

19/01303/FUL Erection of fourteen dwellings to include the demolition of agricultural buildings, Land at Holme Farm, Rearsby Lane, Gaddesby

Applicant: Mr David Grundy

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Robert Child (Gaddesby)
Date of consultation with Ward Member(s):	3 December 2019
Exempt Information:	No

1 Summary

- 1.1 The proposal comprises the erection of 14 dwellings to include the demolition of agricultural buildings. There is a mix of dwellings including two-storey and single storey units.
- 1.2 The site lies on the edge of the village of Gaddesby within the designated Conservation Area. Part of the site contains agricultural farm buildings while the west of the site is open grass land containing mature trees at the front. Access to the site is from Rearsby Lane to the south.
- 1.3 A previous application (reference 14/01028/OUT) for the demolition of existing agricultural buildings to be replaced with a courtyard development of 10 private dwellings and additional 4 detached dwellings was withdrawn.
- 1.4 Application 15/00361/OUT for the demolition of existing agricultural buildings to be replaced with a courtyard development of 10 private dwellings and an additional 4 detached dwellings was approved 20th September 2016 but has now expired.
- 1.5 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires development to pay attention to the desirability of preserving or enhancing the character or appearance of conservation areas.



2. RECOMMENDATION(S)

It is recommended the application is approved subject to Conditions set out in appendix C and Section 106 Agreement for

- Contribution of £60,000 for off-site affordable housing
- Provision for the capacity of libraries of £420

2 Reason for Recommendations

- 2.1 The proposal accords with the requirements of Policies SS1 and SS2 which emphasise the need to provide housing in locations that can take advantage of sustainable travel. Gaddesby is identified within policy SS2 as an appropriate location for growth and therefore sustainable development in this location is supported.
- 2.2 The site comprises an allocated site under policy C1(A) of the Local Plan Outline planning permission has previously been granted and this new application also accords with the Local Plan allocation. The principle of development is therefore acceptable.
- 2.3 The access and parking is deemed acceptable, there would be no significant adverse impact upon adjacent residential properties and the proposal is considered to be

sympathetic to the character of the surrounding area. The proposal is considered acceptable on grounds of flooding/drainage, ecology and archaeology.

- 2.4 A viability appraisal has been submitted to demonstrate that full compliance with affordable housing provision cannot be met due to the abnormal costs associated with development of the site, mainly the required £275,000 Severn Trent works. As such, the required affordable units cannot be provided and a financial contribution of £60,000 for an off-site affordable housing contribution has been negotiated. Local Plan Policy C4 requires that viability is taken into account when considering affordable housing.

2.5 Reason for Committee Determination

- 2.5.1 The application is presented to the Planning Committee because in the opinion of the Director for Growth and Regeneration (in consultation with the Chair of Planning Committee) is likely to raise matters which should be referred to the Planning Committee. Specifically, due to the proposed approach to the provision of affordable Housing at levels below the requirements of Policy C4 of the Local Plan. Viability information seeking to justify the under-provision has been submitted as part of the submission.

2.6 Relevant Policies

- 2.6.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area.
- 2.6.2 The Gaddesby Neighbourhood Plan was 'made' In June 2021 and forms part of the Development Plan and carries full weight.
- 2.6.3 No inconsistency with the NPPF has been identified that would render Local Plan policies 'out of date'.
- 2.6.4 Please see Appendix D for a list of all applicable policies

2.7 Main Issues

- 2.7.1 The main issues for consideration are considered to be:
- Principle of Development
 - Visual Impact
 - Impact upon residential amenities
 - Highway Safety
 - Ecology
 - Provision of affordable housing

3 Report Detail

3.1 Principle of Development

- 3.1.1 The proposal comprises the erection of 14 dwellings on the edge of the village of Gaddesby.
- 3.1.2 Policy SS2 sets out the development strategy for the Borough for housing and employment. It identifies a sustainable approach to development, establishes settlements as Service Centres, Rural Hubs or Rural Settlements and sets out the type of development appropriate to each. Gaddesby is identified as a Rural Hub, settlements that are expected to accommodate a proportion of the Borough's housing need. Owing to this, Gaddesby is considered to be a location where the principle of residential development

can be considered favourably subject to other issues being satisfactorily addressed. New residential development therefore is acceptable.

