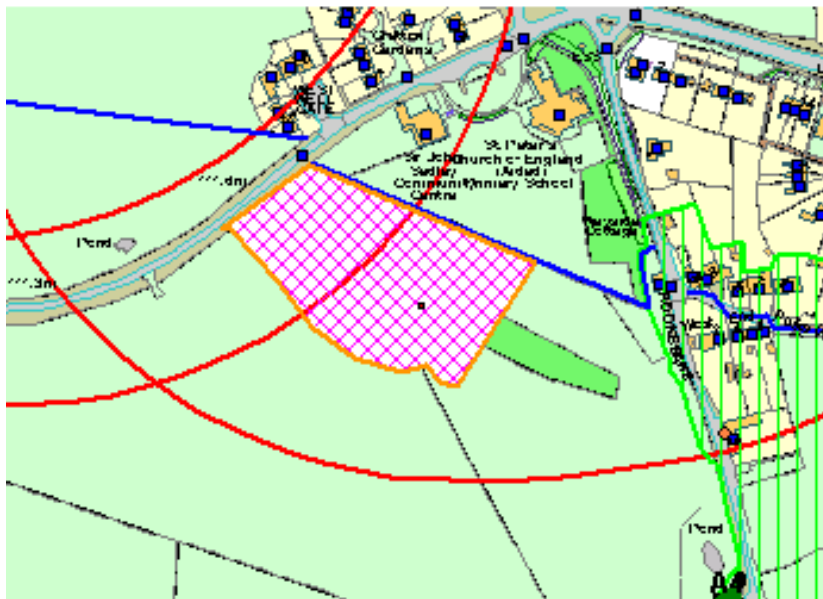


Reference: 15/00832/OUT
Date submitted: 20.10.15
Applicant: Mr & Mrs Christie
Location: Field no. 4862, Glebe Road, Wymondham
Proposal: Outline application for up to 15 dwellings including access.



Proposal :-

This application is in outline and seeks permission for the erection of up to 15 dwellings; all matters are reserved other than access. The site area comprises 0.74 hectares and the access to serve the development would be taken from Glebe Road.

The site is to the east of Glebe Road with the nursery and school to the east with countryside to the south and west and the highway to the north. The site land is currently used for pasture.

The application is supported by a Design and Access Statement, an illustrative layout, Flood Risk Assessment, Ecology Survey, Planning Statement, Landscape Constraints and Opportunities Appraisal and an Archaeological Assessment.

It is considered that the main issues arising from this proposal are:

- **Principle of development and compliance with the NPPF**
- **Relationship with the Local Plan and Neighbourhood Plan**
- **Impact upon the character of the area**
- **Impact upon residential amenities**
- **Flood risk and drainage**

- **Highway safety**

The application is presented to the Committee due to the number of representations received.

History:-

14/00875/OUT for residential development on a larger site was withdrawn.

Planning Policies:-

Melton Local Plan (saved policies):

Policy BE1 allows for development providing that:-

- would harmonise with surroundings;
- would safeguard residential amenity;
- provide adequate space around dwellings;
- adequate access and parking is provided.

Policy OS2 states planning permission will not be granted for development outside the town and village envelopes except for:-

- development essential to the operational requirements of agriculture and forestry;
- limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside;
- development essential to the operational requirements of a public service authority, statutory undertaker or a licensed telecommunications code system operator;
- change of use of rural buildings;
- affordable housing in accordance with Policy H8

Where such development would lead to the coalescence of existing settlements, planning permission will not be granted.

Policy C15 – states permission will not be granted for development that would have an adverse effect on the habitat of protected species unless no other suitable site is available and the development is designed to protect the species.

Policy H7 – states the Council will have regard to evidence of the need for affordable housing in the locality when considering applications for residential development.

Policy H10 – permission will not be granted for new residential development unless amenity open space is provided within the site in accordance with Council standards.

Policy H11 – permission will not be granted for new residential development of 15 or more dwellings unless provision is made for playing space in accordance with Council standards.

Policy C1 – permission will not be granted for development which would result in the loss of the best and most versatile agricultural land unless there is an overriding need for the development, there are no suitable sites for the development within existing developed areas or agricultural land of poorer quality and the proposal is on the lowest practicable grade.

