

## **Late Observations**

1. 2 further letters of objection raising matters already covered, but including overlooking, lighting up the night sky, out of character, requesting a site visit.
2. Tree Officer reports that she is satisfied with the Arb survey, Impact Assessment and Protection Plan.
3. The Agent and Technical Officer have agreed that the POS should be provided on site that quantum of POS on site can be dealt with by way of the following condition :-

*'No building works shall take place until details of the public open space and equipped play space to be provided on site have been submitted to and approved in writing by the Local Planning Authority in accordance with the following criteria:*

*For each 1 bed dwelling - 30m<sup>2</sup> of POS*

*For each 2 bed dwelling – 45m<sup>2</sup> of POS and 3m<sup>2</sup> of equipped play*

*For each 3 bed dwelling – 60m<sup>2</sup> of POS and 6m<sup>2</sup> of equipped play*

*For each 4 bed dwelling – 75m<sup>2</sup> of POS and 9m<sup>2</sup> of equipped play*

*The public open space shall be laid out in accordance with the approved details prior to the occupation of the final dwelling hereby permitted and shall be maintained in that use for the duration of the development'*

4. The S106 agreement will need to be used to secure the maintenance of it.
5. It is considered that condition 16 should be altered to read ....In broad accordance with Revised Illustrative Masterplan 301.P.3.1 and....