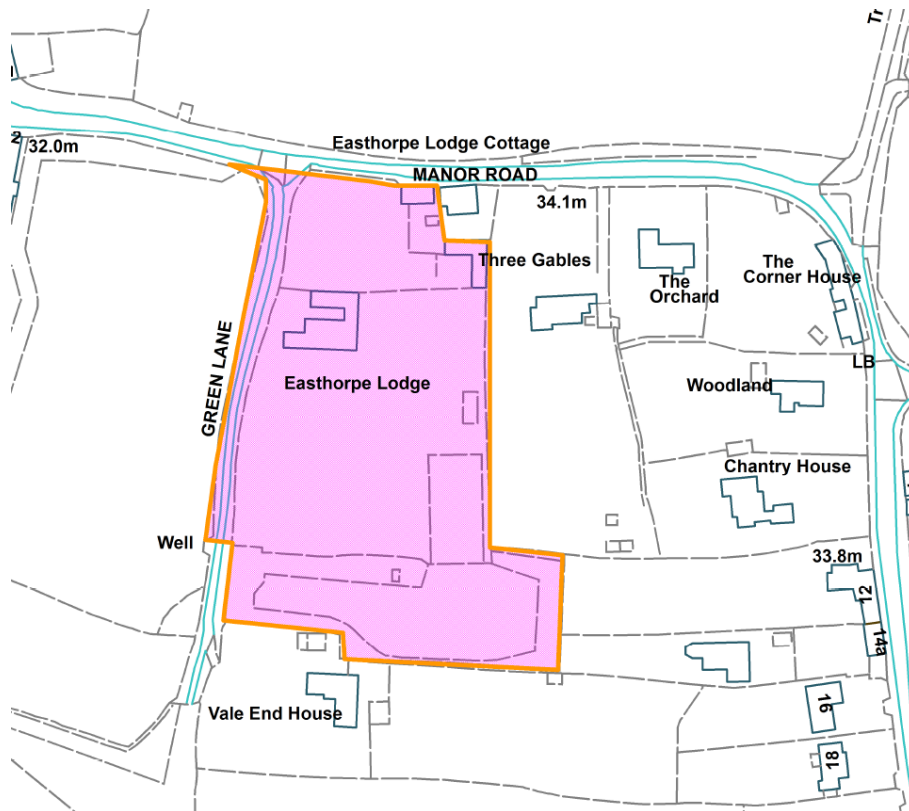


**COMMITTEE DATE: 21 April 2016**

**Reference:** 15/01016/OUT  
**Date submitted:** 23.12.2015  
**Applicant:** Mr Stephen Lee  
**Location:** Easthorpe Lodge, Manor Road, Easthorpe  
**Proposal:** Demolition of domestic outbuildings and the erection of 9 dwellings, garage block and associated infrastructure. All matters reserved except for access from Manor Road and green Lane.



**Proposal :-**

This application seeks **outline planning permission for 9 dwellings** (including 4 affordable: 44%) of a mix of single storey and two storey properties. The land lies partly outside of the Village Envelope for Easthorpe as defined by the Adopted Melton Local Plan but would be closely related to the village itself so as not to be considered as an isolated location wholly within the open countryside. The site contains the existing dwellings and associated garaging and recreational facilities (tennis courts). The proposal includes new accesses from Manor Road and Green Lane. The site lies opposite a Scheduled Monument

**The application is in outline with only access considered.**

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

- **Compliance or otherwise with the Development Plan and the NPPF**
- **Impact upon the character of the area**
- **Impact upon residential amenities**
- **Sustainable development**
- **Traffic and access issues**

The application is required to be presented to the Committee as it presents a departure from the Local Development Framework.

**History:-**

02/00249/COU – Proposed change of use from residential to nursing home. Approved 12.06.02

03/00413/TPO – Proposal to undertake a 30% crown thin and removal of dead wood to 6 beech trees and removal of limbs/branches growing towards the Cottage on two of the trees. Approved 06.07.03

07/00502/COU – Change of use from residential to nursing home. Approved 13.06.07

11/00175/FUL – Formation of new vehicular entrance off Manor Road and block off existing corner entrance. Withdrawn 18.05.11

11/00482/OUT – Form new private drive off Manor Road to serve existing garage. Convert existing garage into a 4 bedroom dwelling. Withdrawn 17.08.11 as change of use application cannot be considered in outline form.