It is considered these policies are generally compatible with the aims of the NPPF.

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are

out -of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail.

It also establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- recognising the intrinsic character and beauty of the countryside
- promote mixed use developments, and encourage multi benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

On Specific issues it advises:

Promoting sustainable transport

- Safe and suitable access to the site can be achieved for all people
- Development should be located and designed (where practical) to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
- Consider the needs of people with disabilities by all modes of transport.

Delivering a Wide choice of High Quality Homes

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- LPA's should identify land for 5 years housing supply plus 5% (20% if there is a history of under delivery). In the absence of a 5 year supply housing policies should be considered to be out of date.
- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the natural environment

- Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Consultations:

Consultation reply	Assessment of Head of Regulatory Services
<p>Highways Authority: In transport terms, Wymondham is not considered a sustainable location, as residents would be heavily reliant on the use of a private motor vehicle for the majority of their journeys. As such there is an 'In principle' objection to the proposed development of this site.</p> <p>Site Access</p> <p>Glebe Road is not considered suitable to cater for the additional traffic likely to be generated; however, as with previous developments it would be possible to carry out improvements to make it acceptable. Given the land levels works will be required to re-grade the verges/embankments so that the proposed highway works can be carried out, these works may result in the need for retaining walls and or alterations of the internal land levels.</p> <p>The proposed road improvements shown would result in the widening of the carriageway which would help with farm traffic.</p> <p>If the Authority are minded to look favourably upon the proposal, then the Local Highway Authority would wish to see the imposition of conditions imposed in the interests of highway safety.</p>	<p>The site currently accommodates pasture land which would generate a certain amount of agricultural traffic. However, the proposal would lead to an increase in traffic generation and the Highway Authority are of the view that although Glebe Road is not currently considered suitable to cater for the additional traffic likely to be generated it would be possible to carry out improvements to overcome these concerns.</p> <p>The proposed access would achieve appropriate sight lines for the proposed development and would include the widening of Glebe Road with the creation of a new footway along the southern side of Glebe Road to connect to the existing footway on the northern side. Visibility splays of 2.4 metres by 59 metres are shown on both sides of the access.</p> <p>Wymondham is identified as a suitable settlement to accommodate additional housing and although there would be an increase in traffic generation, and a reliance on the private motor vehicle the principle of development is considered to be acceptable.</p> <p>The proposal would not result in undue harm in highway safety terms and would not have a detrimental impact upon Highway Safety subject to the conditions as requested by the Highways Authority.</p>
<p>Wymondham & Edmondthorpe Parish Council: object on the following grounds:</p> <ul style="list-style-type: none"> • Concerns regarding the width of the road for the proposed size of development; • Concerns with increased traffic usage with the already busy road used for agricultural traffic, the development will further impact on the safety for the ingress and egress of the children to the nearby school; • Concerns regarding the water management for the site and proposed run-off, the site is on a slope therefore water run-off would naturally follow downhill to an area that is already prone to flooding; • Concern the sewerage network will not cope; • The access to the development has moved slightly from the original drawings but this is a complex junction and safety for the children and other road users is a deep concern; • Although outside the village envelope it 	<p>Principle of Development</p> <p>The site is beyond the village envelope on land classed as countryside where Policy OS2 seeks to restrict development. However, the site borders the village envelope with the school and community centre to the east and residential development to the north-east.</p> <p>Local and national policies seek to secure residential development in the most sustainable locations and these locational factors also need to be balanced with the consideration of a number of other factors which include the need for housing.</p> <p>Local Plan policies OS1 and OS2 are saved although recent appeals have made it clear they are out of date when considering the supply of the housing by their restrictive relevant in seeking to countryside and to prevent residential development in unsustainable locations.</p> <p>The application is required in law to be considered in light of the Local Plan and other material considerations. The proposal is contrary</p>