- 3.1.3 The site is allocated in the Local Plan for housing under GADD1 for 14 dwellings under Policy C1 (a). The application proposes 14 dwellings and therefore subject to the site meeting the requirements of Policies C2, C4, IN1 and D1 of the Local Plan the proposed would comply with Policy C1(a) of the Local Plan. The site is within the settlement boundary for Gaddesby in the Neighbourhood Plan and Policy HBE1 supports the principle of housing in such locations where proposals meet other policy requirements. Furthermore, outline planning permission has historically been granted for housing on this site.
- 3.1.4 At paragraph 60 the NPPF sets out the Government's objective of significantly boosting the supply of homes, stating it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed. Paragraph 78, in respect of rural housing, states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 3.1.5 Policy C2 of the Local Plan states residential proposals should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households in the Borough having regard to the latest evidence of housing need. Policy HBE2 of the Neighbourhood Plan seeks a mixture of housing types to meet local needs and seeks a significant proportion of 2 and 3 bedroom dwellings. The proposal seeks permission for 14 dwellings with a mix of units ranging from two and three bed bungalows and two, three, four and five bed dwellings. The mix and size of the dwellings are acceptable and comply with the requirements of Policies C2 and HBE2.

3.2 Visual Impact

- 3.2.1 Policy D1 states all new development should be of high quality design, siting and layout, must be sympathetic to the character of the area, buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design. The site is within the conservation area and Policy EN13 seeks to protect the Borough's heritage. Policy HBE5 of the Neighbourhood Plan refers to the design of new housing and Policy ENV2 Protection of Sites and Environmental Significance relates to the historic built environment.
- 3.2.2 The NPPF states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.
- 3.2.3 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 must also be complied with and requires development to pay attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 3.2.4 The site entrance is visible from the public realm adjacent to the highway; however, the remainder of the site is set back from the highway within a well landscaped setting. Although some tree removal is to take place, several trees are to remain and clear views into the site will not be possible. As such, the site does not contribute significantly from a visual perspective to the appearance of the Conservation Area from the public realm.

However, the site has its own characteristics which include seclusion and mature landscaping. The site is also adjacent to The Coach Houses which makes a positive contribution. It is therefore considered to be acceptable in heritage terms and satisfies the legal test referred to at paragraph 3.2.3 above.

- 3.2.5 The proposal has been designed with a single access road from Rearsby Lane to the south which splits into two spurs leading off to the north-west and east of the site. There are turning heads on each spur and the dwellings generally front onto the access roads. The properties vary from single storey to two-storey with the proposed single storey dwellings sited towards the front part of the development. Although there are variations within the proposals, the dwellings share a design theme and result in a cohesive development.
- 3.2.6 A materials schedule has been submitted with the application stating that the dwellings would be constructed from a variety of red bricks with blue/grey slate roof and red clay pan tile. The dwellings vary in design and scale with varying roof heights and design details including gable projections, dormer windows and chimney stacks. The design of the dwellings is considered to be acceptable and reflective of the wider context of the area and preserve the character and appearance of the Conservation Area.
- 3.2.7 To accommodate the proposed development some of the existing trees within the site are required to be removed. Hedgerows and trees are to be retained where possible. Additional planting is also proposed to the boundary and internally within the site to retain the leafy characteristics of the site.
- 3.2.8 The appearance, scale and layout of the proposed dwellings are sympathetic to the character and local distinctiveness of the area. As such, the proposal complies with Policies EN1, EN6, EN13 and D1 of the Local Plan, Policies HBE5 and ENV2 of the Neighbourhood Plan and the requirements of the NPPF.
- 3.3 **Impact upon residential amenities**
 - 3.3.1 Policy D1 of the Local Plan states that the amenity of neighbours and neighbouring properties should not be compromised.
 - 3.3.2 The application site lies on the edge of the village of Gaddesby. There is a large detached property to the west of the site and properties to the east (The Pines/Coach Houses) and dwellings that back onto the site from Chapel Lane. The scheme has been designed so that the proposed dwellings are a sufficient distance from the boundary and retain sufficient distance from the adjacent properties so as to not unduly impact upon the living conditions of those residents.
 - 3.3.3 The proposed dwellings are to be served by generous rear gardens which would provide adequate separation distances to neighbouring properties. To the east, Plot 14 would be close to the rear boundary of the neighbouring property; however, although there would be some impact on this property the side elevation of Plot 14 would only cover part of the rear garden boundary of the neighbour and would not be overbearing.
 - 3.3.4 The internal layout has been designed so that there is sufficient distance separation between proposed dwellings. Each dwelling would have an adequate area of private amenity space with no undue overlooking from the other converted units. Side facing first floor windows are limited to bathrooms and en-suites and can be obscure glazed.

