

Neil Crowther

From: Joe Russell-Wells
Sent: 15 March 2010 15:20
To: Neil Crowther
Subject: Angels Nursery Site - BN/27/09

Neil,

I am sorry I missed you today - I wanted to give you some feedback from the latest details relating to the above application for Committee as discussed.

- The area of open space identified within the development at 0.75 ha is adequate.
- The principle of the off site sum for play provision to be used at the adjacent Parish owned site is acceptable as long as clear links between the future development and the open space are established - this must mean a minimum of 2 access pedestrian / cycle links between them and an acknowledgement of the rights of residents using these facilities in perpetuity.
- The information in relation to the TPO trees to be retained has not been provided accurately i.e. on an OS base plan. The Council needs to be satisfied the trees can adequately be retained - as stated previously 'Applying tree protection conditions on a reserve matters application will not protect the trees if they are already condemned by outline permission'. This information needs to be provided.

Please let me know if you require any further clarification.

Regards, Joe