

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**29<sup>th</sup> March 2022**

**Agenda Item 5**

**Application Ref. 21/00470/REM**

**Land North of Bradwell Hospital, Talke Road, Bradwell**

Since the publication of the main agenda report the further consultation responses of the **Lead Local Flood Authority (LLFA)** and **Severn Trent Water (STW)** have been received.

The LLFA advise that they have reviewed the submitted information and there is still some information required to fully demonstrate that an acceptable drainage strategy is proposed. They recommend that planning permission is not granted until this has been resolved.

This has resulted in the applicant submitting further additional information to satisfy the comments of the LLFA and their further comments are again awaited.

STW raises no objections but they do set out that final approval of surface water drainage proposals sit with the relevant LLFA.

Officer response

Whilst the application has still not resolved all of the matters raised by the LLFA in terms of an acceptable drainage strategy for the development, these are technical matters that can be resolved between the applicants consultants and the LLFA. They will need to be resolved before a decision is issued and your officer's recommendation remains as set out in the main agenda report.

Your officers have sought the further advice of the Landscape Development Section on tree impacts and the proposed landscape strategy.

LDS confirm that the method and approach of grouping the trees, as carried out in the tree survey, is agreed. This approach is standard practice as it would not normally be practical to record every tree in a densely treed area.

They advise that the group of trees to the northern and southern boundaries when the outline planning application was permitted all of them had a stem diameter that made them of low importance for retention. An objection to their removal was therefore not be defensible and replacement planting was pursued as an appropriate mitigation response.

In terms of replacement planting, LDS advises that native trees make up the majority of the proposed replacement tree planting and that it is not always appropriate for all trees to be native, given that the area will become essentially built up and non-native trees tend to perform better in this type of environment.

**The RECOMMENDATION remains as set out in the main agenda.**