<p>is felt the development would make a lasting impression which would impact on important views of beautiful open countryside;</p> <ul style="list-style-type: none"> • Concern on the grading of the agricultural land of the proposed development; • These comments are based largely on the location with other sites included in the SHLAA potentially having more merit for development. This development is best addressed in the context of the new Melton Local Plan and the Parish Neighbourhood Plan. Request consideration of the application is delayed until the Local Plan has gone through consultation with the local community; • Disappointed to see the site identified in the Local Plan process as a reasonable option and therefore approving the development would be against the views of the Parish Council and Neighbourhood Plan; • There are other sites in the SHLAA which have potentially more merit for development. 	<p>to the local plan policy OS2; however, as stated above the NPPF is a material consideration of some significance because of its commitment to boost housing growth. The NPPF advises that local housing policies will be considered out of date where the Council cannot demonstrate a 5 year land supply and where proposals promote sustainable development objectives it should be supported. The Council cannot demonstrate a five year land supply.</p> <p>As such the proposal cannot be refused in principle on the grounds of being beyond the existing village envelope. Wymondham has been identified as a settlement suitable to accommodate additional housing with the emerging plan period (2011-2036).</p> <p>It is considered that although there may be other sites of merit for development or re-development to provide housing this application must be dealt with on its own merits. The site is well related to the village with highway improvements proposed to provide a footpath to link with the existing.</p> <p>As such it is not considered the proposal could be resisted in terms of the principle of development. Furthermore, the application cannot reasonably be held in abeyance pending further work on the emerging Local Plan or Neighbourhood Plan.</p> <p>In terms of the Neighbourhood Plan Wymondham and Edmondthorpe Parish Council have made an application for Area Designation of the Parish in order to begin preparing a Neighbourhood Plan. The Area Designation was approved on 28 May 2015. The Wymondham and Edmondthorpe Neighbourhood Plan is progressing well and was published for local consultation on 31st May 2016 and has not reached the point where refusal of planning permission on grounds of prematurity can be justified. This is defined in National Guidance as <i>“before the end of the local planning authority publicity period”</i> – the Neighbourhood Plan has not yet reached this stage and may be some distance from it. The NPPF states <i>“However in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account.”</i></p> <p>Highway Safety</p>
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	<p>The Parish Council raise concerns on the grounds of the width of the road, traffic generation and highway safety particularly with regard to the adjacent school.</p> <p>The proposal would widen the carriageway and create a new access with a footpath to join the existing. There would be an increase in traffic generation; however, the Highway Authority raise no objection subject to conditions.</p> <p>It is considered the local highway network could satisfactorily accommodate the additional traffic without harm to highway safety and the access would adequately serve the proposed development with acceptable visibility. The proximity of the school and the safety of children and parents has been taken into account and as the Highway Authority raise no objection it is not considered a refusal could reasonably be sustained on highway safety grounds.</p> <p>Drainage/Flood Risk</p> <p>A Flood Risk Assessment has been submitted which concluded the proposed development lies within flood zone 1 and the current drainage feasibility study utilises sustainable drainage techniques which could be controlled by a condition.</p> <p>The Environment Agency and the Lead Local Flood Authority raised no objection both raised no objection following the submission of the Flood Risk Assessment subject to conditions and informatives. Furthermore, no evidence has been submitted to demonstrate that sewage would be an issue.</p> <p>Visual Impact</p> <p>Following consideration of the previous application concern on visual grounds was raised and as a result the current application has a reduced the site area and is supported by a Landscape Constraints and Opportunities Appraisal. This considered the site context, the landscape planning context, landscape character and visual setting, landscape constraints and opportunities and assessed the development proposal.</p> <p>The landscape appraisal then informed the indicative layout which includes the retention and reinforcing of the existing roadside native hedgerow, mature tree planting adjacent to the site entrance and along the boundaries of the site and planting throughout the development.</p> <p>The landscape appraisal concluded the site could be developed and achieve a high quality addition</p>
