

Committee date: 20th October 2011

Reference: 11/00080/FUL

Date submitted: 21.02.11

Applicant: Nottingham Community Housing Association

Location: Oakham Road, Somerby (behind Medical Centre)

Proposal: Erection of 7 affordable dwellings



Proposal :-

The application proposes the erection of 7 affordable dwellings applied under the policy as a ‘rural exception site’ due to being sited outside of the village envelope for Somerby, behind the existing Medical Centre. Access to the proposed dwellings would be via the existing entrance to the surgery from Oakham Road. The dwellings would take the form of a courtyard, having a private access drive and will consist of a mixture of single and two storey dwellings of varying sizes to meet the identified local need. Five of the units will be for affordable rent with the remainder being available for shared ownership.

The application is to be considered by Committee as the proposal is to be considered as a rural exception site for affordable housing and due to the number of representations received.

Relevant History:-

No relevant history.

Planning Policies:-

PPS 1: Delivering Sustainable Development - The guidance says that planning should promote sustainable and inclusive patterns of development. PPS1 requires local authorities to deliver development that is located in areas which reduce the need to travel by car and provide access to all members of the community to jobs, health, housing, education, shops, leisure, and community facilities. PPS1 suggests that the focus for development should be existing centres and discourages any new development which would impact negatively on the environment and actively encourages development which reduces the impacts of climate change. Housing outside of existing settlements should be strictly controlled. PPS1 also states that good quality, carefully-sited accessible development within existing towns and villages should be allowed where it benefits the local economy and/or community (e.g. affordable housing for identified local needs); maintains or enhances the local environment; and does not conflict with other planning policies.

PPS 3 Housing: amplifies the advice set out in PPS1, and particularly says that housing should be of high quality, well design, built to a high standard and developed in suitable locations, (including affordable housing) which offer a good range of community facilities and with good access to jobs, key services and infrastructure. The priority for development in such locations should be previously developed land, where appropriate. PPS3 also sets out clear advice on determining planning applications, stating that we should have regard to the suitability of a site for housing (including its environmental sustainability) and that we should ensure that proposals are in line with housing objectives and do not undermine wider policy objectives.

PPS3 also sets out the provisions in providing for **affordable housing in rural communities**, where opportunities for delivering affordable housing tend to be more limited, the aim should be to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages. This requires planning at local and regional level adopting a positive and pro-active approach which is informed by evidence, with clear targets for the delivery of rural affordable housing. Where viable and practical, Local Planning Authorities should consider allocating and releasing sites solely for affordable housing, including using a **Rural Exception Site Policy**. This enables small sites to be used, specifically for affordable housing in small rural communities that would not normally be used for housing due to other policies of restraint. The guidance also states that rural exception sites should be used for affordable housing in perpetuity and should address the needs of the local community who have a connection to the village, either as residents, or have an existing family or employment connection.

PPS7 Sustainable Development in Rural Areas states that the key aim is to offer everyone the opportunity of a decent home. The needs of all in the community should be recognised, including those in need of affordable and accessible, special needs housing in rural areas. It is essential that local planning authorities plan to meet housing requirements in rural areas, based on an up to date assessment of local need. To promote more sustainable patterns of development and make better use of previously developed land. The focus for most additional housing in rural areas should be on existing towns and identified service centres. But it will also be necessary to provide for some new housing to meet identified local need in other villages.

PPG13: states that ‘to promote more sustainable patterns of development and make better use of previously developed land, the focus of additional housing should be existing towns and cities’ and goes on to state that local authorities should “place the needs of people before ease of traffic movement in designing layout of residential development”.

East Midlands Regional Plan

Policy 1 – Regional Core Objectives – to secure the delivery of sustainable development within the East Midlands which includes a core objective to ensure that new affordable and market housing address the need and choice in all communities in the region

Policy 2 – Promoting Better Design – states that the layout, design and construction of new development should be continuously improved.