11/00664/FUL – Proposed new private drive and conversion of garage in to 2 x bedroom flats. Approved 11.11.11

13/00215/CL – Certificate of Lawfulness for the existing use of the land adjacent to Easthorpe Lodge, Manor Road, Easthorpe. Granted 29.05.13

**Planning Policies:-**

**Melton Local Plan (saved policies):**

**Policy OS2** - does not allow for development outside the town and village envelopes shown on the proposals map **except** for development essential to the operational requirements of agriculture and forestry, and small scale development for employment, recreation and tourism.

**Policy OS3:** The Council will impose conditions on planning permissions or seek to enter into a legal agreement with an applicant under section 106 of the Town and Country Planning Act 1990 for the provision of infrastructure which is necessary to serve the proposed development.

**Policy BE1** - allows for new buildings subject to criteria including buildings designed to harmonise with surroundings, no adverse impact on amenities of neighbouring properties, adequate space around and between buildings, adequate open space provided and satisfactory access and parking provision.

**Policy H8:** advises that in exceptional circumstances the Council may grant planning permission for a development on the edge of a village which meets a genuine local need for affordable dwellings which cannot be accommodated within the village envelope providing: - the need has been established by the Council, it can be legally secured, the development would be in keeping with the location, community services are available and other policies can be met within the development plan.

**Policy H10:** planning permission will not be granted for residential development unless adequate amenity space is provided within the site in accordance with standards contained in Appendix 5 (requires developments of 10 or more dwellings to incorporate public amenity space for passive recreation with 5% of the gross development site area set aside for this purpose).

**Policy C15:** states that planning permission will not be granted for development which would have an adverse effect on the habitat of wildlife species protected by law unless no other site is suitable for the development  
Policy C16.

**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 support sustainable economic development to deliver homes and business that local areas need
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land)
- 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.
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

**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 Historic Environment**

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

In regards to the specific policy for residential dwellings outside of any settlement the NPPF: Para.55 contains guidance directly relating to the construction of dwellings in the open countryside. It advises that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality or rural communities.

For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- The exceptional quality or innovative nature of the design of the dwelling.

Such a design should:

- Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- Reflect the highest standards in architecture;
- Significantly enhance its immediate setting; and
- Be sensitive to the defining characteristics of the local area.

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:**

<b>Consultation reply</b>	<b>Assessment of Head of Regulatory Services</b>
<p><b>Highways Authority: No objection, subject to conditions</b></p> <p>The proposal will lead to intensification in use of Manor road which due to its width and alignment does not fully meet normal highway standards. However it is unlikely that the proposed development will generate such a high volume of traffic that it would create severe harm for highway users, and therefore to seek to resist the proposal. Whilst perhaps not the most sustainable location in transport terms, given its proximity to Bottesford it would be difficult to resist the development for that reason.</p> <p>Off-Site Implications</p> <p>The proposal includes improvements to Green Lane, that will require widening and visibility splay improvements affecting land to the west of the Green Lane. Having spoken to the Highway consultant, he has confirmed that his client does own the land and is to arrange an amended site location plan to be submitted, showing this land within the land controlled by the applicant. On this basis the Local Highway Authority are prepared to look favourably upon the application.</p>	<p>The access arrangements have been amended following initial concerns, to improve the access within the applicants own land.</p> <p>The access points themselves have demonstrated to be of a sufficient geometry to satisfy HA standards and can be provide within the requisite sightlines for the access.</p> <p><b>There are considered to be no grounds to resist permission based on highways issues.</b></p>

