

Tim Hartley

From: Tim Hartley
Sent: 22 April 2024 13:47
To: Joshua Bird
Subject: Crabtree Farm - 23/01175/FUL, 23/01177/FUL, 23/01184/FUL and 23/01186/FUL

Hi Josh

We currently have an extension of time for the determination of the applications to 3 May 2024

There is still a number of areas that are unresolved or that need work before any application could be approved:

- S106 legal agreements/Deeds of Variation to the original permissions
- Highway information further to Highway comments of 27 March which required a Transport Assessment and which stated that the traffic surveys which were over six years old now were out of date. A re-design is also required as a single point of access is required rather than two
- As previously discussed, following the highway redesign, improvements to the layout are required in design terms. These should be based on Building for a Healthy Life principles as advised by the Council's Good Design Guide
- Drainage/flooding issues as set out by the LLFA
- Evidence that a Biodiversity Net Gain is achieved as set out in my email to you of 11 March – the full biodiversity metrics in spreadsheet form will be needed to inform the Ecology Unit's response to the current applications – the pdf versions sent on 20 March are insufficient to enable the Ecology Unit to assess the information/results
- Possibly contamination issues

Can you therefore, given the above, confirm agreement to a further realistic extension of time for the determination of the applications please

I'll call later in the week to discuss and would appreciate a response before the end of the week

Kind regards

Tim

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