

**Item 11**

**Application 221797 – Crockers, Rushey Way, RG6 4AS**

Outline application with all matters reserved for the proposed erection of 9 no. dwellings following demolition of the existing dwelling.

The recommendation submitted by ETC in April 2023: -

ETC raises objection to this application and recommends that WBC refuses the application as whilst the layout is "indicative", it is the applicant's intention that it shows that 9 dwellings can be satisfactorily accommodated on this site. However, ETC considers that this layout has failed to demonstrate that 9 dwellings can be accommodated satisfactorily, in failing to demonstrate that a suitable and safe access can be achieved, with an existing junction opposite, and no assessment of the viability of the proposed junction in geometric and highway safety terms, and with no transport statement; and that the TPO trees shown fail to show they can be realistically retained, as even set out in the applicants own Arboricultural Report. A resolution of these issues is unlikely without impacting the site capacity significantly, contrary to Policy CP3 and CC03, and Manual for Streets. Also, a failure to demonstrate the protection of wildlife contrary to Policies CP3 and TB21. In addition, a failure to adequately carry out pre-application consultation, as described in Paragraphs 33-42 of the NPPF 2021.

If WBC are minded to approve this application the following condition is requested: 1. The indicative layout submitted as part of the outline application in no way represents an acceptable form of layout, being in conflict with WBC Policy CP3 and Design Policies R15 and R16, and not demonstrating a suitable and safe access from the highway, contrary to MfS.