Policy 3 – relates to the distribution of new development and states that development in rural areas should;

- maintain the distinctive character and vitality of rural communities;
- shortening journeys and facilitating access to jobs and services;
- strengthening rural enterprise and linkages between settlements and their hinterlands; and
- respecting the quality of the tranquillity, where that is recognised in planning documents

In assessing the suitability of sites for development priority is given to making best use of previously developed and vacant land or under-used buildings in urban or other sustainable locations, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.

Policy 14 – sets out the regional priorities for affordable housing advising that local development frameworks, housing strategies and investment plans should have regard to the priorities identified in the Regional Housing Strategy, and include policies seeking the provision of a mix of dwellings in terms of size, type, affordability. Local planning authorities are advised to adopt affordable housing targets in line with the conclusion of the most up to date Housing Market Area Assessments for their area.

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, tourism and for Affordable Housing when in accordance with policy H8.

Policy H8 – Sets out the requirements for assessing rural exception sites. 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 a village envelope. It states that the need is required to be established by the Council, it must be in keeping with the scale, character and setting of the village and would not have an adverse impact upon the community or local environment. The layout, density, siting, design and external appearance, landscaping, access and parking details are in accordance with other policies contained within the plan.

Policy BE1 - Siting and design of buildings: Allows for new buildings subject to criteria including the design harmonising with the surroundings, no adverse impact on neighbouring properties by loss of privacy or outlook, adequate space around and between buildings being provided and adequate access and parking arrangements being made.

Melton LDF Core Strategy: seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough, and with provision/contribution of 40% affordable housing from all developments, and expectations to produce mixed, integrated housing developments and meet local needs by addressing identified imbalances in housing stock in all locations.

Consultations:-

| Consultation reply | Assessment of Head of Regulatory Services | | | | | | |
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| <p>Highway Authority – No objections subject to conditions relating to:-</p> <ul style="list-style-type: none"> • widening of the footway in front of the surgery up to the access • extending the street lighting and 30MPH limit further to the east of the access • visibility splays • private drive built in accordance with Highway standards • Residents parking provided in accordance with the submitted details • Provisions for construction vehicle parking throughout the construction period | <p>The dwellings would be sited to the rear of the existing Medical Centre and will be accessed from the recently built entrance to the surgery off Oakham Road; leading into a private driveway which will serve all 7 dwellings; and provide a field access at the head of the driveway.</p> <p>The existing foot path along Oakham Road is not to current highway standards and is required to be extend to a 2 metre width. This was not requested as part of the Doctors surgery development as there is a pedestrian walk way to the west. The Highways Authority consider it necessary for this proposal and requests that the footpath to be extended along the access drive so that future residents have a safe pedestrian access into the village.</p> <p>The dwellings will take the form of a courtyard with each dwelling having two off street parking spaces adjacent the dwelling.</p> <p>It is considered that the proposal will not have a detrimental impact upon highway safety subject to the provisions as set out above.</p> | | | | | | |
| <p>Housing Policy Officer:</p> <p>The proposed application seeks planning permission for 7 affordable dwellings, a mix of 2 and 3 bedroom houses and bungalows, available for social rent and shared ownership. The application seeks planning permission to develop these properties on land outside the village envelope. As a result of this and to be in accordance with PPS 3 these properties will only be made available to people with a local connection and will remain affordable in perpetuity. This development will not add to the existing surplus of market housing but will increase the provision of smaller affordable housing in the local area.</p> <p>Before this application was submitted work was undertaken to investigate the need for affordable housing. The Rural Housing Enabler conducted a Housing Need Survey of the local area and this identified need for the following units:</p> <table data-bbox="232 1688 743 1780"> <tr> <td>Affordable Rent:</td> <td>Shared Ownership:</td> </tr> <tr> <td>4 x 2 Bed House</td> <td>1 x 3 Bed House</td> </tr> <tr> <td>1 x 2 Bed Bungalow</td> <td>1 x 2 Bed Bungalow</td> </tr> </table> <p>On the basis that this development will go towards meeting this identified local housing need and because of the very nature of the units; remaining</p> | Affordable Rent: | Shared Ownership: | 4 x 2 Bed House | 1 x 3 Bed House | 1 x 2 Bed Bungalow | 1 x 2 Bed Bungalow | <p>The application is based on a housing needs survey, a copy of which has been submitted with the application. The housing need survey was undertaken by the rural housing enabler, its methodology is considered to be robust and has been used to support the development of other affordable housing exception site developments including in the Melton Borough.</p> <p>It is considered that the proposal has been designed to meet the identified local housing need and complies with PPS3 in this respect.</p> |
| Affordable Rent: | Shared Ownership: | | | | | | |
| 4 x 2 Bed House | 1 x 3 Bed House | | | | | | |
| 1 x 2 Bed Bungalow | 1 x 2 Bed Bungalow | | | | | | |