<p>Whilst the principle of the access arrangements are generally considered acceptable, the proposed access and parking facilities shown, especially for plots 6 to 9 may not fully meet LHA standards, and as part of the detailed approval, the design will need to ensure full compliance with standards, including width, visibility splays, parking dimensions, turning etc. there bounded by fences/walls/vegetation access driveways and parking spaces will require a minimum clear margin of 0.5 metres.</p>	
<p><b>Historic England: No objection</b></p> <p>We do not wish to comment in detail, but offer the following general observations.</p> <p>We refer you to the advice of your conservation Officer in respect in particular of layout, screening and detailing of development so as to minimise setting intrusion upon the scheduled monument. This advice should be closely integrated with that of the County Council Control Archaeologists with regard to the assessment and mitigation of impacts upon below ground remains (which may themselves provide important archaeological setting to the scheduled medieval manorial site opposite).</p> <p>The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again.</p>	<p>The application has been reviewed by the Conservation Officer who concluded that the proposal will not have a significant impact on the scheduled ancient monument which in this case is a medieval field pattern, and is not within the curtilage or close proximity to a listed building.</p> <p><b>There are considered to be no grounds to resist permission based on conservation status.</b></p>
<p><b>Building Control; No objection,</b></p> <p>The site layout looks acceptable in terms of fire appliance access.</p>	<p>Noted</p>
<p><b>Archaeology: No objection, subject to conditions.</b></p> <p>The work confirms the presence of significant early medieval archaeological remains toward the northern edge of the development area. Based upon the trenching results it is not possible at this stage to determine the extent of the archaeological interest, and in that respect I would recommend that any follow up mitigation commences with an initial stage of exploratory trial trenching, to confirm the limits of the requirement.</p>	<p>Further details and trial trenching would be conditioned to be provided at Reserved Matters stage of the proposal.</p>
<p><b>LCC Ecology – No objection, subject to conditions securing mitigation.</b></p> <p>We welcome the clarification of the size of the roof space of the garage where the compensatory bat roost will be created. We have no objections to this development provided that conditions are imposed requiring compliance with the mitigation</p>	<p>The Ecology report has been independently assessed and raises no objection from the County Council Ecologist, subject to mitigation as proposed.</p>

<p>strategy and surveys are updated if works have not commenced within 2 years of the initial survey.</p>	
<p><b>Environment Agency</b></p> <p>The agency has reviewed the planning consultation workload to ensure that their time and expertise is focused on those locations and developments that present the following:</p> <ul style="list-style-type: none"> <li>• a high risk to the environment</li> <li>• those that are able to offer significant environmental benefit.</li> </ul> <p>The Environment Agency has reviewed the above application and feel that, as presented, the development is in Flood Zone 1, it does not fall under either of the above categories, and therefore do not wish to comment further on these proposals.</p>	<p>Noted.</p> <p><b>It is concluded that the proposed development is appropriate for the flood risk and is not expected to increase the flood risk elsewhere.</b></p>
<p><b>Lead Local Flood Authority:</b></p> <p><b>No objection subject to conditions:</b></p> <p>No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the LPA.</p> <p>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 3l/s each from drainage areas 1 and 2; the ability to accommodate surface water runoff on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features.</p> <p>The 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 LPA.</p>	<p>The application has been accompanied by a Flood Risk Assessment and during the life of the application a revised Flood Risk Assessment and Drainage Strategy has been submitted following discussions with the LLFA.</p> <p>The proposal examines the possibility of a SUDS solution and calculates capacity required.</p> <p>The application seeks outline consent and conditions can be imposed to ensure appropriate drainage methods are incorporated within the reserved matter application.</p>
<p><b>Severn Trent Water Authority:</b></p> <p>The site is inside the Board's district.</p> <p>There are no Board maintained watercourses in close proximity to the site.</p> <p>Surface Water run-off rates to receiving watercourses must not be increased as a result of the development.</p>	<p>Noted.</p>
<p><b>Parish Council: Objects</b></p>	

<p>It is felt the development is out of character with the village of Easthorpe.</p> <p>There are also concerns about the lack of infrastructure: whether the sewerage system could accommodate the increase in dwellings as it would seem to be at capacity already; previously water courses have been filled in so the risk of flooding is causing some anxiety and could the roads handle the increase in capacity through this small, rural village.</p>	<p>The application is in 'outline' without details of the layout provided. However the amount proposed of 9 dwellings is not considered to be excessive.</p> <p>Additional drainage information submitted during the application has demonstrated there is sufficient capacity for this development and further details would be provided at Reserved Matters stage.</p> <p>The application has been assessed by the Local Highway Authority who raises no objections to the proposal subject to conditions.</p>
<p><b>Developer Contributions: s106</b></p>	<p><b>Not applicable to this application</b></p>

**Representations:**

Site notices were posted and neighbouring properties consulted. As a result **6 letters of objection have been received**, the representations are detailed below:

