



## Planning Regulatory Committee

### Written Update

<b>Agenda Item:</b>	A9	<b>Application reference:</b>	24/01417/FUL
<b>Site Address:</b>	Land Off Newlands Road, Lancaster, Lancashire		
<b>Proposal:</b>	Erection of 31 affordable dwellings with associated access and landscaping		

#### **Further Information**

None

#### **Additional Representations**

Three further observations/objections received from a neighbouring resident, raising the below concerns:-

- Concerns regarding the presence, and only partial treatment, of Japanese knotweed within the site.
- Disagreement with the LLFA withdrawal of their objection, due to policy conflict of pumping station and omission of above ground attenuation features, and that drainage should be resolved prior to determination, rather than controlled through planning condition recommended by the LLFA. Discharge/outfall is to a combined sewer. No weight should be given to LLFA response, and request planning committee members visit the site.
- Conflict with Local Plan Landscape Policy (Urban Setting Landscape) is a fundamental policy conflict with land intended to remain open and undeveloped.
- Unsustainable location due to lack of existing pavements, poor bus service and distance to local services (0.5 to 1 mile away), resulting in car dependence.
- Excessive engineering and visual harm due to significant topographical changes, requiring pumped drainage and exacerbated by acoustic fencing. Results in poor placemaking and steep amenity spaces.
- Incomplete evidence for trees and biodiversity, and reliance on purchasing off-site BNG credits for mitigation.
- Unavoidable harm to neighbouring residential amenity, proximity and scale of development, urbanising a semi-rural setting.
- Planning balance of cumulative harm identified significantly and demonstrably outweighs the benefits.

#### **Corrections to report / matters of clarification:**

None

#### **Officer Assessment/Comments**

It has been brought to officers' attention that there are invasive species on the site. It is recommended that a condition is imposed addressing the need to safely remove and manage any invasive species.



### **RECOMMENDATION**

The overall recommendation remains unchanged from the main report. However, an **additional planning condition** for the survey, management/treatment and monitoring of invasive species on the site is recommended.