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| <p>affordable in perpetuity and addressing the shortfall in existing supply of smaller affordable housing.</p> | |
| <p>Parish Council: No objection</p> <p>There are local concerns regarding the likelihood of additional flooding problems in the immediate area.</p> <p>The applicant has proposed the provision of an open ditch surrounding the site to assist general drainage system. Would like a condition for annual inspection of the ditch to ensure they are kept clear.</p> | <p>Noted. The Parish Council have been actively involved with the Council to try and find a suitable site for providing affordable housing within the village to support the identified local need.</p> <p>Investigations have taken place by Drainage Engineers following local's concerns expressed at the public event held at the village. A report has been submitted to support the application which is summarised below:-</p> <p>Flooding along Oakham Road: It is considered that most of the flooding is due to the natural ditches being overgrown with weeds. The ditches discharge into an adopted highways manhole which when investigated was full of silt and undersized. The pipe running underneath the entrance to the medical centre is considered to be of an inadequate size and is too high to discharge the water from along Oakham Road.</p> <p>The proposed solution would be to increase the diameter of the pipe that runs under the medical centre to a 450mm diameter pipe to help the flow pass through this area. The highways manhole is to be replaced with a 1.2 metre manhole which will also act as water attenuation. There is an existing land drain that runs through the site; this will be diverted around the site at an increased diameter of 450mm, which is considered to offer further water attenuation for the rainwater. Existing land drains have been recommend that they be jetted to ensure the free flow of water. Ditches are to be cleared and maintained.</p> <p>Town End: It is believed that the rainwater from Oakham Road all discharges to this location. A very old attenuation tank situated behind the back of the hedgerow, discharges underneath the road back into the natural ditches to the back of the farm land.</p> <p>The existing land drain runs into an existing manhole then discharges through the numerous local ditches within the area. It has been suggested that a walk over of the site is conducted as it is likely that the ditches over time have been filled in and not maintained by landowners. (As riparian owners they have a duty to maintain the ditches). All ditches need to be cleared and maintained to help with the discharge of any rainwater within Somerby.</p> <p>The dwellings are required to meet Codes for Sustainable Homes level 3. There is a</p> |

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| | requirement that there is no increase in water run off from the existing site once the development has taken place. It is considered necessary that a condition be imposed with any grant of planning permission for the developers to submit a full drainage strategy for the site, including methods of Sustainable Urban Drainage. Infiltration tests should be carried out to ensure that the site is capable of supporting SUD's. The findings will also assist in pursuing the most suitable method for SUDS |
| Natural England – No objection | Noted. The application was supported with an Ecology Survey which concluded that there were no protected species present on the site. |
| Severn Trent Water Authority: No objection subject to conditions regarding foul Advises that issues relating to Land drainage is the responsibility of riparian owners (could be land owners and the highway authority) who as owners need to fulfill their duties under land drainage legislation. | Noted. |

Representations:

A site notice was posted and neighbouring properties consulted. A notice appeared in the local press. As a result 5 letters of representation has been received to date.