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	<p>to the built form of the settlement, improving the immediate context and secure robust additional landscaping.</p> <p>The site is currently undeveloped and provides a rural approach into Wymondham. The site is well landscaped along the frontage although the immediate adjacent sites are not developed with countryside to the east, south and west and the school and playing field to the north. There is the residential development comprising West Well Gate to the north-east which is not particularly well integrated into the rural context and the community and school buildings to the east.</p> <p>Concern was raised at the previous application regarding the visual impact of residential development on the site. The landscape appraisal and indicative layout and visual appearance of the development has now been provided which demonstrates a development that would be well integrated into the rural setting, would enhance landscaping and would provide an enhanced boundary to the settlement. Although only indicative the submissions demonstrate residential development could take place without significant harm to the character and appearance of the settlement and the wider landscape setting.</p> <p>Loss of Agricultural Land The site comprises 0.74 hectares of grade 3a and 3b agricultural land. The proposal would result in the loss of this land; however, the area proposed would represent only a small loss of overall agricultural land on a district level. These Grades are not within the higher quality agricultural land classifications .</p> <p>Policy C1 seeks to resist the loss of the highest grade land unless there is an overriding need for the development, there are no suitable sites for the development within the existing developed area or where agricultural land is of a poorer quality and the proposal is on the lowest grade land possible.</p> <p>The site has been selected due to a number of factors including the proximity to the settlement and the deliverability of the site for housing. Although there are likely to be other sites within developed areas which could be developed without the loss of agricultural land each case must be considered on its merits and weight must be given to the Council's lack of housing land supply. As such there is a need for housing land and given the requirement for residential development to occupy sustainable locations land of a lower quality is unlikely to meet the sustainability criteria for new development.</p>
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	<p>It is therefore considered, on balance, the proposal is acceptable in terms of the principle of the development, highway safety, visual impact and drainage and flood risk.</p>
<p>LCC Ecology: The Phase 1 survey submitted in support of the application identifies the majority of the site as being species poor semi-improved grassland. The hedgerows on site and the plantation were considered to have some biodiversity value and these should be retained in the development.</p> <p>The Great Crested Newt Survey identified a medium population of Great Crested Newts within 500 metres of the application site boundary. In the absence of mitigation this local population may be negatively impacted, particularly through the construction phase of the development. The Great Crested Newts survey provides no detailed mitigation and request an outline mitigation plan is submitted in support of the application to include the principles of mitigation that would be used for the development. Given the surrounding habitat it is considered the impact on the Great Crested Newts is mitigatable in this instance.</p>	<p>The submitted survey demonstrates the majority of the site is of species poor grassland although the hedgerows have some biodiversity value. Furthermore, Great Crested Newts are present within 500 metres of the application boundary.</p> <p>The indicative scheme seeks to retain and enhance existing hedgerows and a condition can be imposed to require a mitigation strategy to ensure adequate protection for Great Crested Newts.</p> <p>Subject to a condition requiring mitigation measures it is considered the proposal would safeguard protected species.</p>
<p>Environment Agency: Have reviewed the application and as it falls within Flood Zone 1 do not wish to comment further.</p>	Noted.
<p>Lead Local Flood Officer: the application is considered acceptable subject to a condition relating to surface water and informative relating to drainage network details, land drainage consent and SuDS design and treatment.</p>	Noted.
<p>LCC Footpaths Officer: the public footpath (E30) runs adjacent to the site on the opposite side of the northern site boundary. No objection to the proposal in principle as the footpath is outside the site and the use and enjoyment of the footpath should be largely unaffected. However, in the interests of public amenity there should be no changes to the boundary as any overhanging vegetation could result in the path becoming narrow, shaded and difficult to use and the proposed link between the proposed development and the footpath, although welcomed, would need to be included in a s.38 Agreement.</p>	Noted.
<p>LCC:</p> <p>There are no requirements for the following:</p> <ul style="list-style-type: none"> • landscaping/environmental improvements; • children and family services; • civic amenities. <p>A contribution towards library facilities is required.</p>	Noted.
<p>LCC Archaeology: the Leicestershire HER indicates there is good potential for below ground</p>	The desk based assessment identified low archaeological potential from the earlier pre-