Representations	Assessment of Head of Regulatory Services
<p><b>Impact upon the Character of the Area</b></p> <ul style="list-style-type: none"> <li>- The development of 9 dwellings when there are 56 new dwellings being built and another application for 50 more is out of character to this part of the village</li> <li>- Historically buildings have been of a linear nature</li> <li>- Five larger properties resemble a small estate</li> <li>- Four smaller properties are high density with little external space</li> <li>- The two properties fronting Manor Road are “wedged” in and completely out of character with the rest of Easthorpe which largely consists of houses with traditional front gardens.</li> <li>- Development will reduce the area of separation between Easthorpe and Bottesford.</li> </ul>	<p>The site currently comprises of Easthorpe Lodge, a large detached house, there are various outbuildings including a swimming pool tennis court, pool house, log store, stables and garage block.</p> <p>The existing site is well screened from the road, due to the large curtilage of the dwelling the proposal will be contained within the existing site boundary other than works required to upgrade the roads, therefore there is not considered to be any encroachment to the existing separation between Easthorpe and Bottesford, with the bulk of the development sitting behind the existing Easthorpe Lodge and no encroachment on land past the Green Lane access.</p> <p>Easthorpe does have a fairly linear overall pattern, although there are examples of more modern layouts in parts. The development to the front of the site will continue such form, with Plots 6 and 7 indicated to be situated in a similar position to The Old Bakery, development to the rear will be screened from view of public vantage points.</p> <p>The development other than plots 7 and 9 would not be readily apparent to users of Manor Road and visitors to other parts of Easthorpe and it is not considered that the development would have a significant detrimental impact on the overall character of the village.</p> <p>The applicant has stated that were possible,</p>

	<p>existing trees and hedgerows will be retained. New landscaping and planting will be provided to mitigate against any loss and help assimilate the development into its surrounding, full landscaping details will be provided at the Reserved Matters stage.</p>
<p><b>Impact upon Highway Safety:</b></p> <ul style="list-style-type: none"> <li>- Insufficient parking space allocated for each plot. Potential increase to on street parking causing highway safety issues.</li> <li>- Roads not adequate for amount of traffic that is proposed.</li> <li>- Road currently used as a rat run to A52 where drivers exceed speed limit, this development would increase the chances of a serious accident.</li> </ul>	<p>A new vehicular access will be provided into the development from Manor Road to serve the four dwellings located in the north eastern corner of the site. The existing access into Easthorpe Lodge will be closed off and a new access for the Lodge provided from Green Lane.</p> <p>A further vehicular access point will be created at the end of Green Lane to accommodate the five dwellings proposed in the southern part of the site. As part of the development, Green Lane will also be widened to allow two on-coming vehicles to pass.</p> <p>The development will incorporate sight lines suitable for the speed of traffic, and once proposed improvement works have been undertaken the location of the access will offer a clear line of sight from Green Lane to Manor Road and as such it is considered that drivers will be able to use both accesses avoiding conflict.</p>
<p><b>Impact upon residential Amenities</b></p> <ul style="list-style-type: none"> <li>- Increase in vehicles and location of parking would cause an increase in the levels of noise of the area.</li> <li>- The development would cause a breach of the Human Rights Act in particular reference to Article 1 and 8.</li> <li>- The height of the buildings will have an overbearing effect and cause severe overlooking and loss of light to existing houses and gardens.</li> </ul>	<p>The application is in outline with the layout illustrative. The site is sufficient to allow development with normally expected levels of separation and boundary treatment where necessary. Similarly, the house and parking positions illustrated are not 'fixed' and would be assessed for privacy impacts are reserved matters stage.</p> <p>The proposal is not made by a public authority and as such the Human Rights Act is not engaged.</p>
<p><b>Drainage</b></p> <ul style="list-style-type: none"> <li>- There are existing flooding problems in the area with drains and sewers already at full capacity.</li> </ul>	<p>The application is accompanied by a Flood Risk Assessment and additional drainage strategy, all buildings have been moved outside of the 1 in 1,000 year flood envelope to ensure that the development is within flood zone 1, low risk.</p> <p>The River Devon is located approximately 250m to the north of the proposed development site. Within the submitted survey it was considered that during the 1 in 100 year and the 1 in 200 year flood events the site will remain dry. However, during the extreme 1 in 1000 year flood event the north west corner could be flooded to a level of 34.4 mOD.</p>