| Representation | Assessment of Head of Regulatory Services |
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| <p>Impact upon Character of the Area:</p> <ul style="list-style-type: none"> • Too much development has happened at one end of the village – this proposal will create a further ‘estate’ at the end of the village. • Will have a negative impact upon the character of the area and loss of landscape | <p>There is a limited opportunity for housing development within the centre of the village due to the high density of housing and lack of suitable, undeveloped land. The proposal seeks consent for 7 affordable dwellings to meet the local identified need for affordable housing. In order to meet that need, land outside of the village envelope is the only possible solution. National policies allow for small sites to be used, exception sites lying outside of a village settlement, specifically for affordable housing in small rural communities that would not normally be used for housing due to other policies of restraint. This location has been chosen due to being owned by the County Council, ensuring that the scheme is deliverable. Other sites were explored but issues rose relating to planning consideration and that land owners were not prepared to sell. Councils are urged to ‘free up land’ to assist with the housing needs for the borough.</p> <p>The site sits behind the existing medical centre, utilising an existing access, reducing the need for further road engineering outside of the village. It is</p> |

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| | <p>considered that the development will not extend the village further to the east but will be confined within the existing development perimeters as set out by the existence of the medical centre.</p> <p>The dwellings have been designed to meet the identified local need and will comprise of single and two storey dwellings set in a courtyard arrangement, with the aim of reflecting farmhouse and outbuilding arrangements that are typical of the village of Somerby.</p> <p>Access to the site will be via the existing access road with a private drive leading into the development itself. The site does not have a definitive road frontage due to be behind the surgery however it was considered important to have a distinct focal point at the front of the courtyard which will be highly visible when approaching the village from the east, giving a sense of connection to the village, with glimpses of the village beyond the site. The proposal has been amended to provide single storey dwellings, opposite each other, at the entrance of the courtyard, with the two storey dwellings running perpendicular to the rear and at the head of the courtyard. Each unit is different in terms of size and design with some being detached with some being semi detached or linked detached. The dwellings are staggered within the courtyard providing amenity space to the front of the units with the private areas to the rear and parking alongside the dwellings.</p> <p>Tree planting is proposed along the field boundaries to soften the appearance of the development upon the open countryside location.</p> <p>It is considered that the benefits gained by the proposal would outweigh any potential harm to the area. Extensive thought has been put into the overall design of the scheme due to its location, to respect the countryside setting. It is considered that, subject to conditions relating to landscaping, materials and boundary treatments that the proposal will not have a detrimental impact upon the character of the area.</p> |
| <p>Flooding Issues:</p> <ul style="list-style-type: none"> • Flooding is an existing problem this development will add to it. • Properties in Town End have been flooded in the past as the drains can not cope. • Not convinced that clearing of ditches will resolve the issue. | <p>See above for comments.</p> <p>Discussions have taken place to try and rectify the issues with possible solutions proposed through this application. It is an intention; and a requirement, to comply with code level 3 for Code for Sustainable Homes that the development cannot increase the water run off from the existing site. Therefore it is proposed to provide on site attenuation to store</p> |

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| <ul style="list-style-type: none"> The report submitted (Localised Flooding at Somerby) lacks detail and sound engineering calculation and hard facts | <p>surface water run off which can be discharged at a slower rate.</p> <p>Should planning permission be granted a condition will be attached for the developers to provide a full drainage strategy to show how they can achieve Sustainable Urban Drainage techniques, with a view to resolve the localised drainage problems.</p> |
| <p>Affordable Housing:</p> <ul style="list-style-type: none"> There are already two sites of affordable housing in this part of the village. A further development in this area is segregating ‘those that have’ and ‘those that have not’ causing a divide down the village. Too much concentration of Affordable Housing in this part of the village Wrong location – Affordable housing should be integrated within the village and not create a clear distinction between the village and the estate on the outer edge. | <p>As mentioned above alternative methods of provision and sites have been investigated but without a successful outcome. This site has been assessed to be the only deliverable site that can provide the identified need as set out in the accompanying housing needs survey.</p> <p>The constraints of providing rural affordable housing within village envelopes has lead to the development of the exception policy both nationally (PPS3) and locally (Melton Local Plan policy H8). The exception policy will by its nature result in housing outside the village envelope and only contain only affordable housing as market housing is not permitted within the existing policy framework.</p> <p>The location is slightly distant from the village centre however the medical centre does generate a high level of visitors to the site so some integration with the village will natural occur.</p> |
| <p>Other Issues:</p> <ul style="list-style-type: none"> Loss of view Loss of landscaping Devaluation of properties Loss of Privacy | <p>These are not planning matters to take into account when considering a proposal.</p> <p>The development site is set apart from existing residential properties to the west by approximately 70 metres. This is in excess of the existing separation distances applied of 21 metres. The development is not considered to impact upon residential privacy.</p> |