<p>archaeological deposits to be present on site.</p>	<p>historic, the Iron Age and from medieval and post medieval periods and moderate potential from the Roman and Anglo Saxon periods representing possible transitional settlement activity in this case. The report concludes that any potential impact of possible development would be on low archaeological potential would be low and that on moderate archaeological potential the impact will also be moderate.</p> <p>The views of County Archaeology on the survey are awaited.</p>
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Representations:

A site notice was posted and neighbouring properties consulted. As a result 76 representations objecting were received and two representations of support.

Representations	Assessment of Head of Regulatory Services
<p>Highway Safety</p> <p>Glebe Road is used on a daily basis and more regularly in the months of March to November for farm employees, large agricultural machinery, deliveries by HGV's and HGV's delivering grain, straw and other agricultural produce. Glebe Road is a single track highway serving two farms.</p> <p>Over the years the amount of traffic congregating at the junction of Glebe Road/Main Street during school and nursery drop times has intensified and vehicles park badly often mounting pavements. The proposal will lead to more congestion and it is unwise to increase the danger to children.</p> <p>The egress from Glebe Road onto the main road is set at an acute angle leading to poor visibility for cars turning right constituting a danger to road users.</p> <p>Against any junction width restrictions taking place, consider yellow lines to restrict highway parking.</p> <p>Rookery Lane, West End and Glebe Road are single track roads. The road does not have capacity.</p> <p>The bus service is not adequate.</p> <p>Visual Amenity</p> <p>The proposal would detract from the countryside, the scale is too large, the visual amenity of the area would be adversely affected, would affect the Conservation Area, the proposal would clearly be visible on approaching the village</p>	<p>Highway Safety</p> <p>Wymondham is identified as a suitable settlement to accommodate additional housing and although there would be an increase in traffic generation, and a reliance on the private motor vehicle the principle of development is considered to be acceptable.</p> <p>The Highway Authority raise no objection on highway safety terms and conditions and informatives can be imposed.</p> <p>Visual Amenity</p> <p>The impact on visual amenity is discussed above. However, the application is in outline with all matters reserved other than access. Indicative schemes and layouts have been submitted which demonstrate a high quality development could take place without undue harm to the wider visual environment.</p> <p>Principle of Development</p> <p>This is discussed in detail above.</p> <p>Residential Amenity</p> <p>Matters of design, size, scale and visual appearance are reserved. However, it is considered given the distances between the application site and adjacent dwellings that a layout could be achieved that would ensure there would be no undue adverse impact in terms of overlooking, loss of privacy etc.</p> <p>Affordable Housing</p> <p>A need for affordable housing has been identified and notwithstanding issues regarding the adjacent site there is no overriding case to not request a suitable affordable housing provision on the site.</p> <p>Drainage/Flood Risk</p> <p>The application has been the subject of a Flood</p>

<p>Principle of Development</p> <p>There are more suitable sites nearer Melton, housing not needed in the village. The site is beyond the village envelope where policies resist development and is an Area of Particularly Attractive Countryside adjacent to the Conservation Area, development on Greenfield land and could set an unwelcome precedent</p> <p>Prefer small scale infill building on existing brownfield sites of which there are plenty in the village and which are being considered under the Neighbourhood Plan, the proposal pre-empt this plan.</p> <p>The village does not have sufficient public transport or amenities for more housing, this would make the fourth development in the last 15-20 years during which time facilities have reduced, development would lead to more traffic, harming the environment.</p> <p>The site is set away from the village facilities and the post office is closing, old people would find it difficult to walk into the centre of the village and younger people would use cars.</p> <p>The footpath is well used and the amenity would suffer.</p> <p>Visual Amenity</p> <p>The site would be visible on all approaches, on an elevated site, adjacent to the Conservation Area, the site is not surrounded by housing.</p> <p>Residential Amenity</p> <p>The re-routed footpath affects residential amenity and increased use would make this worse.</p> <p>Affordable Housing</p> <p>Affordable housing is not needed as those at West Well Gate and Gretton Gardens both proved difficult to fill.</p> <p>Loss of Agricultural Land</p> <p>The land has been used for crops for years and using such land for housing does not seem wise, this land is one of the most productive for farming in the whole area.</p> <p>Drainage/Flood Risk</p>	<p>Risk Assessment and the Environment Agency and Local Lead Flood Officer raise no objections. Conditions can be imposed regarding drainage and run-off.</p> <p>Ecology</p> <p>County Ecology raised no objection and a condition can be imposed to secure adequate mitigation.</p>
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<p>Development will lead to additional run-off, drainage will be funnelled into Rookery Lane, an area with poor drainage and occasional flooding. Increased risk of flooding. The sewage system is believed to be at capacity</p> <p>Ecology</p> <p>There are Great Crested Newts on the site, the proposal would harm wildlife.</p>	
<p>Neighbourhood Plan</p> <p>To even be considering the application against the express wishes of the village not to support development on this area seems inappropriate, especially when other suitable alternative locations have clearly been identified which will fully meet our housing quotas for the next 20 years.</p> <p>Following a full, democratic and consultative process, and know that the outcome of that process clearly demonstrated that the village has determined this to be a wholly unsuitable development.</p>	<p>The Neighbourhood Plan is at its relatively early stages and not in a position whereby it can be used to determine applications, or render them ‘premature’ in the light of its content (see above for greater detail – page 5).</p> <p>The NP is still in its initial consultative stage and this process is not complete. Its content is far from settled and agreed.</p>
<p>In support of the application:</p> <p>The proposal is well designed and landscape led, all key issues relating to road widening, landscaping, views over the countryside and house design are in keeping with the village and area.</p> <p>The Borough needs more housing and this would add the housing targets.</p> <p>Glebe Road is not busy in real terms and housing nearby would reduce car journeys.</p> <p>Drainage is not a problem.</p>	<p>Noted.</p>

