall be submitted to and approved in writing by the council.

The allotments shall be implemented in accordance with the approved details, no later than 90% occupation of the development hereby approved.

Reason

To ensure the provision of the quantity, quality and accessibility of the public open space for the projected needs of the residents, and to accord with policies CS1 and CS24 of the South Gloucestershire Council Local Plan Core Strategy (adopted) December 2013

Unfortunately, I haven't got any comments on the LEMP and CEMP, sorry. Haven't heard anything from Paul Driscoll as of yet but will email him to ask.

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From: James Durant <james.durant@cotswoldhomes.co.uk>
Sent: Thursday, July 6, 2023 3:48 PM