

Item No: 02	Application: S.23/1327/FUL
Sunnyside Nurseries, Cam, Dursley	

ADDITIONAL SUBMISSION RECEIVED

Addendum to Planning Statement

REPRESENTATIONS

Statutory Consultees:

GCC Highways – The Highway Authority (HA) submits a response of **no objection subject to conditions**.

HIGHWAYS

Revised drawings received in relation to:

Revised access width

Swept path analysis for articulated and rigid trucks

Access visibility

Initially comments were provided by the Highway Authority (HA) on the submitted application and submitted a response of deferral.

The outstanding matters to be addressed were HGV vehicle tracking, appropriate signage to ensure vehicles travelling from the north utilise the existing right turn lane into the layby, and potential signage to discourage right turns into the access further along the A38, and visibility splays.

Further information has been provided by the applicant and the (HA) has provide an updated response of no objection subject to conditions.

Site Access

It is now proposed to increase the width of the access to 7m. The HA are satisfied that this will allow site manoeuvres into and throughout the site.

Tracking has been provided showing HGV routing along the layby from the north and turning/exiting the site and shows vehicles travelling from the north and turning right directly into the access, with no issues and no conflicts with oncoming traffic along the A38.

The previous application included the provision of a right turn lane for vehicles travelling from the north into the southern end of the layby. The HA now consider that given the number of traffic movements on the A38 and expected movements to and from the site access, a right turn is not required. The HA also consider a dedicated right turn lane may conflict with vehicles wishing to turn right out of the site onto the A38.

The HA conclude that the existing access, which is to be amended to provide a width of 7m, is safe and suitable.

Existing right turn lane (signage/other solutions)

A right turn lane exists further to the north, providing access to the layby for vehicles travelling south. The HA have been in discussions with the applicant to encourage the use of this right turn lane. Signage is not possible due to the presence of an overbridge.

Visibility Splays

These have been provided and are acceptable.

Conclusion

Taking into account the HA have lifted their holding objection, it is no longer recommended to refuse on highway safety grounds.

ECOLOGY

An updated Preliminary Ecological Appraisal report has been submitted. The Biodiversity Officer has reviewed the report considers the likelihood of impacts to Great Crested Newts (GCN) to be low but cannot be discounted and further information is still required to safeguard GCN:

- A finalised bespoke GCN Mitigation Strategy which details all site-specific precautionary working methods and post-development enhancements. This can be provided as a standalone document or as an appendix to the existing report.
- Details of all site-specific habitat compensations and enhancements for the loss of habitats on site which have been identified to be of value to GCN (particularly those utilised during the terrestrial phase), to be demonstrated on a site plan to show that connectivity to the wider ecological network, in particular the ponds within 500m of the site, remain adequate and, if possible, enhanced.

As the required mitigations and compensations pertain to European Protected Species (GCN), the information is required prior to the determination of the application in line with Natural England's standing advice and to enable the Biodiversity Officer to determine that the mitigations and compensations proposed are appropriate and deliverable.

Conclusion

The additional information does not impact on the recommendation.

RECOMMENDATION

The application is recommended for refusal for the reasons listed below.

1. The proposed development by reason of its location outside a defined settlement boundary has failed to justify why it is essential in this location and fails to demonstrate that the development can be readily access to adequate bus, cycling and walking links, for the benefit of non-car users. The proposal is contrary to policies CP2, CP3, EI11 (1)(3), and CP15(2) of the adopted Stroud District Local Plan (November 2015).
2. The site is located within the amber impact risk zone for the Great Crested Newt District Licensing Scheme. The submitted ecology reports fail to demonstrate that there is sufficient information to be able to adequately assess the impacts on biodiversity and the development therefore fails to comply with policy ES6 of the adopted Stroud District Local Plan (November 2015)