Other material considerations (not raised through consultation or representation)

| Consideration | Assessment of Head of Regulatory Services |
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| <p>Impact upon residential amenities:</p> <p>Within the development itself</p> | <p>The development itself is in a courtyard arrangement with the principle elevations facing out into the courtyard. The courtyard spans over a distance of 10 metres at the closest point, extending to 12 metres in some parts. Whilst this falls short of</p> |

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| <p>Neighbouring properties:</p> | <p>the standards usually applied for new development the layout is not dissimilar to development within a street; separated by highways' where separation distances are less defined.</p> <p>Plots 1 and 7 are L-shape bungalows sitting at the entrance to the courtyard with the principle elevations facing out over the fields to the east. They have been staggered so that facing habitable windows look onto obscurely glazed windows or non habitable rooms to prevent any overlooking issues.</p> <p>Plots 2 and 6 are 2 storey dwellings, plot 2 is linked to plot 1 whilst plot 6 is linked to plot 5. They too are slightly staggered with windows facing on to non habitable rooms on the ground floor. At first floor there are bedroom windows that face onto one another: Slightly off centred, along with some obscurely glazed windows, however bedrooms are generally considered to be low level use rooms and this type of arrangement is not dissimilar to that that found in a typical street.</p> <p>Plot 3 is an L-shaped 2 storey dwelling that sits in the corner of the courtyard, it is attached to plot 4. Tandem car parking spaces for both plots 2 and 3 separate the two dwellings. Both dwellings have small windows on the end elevations facing out on to the car parking area, providing surveillance.</p> <p>Plot 5 is opposite the car parking areas for plots 2 and 3 and part of the L-shape of plot 3, windows existing on the front elevation which serve the hall way and stair well. Plot 5 having windows to serve a kitchen and lounge and at first floor level a bedroom and bathroom.</p> <p>Plot 4 faces down the courtyard out onto the fields to the east.</p> <p>The residential amenities of future neighbours has been considered and whilst the separation distance falls short of that normally required for a habitable window to habitable window arrangement, the design of the properties as described above, within a courtyard development ensures that no direct overlooking can be created which could be considered to cause a detrimental loss of residential amenity. The arrangement is not dissimilar to one find within residential streets and it is considered that it could not form a ground for refusal.</p> <p>To the east and north of the site are open fields. To the northwest are farm buildings, whilst to the west</p> |
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| | <p>are properties fronting Town End. The properties are in excess of 70 metres away from the site application boundary. The medical centre is immediately to the south. To the south east are properties situated within the cul-de-sac; East Acre. The dwellings are positioned around the cul-de-sac in a horse shoe arrangement and no dwelling will back onto the proposal, which is a considerable distance to the northwest of the proposed dwellings.</p> <p>It is considered that none of the existing properties will suffer any loss of residential amenities and the proposal accords with policy OS2 and BE1</p> |
| <p>Building for Life: BFL is the national standard for well-designed homes and neighbourhoods. Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. BFL promotes design excellence and celebrates best practice in the house building industry. The BFL criteria are a series of 20 questions which are used to evaluate the quality of new housing developments. A scoring system is used in order to promote good design and awards are given for developments that achieve a score over 14 (Silver Award).</p> | <p>The East Midlands performs poorly in providing good quality developments in the area and a campaign has been launched by the Government to improve the built environment. BFL has been formally adopted by the Council as a design code and has received accreditation for an approved assessor within the Council. The Council recognises that BFL is a useful tool to assess the quality of proposals submitted and has set the benchmark for developments to be formerly accessed on all housing developments of 6 or more in line with the Affordable Housing requirements.</p> <p>The scheme has been assessed and reached a score of 15.5 which is a 'good' score out of 20 which is above the Council's previously accepted score of 14. Because of the nature of the development some of the questions were not relevant as they are tailored to more intensive development. On the whole the system is considered to fair well against the Building For Life standard.</p> |
| <p>Sustainable Code: The Code for Sustainable Homes is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code for sustainable homes covers nine categories of sustainable design including:</p> <ul style="list-style-type: none"> • Energy and CO2 Emissions • Water • Materials • Surface Water Run-off • Waste • Pollution • Heath and Wellbeing | <p>Sustainable Code level 3 ensures that the development is constructed to a higher standard. Ensure that there will be a 25% reduction in CO² emissions; over and above current building regulations, alongside an improvement in sound insulation between dwellings.</p> <p>It is a mandatory requirement for all affordable Housing developments to be constructed to code level 3 which outperforms the minimal Building Regulation requirements.</p> |
| <p>Design and appearance:</p> | <p>The scheme has been amended following comments from the Design Review Panel. Brick arch detailing around the windows and eaves have been</p> |

