

Update Report

Application No.: 22/01717/FULL

Location: Land At Manor House Manor Lane And South of Manor Lane And Harvest Hill
And East of Spring Hill Maidenhead

Proposal: Residential development comprising 199 new homes with open and recreational space, landscaping, improved pedestrian and access links, SUDS and biodiversity features and other associated infrastructure

Applicant: Mr Meredith

Agent: NA

Parish/Ward: Maidenhead Unparished/Oldfield

If you have a question about this report, please contact: Tim Chapman on 01628 796034 or at tim.chapman@rbwm.gov.uk

1. SUMMARY

1.1 This report provides an update on the above report, being considered by the Committee on 15th February 2023.

Additional Consultation responses

1.2 As referred to in paragraph 10.32 of the Main Report, the LLFA have responded to recent revisions and have agreed with the principles of the proposed approach. A query regarding the diameter of a drainage pipe under the A404(M) has been resolved: at 225mm the pipe provides sufficient capacity to address the drainage requirements of the development. A suitable condition covering the details of the drainage solution is already recommended (Condition 25).

1.3 No additional consultation responses have been received.

2. Proposed changes to the published report

2.1 The proposed changes are as follows (changes shown in bold and italics):

2.2 Recommendation 1: to add the following wording: ***Before any development commences the applicant shall enter into a legal agreement with the Council under Section 278 of the Highways Act 1980 to cover the following works:***

- 1. Construction of the new footways to the south of Harvest Hill Road and the new access;***
- 2. Provision of a footway along part of the southern side of Manor Lane between the point where the northern footway ends and Spring Hill.***

Reason: in order to ensure that necessary off-site walking and cycling infrastructure is provided.

2.3 In proposed Condition 2, change: The development hereby permitted shall be carried out in accordance with the approved plans listed on the drawings issue sheet current at ***O427.REGISTER.001C*** and received by the Local Planning Authority on ***1st February 2023***.

Reason: in order to ensure the correct and updated drawings are referenced.

2.4 In Paragraph 11.1 replace '*L 315.55 per sq m*' with '***£315.55 sq m***'.

Reason: to correct a typographic error.