- 3.3.5 Therefore, it is not considered that the proposal would have a negative effect on the amenity of any neighbouring properties and would provide a good standard of amenity for future occupants. The proposals therefore comply with Policy D1.

3.4 Highway Safety

- 3.4.1 The dwellings would be accessed via an access point to the south. A revised layout has been submitted to address comments from the Highway Authority. These included designing the internal road to adoptable standards and amending parking/garage space dimensions. The Highway Authority now raise no objection subject to conditions and Informatives. Turning and parking would be provided within the site.
- 3.4.2 Overall, the proposal is considered to be acceptable on highway safety grounds and complies with the relevant policies.

3.5 Ecology

- 3.5.1 The updated Great Crested Newt Assessment of the site (CBE Consulting, February 2020) contains a refreshed assessment of the ponds close to the application site and their suitability to support great crested newts (GCN). It identifies that there are a number of ponds within the vicinity of the application site that have suitability to support GCN, with presence of this species known historically from the pond to the west of the site. Ponds to the north-east of the application site also had potential to support this species and it was concluded that the hedgerow and ditch to the north of the application site may provide a foraging/commuting corridor for this species.
- 3.5.2 The report concludes that a 'migration route buffer zone along the northern boundary of 6m width which incorporates the drainage ditch' should be incorporated into the development plans. This could be achieved via a condition.
- 3.5.3 The report also recommends that the proposed development is subject to an EPS Licence, with the installation of temporary amphibian fencing to allow trapping to clear the site of GCN in advance of the commencement of the development. However, the LCC Ecologist stated this may not be necessary as the potential harm in this case could be mitigated for with a series of working methodology.
- 3.5.4 The Ecologist was satisfied that suitable mitigation can be incorporated into the design of the development, should permission be granted. The proposal therefore complies with Policy EN2 of the Local Plan and Policy ENV6 of the Neighbourhood Plan.

3.6 Affordable Housing

- 3.6.1 Policy C4 applies a target for affordable homes within housing developments on all sites of 11 or more units having regard to market conditions, housing needs, housing mix (in regard to tenure, type and size), economic viability and other infrastructure requirements based on the specified percentages for different value areas. Policy HBE4 of the Neighbourhood Plan echoes this policy.
- 3.6.2 The application originally proposed six affordable housing units (42% of the overall total) which would have met the required 40% provision, discounted by 20%. However, due to the high property prices in Gaddesby, the discount would need to be 50% as per the Affordable Housing SPD rather than the 20% proposed by the applicant. Due to the abnormal costs in relation to Severn Trent Water provision (£275,000) and the need for

50% discount, the deliverability of the affordable housing was tested in a submitted viability appraisal by the applicant.