Other Material Considerations, not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Application of Development Plan and other planning policy</p> <p>Policy BE1 allows for development providing that:-</p> <ul style="list-style-type: none"> - would harmonise with surroundings; - would safeguard residential amenity; - provide adequate space around dwellings; - adequate access and parking is provided. <p>Policy OS2 states planning permission will not be</p>	<p>The principle of development is discussed above and Policy OS2 cannot be applied to restrict development where there is an absence of a five year housing land supply.</p> <p>The NPPF seeks to boost housing supply and requires provision of a 5 year supply of housing land plus 5% ‘headroom’. Melton’s most recent analysis concluded that this is not being met and the available supply is substantially below 5 years. Para 49 of the NPPF states that “Housing Applications should be considered in the context</p>

<p>granted for development outside the town and village envelopes except for:-</p> <ul style="list-style-type: none"> - development essential to the operational requirements of agriculture and forestry; - limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside; - development essential to the operational requirements of a public service authority, statutory undertaker or a licensed telecommunications code system operator; - change of use of rural buildings; - affordable housing in accordance with Policy H8 <p>Where such development would lead to the coalescence of existing settlements, planning permission will not be granted.</p> <p>Policy C15 – states permission will not be granted for development that would have an adverse effect on the habitat of protected species unless no other suitable site is available and the development is designed to protect the species.</p> <p>Policy H7 – states the Council will have regard to evidence of the need for affordable housing in the locality when considering applications for residential development.</p> <p>Policy H10 – permission will not be granted for new residential development unless amenity open space is provided within the site in accordance with Council standards.</p> <p>Policy H11 – permission will not be granted for new residential development of 15 or more dwellings unless provision is made for playing space in accordance with Council standards.</p> <p>Policy C1 – permission will not be granted for development which would result in the loss of the best and most versatile agricultural land unless there is an overriding need for the development, there are no suitable sites for the development within existing developed areas or agricultural land of poorer quality and the proposal is on the lowest practicable grade.</p>	<p>of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”</p> <p>The Council does not have a five year land supply and therefore the guidance within the NPPF takes clear precedence.</p> <p>Whilst the Borough does not have a 5 year land supply at present, the NPPF does not state that housing developments should be approved ‘at any price’ and that the supply of housing surpasses all other considerations. The provision of housing therefore needs to be balanced against any ‘negative’ issues.</p> <p>The details submitted with the application demonstrate a visually acceptable scheme could be achieved, affordable housing and open space contributions can be secured and ecological mitigation can be achieved through a condition.</p>
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Conclusion

It is considered that the application presents a balance of competing objectives with the Borough being deficient in terms of housing land supply and this would be partly addressed by the application. The village of Wymondham is considered to be reasonably sustainable where some services can be accessed. Though by no means optimum, the site is considered to perform reasonably well in terms of access to facilities and transport

links. In the absence of a five year land supply and with the replacement Local Plan and Neighbourhood Plan still emerging significant weight must be given to such sustainable sites for housing provision. Although sites within the village may potentially be developable each case must be dealt with on its merits and it is not considered there are grounds to resist the proposal on the grounds of the principle of development or the potential for superior sites elsewhere..

The application contains a significant amount of information on the visual impact of the proposal and a convincing case has been made to demonstrate the site could be developed without significant harm to the wider visual environment.