	<p>It was also considered that the risk from the local watercourses to the north and south of the site is low.</p> <p>Recommendations have been made and which will be secured by condition that the internal ground floor levels of the habitable dwellings are elevated to a minimum 150mm above the external ground level to reduce the risk of localised flooding.</p> <p>The buildings are located outside the 1 in 1,000 year flood envelope, as such, flood resilience measures are not essential for the development.</p> <p>Severn Trent or the Lead Local Flood Authority have been consulted and raise no objections to the proposal subject to certain conditions.</p>
<p><b>Impact upon Ecology/Conservation</b></p> <ul style="list-style-type: none"> <li>- Existing trees and vegetation would be damaged or lost.</li> <li>- Loss of historic hedge and wildlife.</li> </ul>	<p>The Ecology surveys submitted with the proposal have identified the presence of protected species and these have been addressed by mitigation schemes. The proposal includes the construction of a new garage directly to the north of Easthorpe Lodge. The garage will include a bat loft providing opportunities for ecological enhancements. The surveys and their recommendations been independently assessed by our Ecological advisors.</p>
<p><b>Sustainability and Planning Policy</b></p> <ul style="list-style-type: none"> <li>- Easthorpe has limited services and is not a sustainable location for further development.</li> <li>- An application for 1 x bungalow was refused in 2013 due to lack of services and the village being unable to support further development.</li> <li>- Proposal not in accordance with Saved Local Plan Policies</li> <li>- Neighbourhood Plan currently being formulated that would become pointless if this and other applications proposed for the village are approved.</li> </ul>	<p>The proposal is contrary 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.</p> <p>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.</p> <p>The Council cannot demonstrate a five year land supply and as such housing policies are deemed out of date.</p> <p><b>Several appeal decisions have confirmed that the Local Plan’s Village Envelope policy (OS2) is incompatible with the NPPF and therefore out of date, and therefore the NPPF should take precedence.</b></p> <p>However this on its own is not considered to weigh in favour of approving development where harm is identified, such as being located in an unsustainable location.</p> <p>The site is a residential garden area where there is no presumption in favour of development</p>

	however the harm attributed by the development are required to be considered against the benefits of allowing the development in this location. This balance is addressed in the conclusion of this report.
<p><b>Housing need</b></p> <ul style="list-style-type: none"> <li>- There is no affordable housing or services provided by the proposal.</li> </ul>	<p>Whilst it is acknowledged there have been previous refusals within the village, this application offers a percentage of affordable housing which is 4 houses – equated approximately to 40%.</p> <p>There is a housing shortage nationally and the Borough of Melton is no different. Historically the Borough has failed to provide housing and is not in a position to demonstrate a 5 year land supply. Between 2011-2015 351 new homes were built, based upon the requirements of the Strategic Housing Market Assessments 908 were needed (245 per year).</p> <p>From sites currently under construction or with valid planning permission the Council can demonstrate a deliverable supply of 800 new homes which equates to approximately 2.5 year land supply. The most recent evidence indicates that there is need for 37% of new homes to be ‘affordable’ (90 per year).</p>
<p><b>Other Considerations</b></p> <ul style="list-style-type: none"> <li>- The granting of this permission will create a precedent.</li> </ul>	Each application is considered on its own merits and the outcome of this will not affect subsequent proposals.

**Other Material Considerations, not raised through representations:**

Consideration	Assessment of Head of Regulatory Services
<p><b>Housing type</b></p> <p>The configuration and Housing mix provided</p>	<p><b>Housing Mix:</b></p> <p>Although in outline, the application proposes a range of house types and sizes, including some smaller units. These are considered to reflect identified needs, particularly the smaller units.</p> <p><b>Affordable Housing</b></p> <p>The application proposes 4 affordable units, details of which would follow at reserved matters stage.</p>
<p><b>Sustainability</b></p>	<p>Easthorpe whilst currently not sustainable in its own right has been assessed and found due to its close proximity to Bottesford and the number of services available can be considered as a sustainable location. The location of the application site sits on the very western point of the village and its proximity to Bottesford is one that can be reached without the use of a motor car and where people can access day to day services easily.</p>

	<p>However, sustainability also takes into account economic and environmental factors and it is recognised that the site is ‘greenfield’ without a presumption for development. This is considered to weigh against the proposal. However, the land is not identified by any study or policy as important to the setting of Waltham nor is it designated as important countryside, for example through National Park, AONB or any other landscape designation giving it ‘special’ status. Accordingly it does not meet the types of location that the NPPF requires to be protected and accordingly only limited weight can be afforded to this aspect.</p>
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**Conclusion**

It is considered that the application presents a balance of competing objectives and the Committee is invited to reconcile these in reaching its conclusion.