- 3.6.3 The viability report submitted by the applicant concluded that a financial contribution £60,000 could be made. The consultant carrying out the independent assessment of that report disagreed with the applicant's Benchmark Land Value for this site and recommended this contribution could be made without compromising the quality of the materials for the new dwellings (the applicant suggested the contribution could only be made by using cheaper roofing materials). The applicant has now accepted this.
- 3.6.4 Policy C4 states that the Council will "having regard to market conditions, housing needs, housing mix (in regard to tenure, type and size), economic viability and other infrastructure requirements" when considering affordable housing. It is considered that the viability appraisal, the impact of infrastructure costs, and its independent review provides a sound basis on which this figure is derived and as such it can be viewed acceptable.
- 3.6.5 On the basis of the above and the recognition in Policy C4 that viability must be taken into account in considering affordable housing, it is considered that the development has demonstrated compatibility with this policy as well as Policies SS2 and C1(a) of the Local Plan.
- 3.7 Other Matters**
- 3.7.1 The Parish Council requested the provision of a vehicle activated sign as part of the s106. The PC made reference to an accident and speed along this part of the road is understood to be an ongoing concern.
- 3.7.2 CIL Regulations require that any developer contribution is:
- a) •necessary to make the development acceptable in planning terms;
 - b) •directly related to the development; and
 - c) •fairly and reasonably related in scale and kind to the development.
- (NPPG ref ID: 23b-002-20190901)
- 3.7.3 LCC Highway Authority were consulted on this and concluded this is not required on highway safety grounds and that any such provision would therefore need to be a separate agreement between the developer and Parish Council. The fact that speed is a pre-existing issue indicates it is not one arising from the development and the scheme itself is provided with adequate sightlines. It is considered it did not meet the tests of the s.106 as although the provision would be welcome, it is not necessary to make the development acceptable and would fail to meet the applicable test (test a above). Any such provision would therefore need to take place outside the scope of this application.
- 3.7.4 The Parish Council also sought provision of unallocated parking provision of the site and the extension of the footpath to the village. The former is accommodated in the plans in the form of 3 spaces towards the east part of the site. The latter is not proposed nor is it required by the Highway Authority on the grounds of road safety or connectivity.

4 Consultation & Feedback

- 4.1 A site notice was posted in the vicinity of the site and neighbouring properties consulted. 2 letters of representation have been received from 1 household. Details of the content of representations are set out in Appendix B below.

5 Financial Implications

- 5.1 Section 106 for an off-site contribution of £60,000 for affordable housing and £420 for libraries.

Financial Implications reviewed by: N/A

6 Legal and Governance Implications

- 6.1 The application engages the statutory duty under section 72) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as detailed within the report.
- 6.2 The application is being considered by the Committee and legal implications are set out in the report where relevant. A legal advisor will also be present at the meeting.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

7 Background Papers

- 7.1 None

8 Appendices

- 8.1 A: Consultation Replies Summary
B: Representations Received Summary
C: Recommended Conditions
D: Applicable Development Plan Policies
E: Site Photographs

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Appendix A : Consultation Replies Summary

Gaddesby Parish Council No formal objections, good variety of dwellings. In the interests of highway safety, could provision be made for additional on site parking and could improved footway provision be made for pedestrians when walking from Holme Farm to Gaddesby Village?

LCC Environment and Transport Following the submission of further details, the Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to the conditions and/or planning obligations outlined in this report.

The Local Highway Authority is in receipt of a re-consultation for a full planning application for the erection of fourteen dwellings to include the demolition of agricultural buildings at land at Holme Farm, Rearsby Lane, Gaddesby. The LHA had previously requested amendments to the internal layout in order to make the layout suitable for adoption in comments provided on 7th February 2020.

Parking space dimensions including garages and spaces which are bound are now in accordance with Part 3 of the Leicestershire Highways Design Guide. The internal layout issues have been addressed and the road is now designed to an adoptable standard as demonstrated on Philip James Architecture Planning Layout, Drawing Number: 1010/18/75, Rev C. Consideration of root barrier/deflection treatment will be required when proposing trees/shrubs adjacent to the footway. At this stage it is not possible to comment on the vertical alignment in full, drainage, materials or proposed construction details.

LCC Planning The site falls within the catchment area of Gaddesby Primary School. The School has a net capacity of 210 and 200 pupils are projected on roll should this development proceed; a surplus of 10 places after taking into account the 5 pupils generated by this development. There are currently no pupil places at this school being funded by S106 agreements from other developments in the area. **An education contribution will therefore not be requested for this sector.**

The site falls within the catchment area of Wreake Valley College. The College has a net capacity of 1482 and 968 pupils are projected on roll should this development proceed; a surplus of 514 places after taking into account the 3 pupils generated by this development. **An education contribution will therefore not be requested for this sector**

The nearest HWRC site to the proposed development is located at Melton and residents of the proposed development are likely to use this site. In general, residents use the closest HWRC to deposit their waste and this is observed within surveys. After assessment, the HWRC at Melton will be able to meet the demands of the proposed development within the current site thresholds without the need for further development and **therefore no contribution is required on this occasion.**

Future developments that affect the HWRC at Melton may result in a claim for a contribution where none is currently sought.

