

## **ADDENDUM REPORT PLANNING COMMITTEE 10<sup>th</sup> FEBRUARY 2011**

**Item: 6.5**

**Site: North Prospect, Foliot Road, Plymouth**

**Ref: 10/02065/OUT**

**Applicant: Barratt Homes**

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Since completion of the officer's report a further consultation response has been received from the Highways Agency. The Highways Agency have now removed their holding direction and recommend that the following condition be attached to any grant of approval:

*A comprehensive Travel Plan will be developed for all elements of the development hereby permitted. The acceptability of the travel plan will need to be agreed in writing by the Local Planning Authority and Local Highway Authority (who shall consult with the Highways Agency on behalf of the Secretary of State For Transport), in advance of occupation of the development.*

*The Travel Plan will need to be prepared in line with prevailing policy and best practice and shall include as a minimum:*

- *The identification of targets for trip reduction and modal shift*
- *The methods to be employed to meet these targets*
- *The mechanisms for monitoring and review*
- *The mechanisms for reporting*
- *The penalties to be applied in the event that targets are not met*
- *The mechanisms for mitigation*
- *Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter*
- *Mechanisms to secure variations to the Travel Plan following monitoring and reviews*

*A review of the targets shall be undertaken within 3 months of occupation of the development, and on an annual basis thereafter, at the time of submission of the Annual Travel Plan Report.*

*Reason:*

*In order that the development promotes public transport, walking and cycling, and limits the reliance on the private car in accordance with Policy CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.*

The applicant considers the condition below to be unreasonable since it does not own the land and a management plan is already in operation.

**HAM WOODS MANAGEMENT PLAN**

*(24) No work shall commence until a 3 year management plan for Ham Woods has been submitted to and agreed in writing by the Local Planning Authority. The management plan shall be carried out as approved.*

*Reason:*

*In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in PPS9.*

It is therefore proposed that this condition be removed. The relocation of the reptiles will be in accordance with the Ecological Mitigation and Enhancement Strategy (condition 22) and it is proposed that £15,000 be moved from the Planning Obligations Management Fee and allocated to Strategic Green Space, which could include Ham Woods.

Further to this an additional condition is proposed in order to control the retail element proposed in the hub:

#### SIZE OF SHOPS

Not more than 150 square metres shall be used for a combined total of A1 shop use without the prior written approval of the Local Planning Authority.

#### Reason:

To ensure that there is not an over-provision of shops that could prejudice Plymouth's retail hierarchy and to ensure that the use is appropriate in scale and function to its location to comply with policies CS01, CS07, CS08 and CS34 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007 and the evidence presented in the North Prospect Sustainable Neighbourhoods Assessment.