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| | <p>incorporated along with recessing the windows. The porches will have decorative security lighting. The dwellings are to be constructed from red brick with clay pantile roof. A condition will be imposed for samples to be submitted.</p> <p>It is considered that the design and appearance of the dwelling is acceptable.</p> |
| <p>Landscaping and Boundary Treatments:</p> | <p>Residential gardens will be laid to grass with some planting around the edges of the site and small patio areas. It has been proposed to erect 1.8 metre high close boarded fences between residential gardens, parking areas and along the shared boundary with the medical centre. To separate and secure rear gardens from the open fields to the north and west it is proposed to erect a 1.2 metre high hit and miss fencing.</p> <p>Along the boundary with the field to the east, a 1.2 metre high 5 bar farm type fencing with stock proof mesh and prickly native hedge is proposed. It is also proposed to plant some native trees along the field boundaries, species and size is to be agreed by the local planning authority and will be a condition to any approval.</p> <p>Plots 1 and 7 have private amenity space to the front and side, it is proposed to erect 0.9 metre high timber 5 bar farm type fencing which will follow the curve of the entrance and will provide a defendable space for the residents. Both plots have a private rear garden.</p> <p>The large open area in front of the surgery, along the access road will be planted with low maintenance wild flower and grasses.</p> <p>The hard surfacing for the private driveway has been proposed as a mixture of block paving and tarmacadam with block paved edging.</p> |
| <p>Waste Management:</p> | <p>The scheme has been amended to remove a full length of adopted highway and make into a private access road to reduce the costs of the development in order to bring the scheme forward for affordable housing.</p> <p>Waste Contractors will not normal drive the waste vehicles onto a private driveway for fear of damage claims. The road would be a private drive owned by the Housing Association who would be prepared to write a letter to indemnify the Council and the Council's contractor against any damage that may be attributed to vehicle access.</p> <p>Whilst this approach is not one advocated by the Council they are prepared to accept the Housing</p> |

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| | Associations offer however this will be required to be in the form of a legal agreement which is binding. |
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Conclusion

The application seeks consent for 7 Affordable dwellings on a site that lies outside of the village envelope for Somerby. The site is to be considered as a rural exception site as advocated within OS2 and PPS3. The proposed development has been design to have limited impact on adjoining properties and the internal layout is sufficient so as not to adversely affect the future occupant of the dwelling units. The overall scheme has been design to be sensitive to its rural surroundings with the design of the courtyard arrangement having been taken from other development within the village centre.

The scheme will go some way to providing the much needed affordable housing in the Borough, in particular help alleviate the affordability problem within the 'rural south', and has full support of the Housing Policy Officer. There are wider benefits to be again from the scheme and it will help to achieve the Council's corporate objectives in providing for Sustainable Communities. Accordingly the application is recommended for approval.

RECOMMENDATION:- Delegate to Permit subject to the applicant satisfying archaeological requirements and the following conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.
2. No development shall start on site until representative samples of the materials to be used in the construction of all external surfaces have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. The boundary treatment shall be implemented in accordance with the approved plan (drg no. 1843/P03/1) unless otherwise agreed in writing by the local planning authority.
4. Notwithstanding the submitted landscape drawing no. 1843/P03/1 no dwelling shall be occupied until a tree planting scheme has been submitted and approved in writing by the local planning authority. This scheme shall indicate the species, size and location for plating. The approved landscaping shall be carried in accordance with the submitted details prior to occupation
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 a surface water drainage limitation scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- details of how the scheme shall be maintained and managed after completion.
- how sustainable drainage techniques or SuDS are to be incorporated into the design.