In order to provide the additional materials required to meet the needs of the increased population **Leicestershire Library Services requires a contribution of £420** (rounded up to the nearest £10).

LLFA Following the submission of additional information, raise no objection subject to conditions.

Designing Out Crime Officer No formal objections

Severn Trent Water Foul is proposed to connect into the public combined water sewer, which will be subject to a formal section 106 sewer connection approval. Surface water is proposed to connect into the public combined water sewer, which will be subject to a formal section 106 sewer connection approval.

LCC Forestry Having reviewed the submitted documents for the above site and although there are a significant number of mature trees being proposed for removal the justification provided is sufficient for agreement by the LPA. The proposed replacement planting throughout the site is acceptable and will contribute to the long term amenity and ecosystem services of the site.

An Arboricultural Method Statement should be conditioned to be submitted and approved prior to any works commencing on the site to ensure that all the retained trees are protected from the adverse

effects of development and that the methodology and special locations for all not dig or alternative construction techniques are defined.

LCC Archaeological The Leicestershire and Rutland Historic Environment Record (HER) notes that the site lies on the edge of the anticipated medieval and post-medieval historic settlement core of Gaddesby (HER ref.: MLE3788). Historic buildings in the area include an 18th century farmhouse (The Cottage, NHLE ref.: 1177123) and an early 18th century cottage (Ivy Cottage, ref.: 1360825), both are Grade II listed and lie to the east of the development on Chapel Lane. The presence of ridge and furrow earthworks, apparently somewhat degraded by more recent agricultural activity, suggests that the western portion of the development site lie within an area formerly occupied by the medieval and or early post medieval open fields. It is possible however that evidence of earlier occupation and activity, reflecting the fluctuating fortunes of the village may occur within the development area.

The applicant has submitted a Heritage Statement in support of their scheme, the main conclusion of which is that despite the development lying within the designated conservation area, it is sufficiently screened to avoid significant detrimental effects to the rural character of the village; this is despite the impact of the scheme upon the surviving ridge and furrow earthworks.

To that extent, the Heritage statement considers the conservation area and listed buildings (St Luke's Church). It does not appear that the potential for buried archaeological remains has been considered.

The development proposals include works (e.g. foundations, services and landscaping) likely to impact upon those remains. In consequence, the local planning authority should require the developer to record and advance the understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance (NPPF Section 16, paragraph 199).

In accordance with National Planning Policy Framework (NPPF), Section 16, paragraph 190, assessment of the submitted development details and particular archaeological interest of the site, has indicated that the proposals are likely to have a detrimental impact upon any heritage assets present. NPPF paragraph 199, states that developers are required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact of development, and to make this evidence (and any archive generated) publicly accessible.

In that context it is recommended that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including as necessary intrusive and non-intrusive investigation and recording.

If planning permission is granted the applicant must obtain a suitable written scheme of Investigation (WSI) for both phases of archaeological investigation from an organisation acceptable to the planning authority. The WSI must be submitted to the planning authority and HNET, as archaeological advisors to your authority, for approval before the start of development. They should comply with the above mentioned Brief, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with relevant Institute for Archaeologists "Standards" and "Code of Practice". It should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable for the development.

Recommend conditions.

Ecology No objection subject to conditions.

MBC Building Control Planning Layout appears satisfactory in respect of both fire and waste appliances.

Appendix B : Summary of representations received

2 letters of support have been received stating the layout provides good spaces for gardens and cars with a good variety of dwellings, the beautiful trees are also included and make for a good place to live in the countryside, support the comments made by the Police who recommended lighting to be installed at the entry point to the development as this leads onto an unlit and busy road and have no objections to this well thought out development.