The site sits partly within the village envelope for Easthorpe where future housing development would not have been supported in the past. However, the NPPF and appeal decisions have confirmed that village envelopes are ‘out of date’ and the decision must be made under the NPPF, through a balance between harm and benefits.

It is considered that there are material considerations which outweigh the development plan which warrant a different outcome for the proposal. The site is within easy access to the facilities on offer within Bottesford which would reduce heavy reliance on the private motor car, which in turn will contribute to a reduction of CO2 for future occupiers. This is a key aim of national policy in relation to sustainable development

The Borough is deficient in terms of housing land supply more generally and this would be partly addressed by the application. Affordable housing provision remains one of the Council’s key priorities. This application presents affordable housing that helps to meet identified local needs. Accordingly, the application presents a vehicle for the delivery of affordable housing.

It is considered that balanced against the positive elements are the site specific concerns raised in representations, particularly the development of the site from its current residential garden state and impact on the character of the village.

**In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues are considered to be development of a greenfield site and the shortcomings in the sustainability of the location. The former is considered to be of limited harm, bearing in mind its location and the absence of any identification that it is of particular heritage or landscape value and the latter because of the proximity to Bottesford.**

Applying the ‘test’ required by the NPPF that permission should be granted unless the impacts would “significantly and demonstrably” outweigh the benefits; it is considered that permission can be granted.

**Recommendation: PERMIT, 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. Development shall not begin until details of design for off-site highway works being the widening and provision of a footway on Green Lane, as shown generally on the submitted plans, 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
7. No dwelling hereby permitted shall be occupied until such time as the replacement access, car parking and turning facilities have been provided for Easthorpe Lodge in accordance with details that shall first have been submitted to and approved by the Local Planning Authority, such details to include hard bound surfacing of the access drive, provision of suitable visibility splays, drainage etc. and shall also include the permanent closure of the existing vehicular access that currently serves Easthorpe Lodge.
8. Notwithstanding the details submitted, 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.
9. Before development commences, minimum visibility splays of 2.4 metres by 33 metres shall have been provided in each direction out of the proposed widened junction of Green Lane on to Manor 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 meters above ground level within the visibility splays.
10. The development shall be carried out in compliance with the mitigation strategy as detailed in Section 7 of the Ecological Appraisal and Bat Assessment (Ecolocation, 15<sup>th</sup> December 2015) and as shown on the proposed layout plan (illustrative layout, Pegasus Design, 14/12/15) and within the letter to T Shippey from Ecolocation (9<sup>th</sup> February 2015) unless otherwise agreed in writing by the Local Planning Authority.
11. 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 3l/s each from drainage areas 1 and 2; the ability to accommodate surface water runoff on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features.

12. 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, headwall details, pipe protection details (e.g. trash screens), long sections and full model scenario's 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.
13. No development shall take place/commence until a programme of archaeological work, informed by an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and
  - The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)
  - The programme for post-investigation assessment
  - Provision to be made for analysis of the site investigation and recording
  - Provision to be made for publication and dissemination of the analysis and records of the site investigation.
  - Provision to be made for archive deposition of the analysis and records of the site investigation
  - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

14 No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 13

15 The development shall not be occupied until the site investigation and post investigate assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 13 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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. In the interests of highway safety
7. In the interests of highway safety
8. To ensure a satisfactory form of development and in the interests of highway safety.
9. 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.
10. For the avoidance of doubt.
11. To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.
12. To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.
13. To ensure satisfactory archaeological investigation and recording

14. To ensure satisfactory archaeological investigation and recording
15. To ensure satisfactory archaeological investigation and recording

Officer to contact: **Miss L Parker**

**Date: 11th April 2016.**