- Details to show the outflow from the site is limited to the maximum allowable rate, i.e. greenfield site run-off
 - That the surface water drainage system must deal with the surface water run-off from the site up to the critical 1% Annual Probability of Flooding (or 1 in a 100-year flood) event, including a allowance for climate change (i.e. for the lifetime of the Development). Drainage calculations must be included to demonstrate this (e.g. MicroDrainage or similar sewer modelling package calculations which include the necessary attenuation volume)
7. No dwelling hereby permitted shall be first occupied until such time as the existing footway on the frontage to the Doctors Surgery has been widened to 2.0 metres and the existing street lighting and 30mph speed limit on Oakham Road has been extended further to the east of the access in accordance with details that shall first have been submitted to and approved by the Local Planning Authority
 8. No building works shall commence on site until such time as the visibility splays out of the access on to Oakham Road have been provided in accordance with details that shall first have been submitted to and approved by the Local Planning Authority Once provided these visibility splays shall thereafter be permanently so maintained
 9. Notwithstanding the details submitted, no dwelling hereby permitted shall be first occupied until such time as the proposed road (shown generally on the submitted plans), has been provided and constructed in accordance with Highway Authority standards, including the provision of a 2.0 metre wide footway and provision of street lighting.
 10. No dwelling hereby permitted shall be first occupied until such time as the parking facilities shown serving that dwelling have been provided, surfaced in tarmacadam, block paving or other similar hard bound material and made available for use. Once so provided these facilities shall thereafter be permanently so maintained.
 11. Before first use of the development hereby permitted, 2.0 metre by 2.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of the accesses fronting the proposed footway, with nothing within those splays higher than 0.6 metres above the level of the adjacent footway, in accordance with the current standards of the Highway Authority and shall be so maintained in perpetuity.
 12. Before first occupation of plots 1 and 7, their accesses shall be positively drained so as to prevent surface water running from their curtilages into the public highway, and shall thereafter be permanently so maintained.
 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 and thereafter shall be so maintained.
 14. No walls, planting or fences shall be erected or allowed to grow on the proposed highway boundary exceeding 0.6 metres in height above the level of the adjacent carriageway. Any existing such obstruction shall be permanently removed before building works commence.
 15. For the period of the construction of the development within the site, the highway shall be kept free of mud, stones and other such loose material, in accordance with a method statement that shall first have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.
 16. For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.

17. The proposed development shall be carried out strictly in accordance with the amended plans drawing nos. , 1843/P04D, 1843/P05C, 1843/P06D, 1843/P07D, 1843/P13 deposited with the Local Planning Authority on the 22nd August and 1843/P03 1 deposited with the Local Planning Authority on the 3rd October.
18. The development hereby approved shall be for the sole purpose of providing 100% affordable housing with a mix of affordable rented and shared ownership. Detail of the arrangements to ensure that they are affordable for both first and subsequent occupiers, the occupancy criteria to be used for determining the identity of occupiers and the means by which such occupancy criteria shall be enforced shall be provided prior to completion of the development. The affordable housing shall be provided in accordance with the approved scheme.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.
3. To ensure satisfactory landscaping is provided within a reasonable period.
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 prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these features.
7. In the general interests of highway safety.
8. To afford adequate visibility at the junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.
9. In the general interests of highway safety.
10. In the general interests of highway safety.
11. In the interests of pedestrian safety.
12. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.
13. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.
14. 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.
15. To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users.
16. To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction.

17. For the avoidance of doubt
18. In order to contribute towards Melton Borough Council's corporate priority to help provide a stock of housing accommodation that meets the needs of the community, including the need for affordable housing as well as the Melton Sustainable Community Strategy objective to enable and support the provision of affordable housing.

Officer to contact: **Mrs Denise Knipe**

11th October 2011