Appendix C : Recommended Conditions

01
The development shall be begun before the expiration of three years from the date of this permission.

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

02
This permission relates to the following plans:

Site Location Plan Received 25.11.19
Site Layout 1010 18/75 Rev C Received 10.02.20
Plot 1 19/22/001 Received 25.11.19
Plot 2 19/22/002 Received 25.11.19
Plot 3 19/22/003 Received 25.11.19
Plot 4 19/22/004 Received 25.11.19
Plot 5 19/22/005 Received 25.11.19
Plot 6 19/22/006 Received 25.11.19
Plot 7 19/22/007 Received 25.11.19
Plot 8 19/22/008 Received 25.11.19
Plot 9-12 19/22/9-12 Received 25.11.19
Plot 13-14 19/22/13-14 Received 25.11.19

For the avoidance of doubt.

03
The development shall be carried out in accordance with the materials as specified in the application.

In the interests of visual amenity.

04
No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Drawing Number 1010/18/75, Rev C have been implemented in full. The approved visibility splays once provided shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

05

No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2019).

06

The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Drawing 1010/18/75 Rev C. Thereafter the onsite parking provision shall be so maintained in perpetuity.

To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

07

No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users and lead to on-street parking problems in the area

08

Development shall be carried out in accordance with the approved landscaping scheme on Drawing GL1223 01A. 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.

To ensure the provision, establishment and maintenance of landscaping to a reasonable standard in accordance with the approved proposals.

09

No development shall take place on site until details of existing and finished site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such agreed details.

To safeguard the local environment by ensuring an appropriate relationship to adjoining land uses.

10

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 Local Planning Authority. Development shall be carried out in accordance with these approved details prior to the first occupation of any dwelling hereby approved.

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

11

No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The surface water management shall take place in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

12

No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

13

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.

14

No development approved by this planning permission shall take place until such time as an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with this report.

To ensure that all the retained trees are protected from the adverse effects of development.

15

No demolition/development shall take place/commence until a staged programme of archaeological work, commencing with an initial phase of trial trenching has been undertaken. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no

demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works and the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

To ensure satisfactory archaeological investigation, recording, dissemination and archiving.

16
Before first occupation of any dwelling hereby approved, a 6 metre migration buffer route along the northern boundary of the site shall have been provided and shall thereafter be so maintained.

To ensure the ecological interests of the site are adequately protected.

17
Before the commencement of development, a detailed great crested newt mitigation plan, to include a working methodology for the development on the site, shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

To ensure the ecological interests of the site are adequately protected.

18
Before development commences, details of boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out prior to the first occupation of the dwelling to which the boundary treatment relates in accordance with the approved plans.

In the interests of visual amenity.

Appendix D : Applicable Development Plan Policies

Melton Local Plan

Policy SS1 Presumption in favor of Sustainable Development

Policy SS2 Development Strategy

Policy C1(A) Housing Allocation

Policy C2 Housing Mix

Policy C4 Affordable Housing Provision

Policy EN1 Landscape

Policy EN2 Biodiversity and Geodiversity

Policy EN6 Settlement Character

Policy EN8 Climate Change

Policy EN13 Heritage Assets

Policy IN2 Transport, Accessibility and Parking

Policy IN4 Broadband

Policy D1 Raising the Standard of Design

Gaddesby Parish Neighbourhood Plan

Policy HBE1 Settlement Boundary

Policy HBE2 Housing Mix

Policy HBE5 New Housing Design

Policy ENV2 Protection of Sites of Environmental Significance

Policy ENV3 Built Environment: Non-designated Heritage Assets

Policy ENV6 Biodiversity, Field Ponds, Woodland and Habitat Connectivity,

Policy C1 Broadband and Mobile Phone Infrastructure and Policy T1 Traffic Management.

NPPF

Paragraph 194 the NPPF states local planning authorities should require an applicant to describe the significance of any heritage assets affected and the level of detail should be proportionate to the assets' importance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed.

Paragraph 195 states local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Paragraph 197 states in determining applications local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets' conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

Paragraph 200 states any harm to the significance of a designated heritage asset (from its alteration or destruction or from development within its setting) should require clear and convincing justification.

Paragraph 201 states where a proposed development will lead to substantial harm to a designated heritage asset local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh

that harm.

Paragraph 202 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum use.

Under the 1990 Act, section 72 requires development to preserve or enhance the character or appearance of the Conservation Area.

Appendix E : Site Photographs





Planning Report

Erection of fourteen dwellings to include the demolition of agricultural buildings, Land at Holme Farm, Rearsby Lane, Gaddesby