Issues of ecology, affordable housing, open space, highway safety etc. can be secured via conditions.

It is acknowledged there has been a high number of objections to the proposal, including from the Parish Council; however, on balance it is considered the proposal is acceptable and is recommended for approval taking into account the suitability of the site and the absence of a five year housing land supply.

Recommendation: Approve subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development to which this permission relates shall begin not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include
 - i) the tenureship of the affordable housing;
 - ii) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - iii) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced.
3. No development shall commence on the site until approval of the details of the “layout, scale, external appearance of the building(s) and the landscaping of the site” (hereinafter called “the reserved matters”). Has been obtained from the Local Planning Authority.
4. No development shall start on site until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall also indicate and specify all existing trees and hedgerows on the land which shall be retained in their entirety, unless otherwise agreed in writing by the local planning authority, together with measures for their protection in the course of the development.
5. The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is the sooner; unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
6. Prior to the commencement of development a scheme of mitigation with regard to Great Crested Newts and the development of the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.
7. No development approved by this planning permission shall take place until such time as a detailed

surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water runoff to equivalent 1 in 100 year event plus appropriate allowance for climate change based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features.

8. The approved detailed surface water drainage scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority. Full details for the drainage proposal should be supplied, including but not limited to, construction details, pipe protection details, flow control details and full model scenarios for the 1 in 1, 1 in 30 and 1 in 100 year+ climate change. Where discharging to a sewer, this should be modelled as surcharged for all events above the 1 in 30 year, to account for the design standards of the public sewers.
9. Development shall not begin until details of design for off-site highway works being the widening of Glebe Road, as shown generally on the submitted plan from its junction with West Well Gate to beyond the proposed site access, including the extension of the street lighting and speed limit have been approved in writing by the local planning authority; and no dwelling in the development shall be occupied until that scheme has been constructed in accordance with the approved details.
10. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 10 metres behind the highway boundary and shall be hung so as not to open outwards.
11. All details of the proposed development shall comply with the design standards of the Leicestershire County Council as contained in its current design standards document. Such details must include parking and turning facilities, access widths, gradients, surfacing, signing and lining and visibility splays and be submitted for approval by the local Planning Authority in consultation with the Highway Authority before development commences.

Note: Your attention is drawn to the requirement contained in the Highway Authority's current design guide to provide Traffic Calming measures within the new development.

12. The gradient of the access drive shall not exceed 1:12 for the first 10 metres behind the highway boundary.
13. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway including private access drives, and thereafter shall be so maintained.
14. No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.
15. Before the development commences, details of the routing of construction traffic shall be submitted to and approved by the Local Planning Authority (LPA) in consultation with the Highway Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times.
16. Before first occupation of any dwelling, the proposed site access road serving the site shall have been surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 10 metres behind the highway boundary and shall be so maintained at all times.
17. Before development commence, minimum visibility splays of 2.4 metres by 59 metres shall have been provided in each direction out of the proposed site access road on to Glebe Road. These shall be in accordance with the standards contained in the current County Council design guide and shall thereafter be permanently so maintained. Nothing shall be allowed to grow above a height of 0.6 metres above ground level within the visibility splays.
18. The site shall be served by a single point of access, as shown generally on the submitted plan. This access

shall have been provided fully in accordance with Highway Authority standards for a road serving up to 15 dwellings, before any dwelling within the site is first occupied. The details of the proposed access road shall have been submitted to and approved by the Local Planning Authority before development commences.

Reasons:

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
2. To ensure that the housing provision is affordable for both initial and subsequent occupiers.
3. The application is in outline only.
4. To ensure satisfactory landscaping is provided within a reasonable period
5. To provide a reasonable period for the replacement of any planting.
6. To safeguard protected species and for the avoidance of doubt.
7. To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.
8. To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.
9. In the interests of highway safety.
10. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.
11. To ensure a satisfactory form of development and in the interests of highway safety.
12. To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.
13. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to highway users.
14. To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.
15. To ensure that construction traffic associated with the development does not use unsatisfactory roads to and from the site.
16. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)
17. To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.
18. In the interests of highway safety.

Officer to contact: **Mr J Mitson**

Date: 24 June 2016