

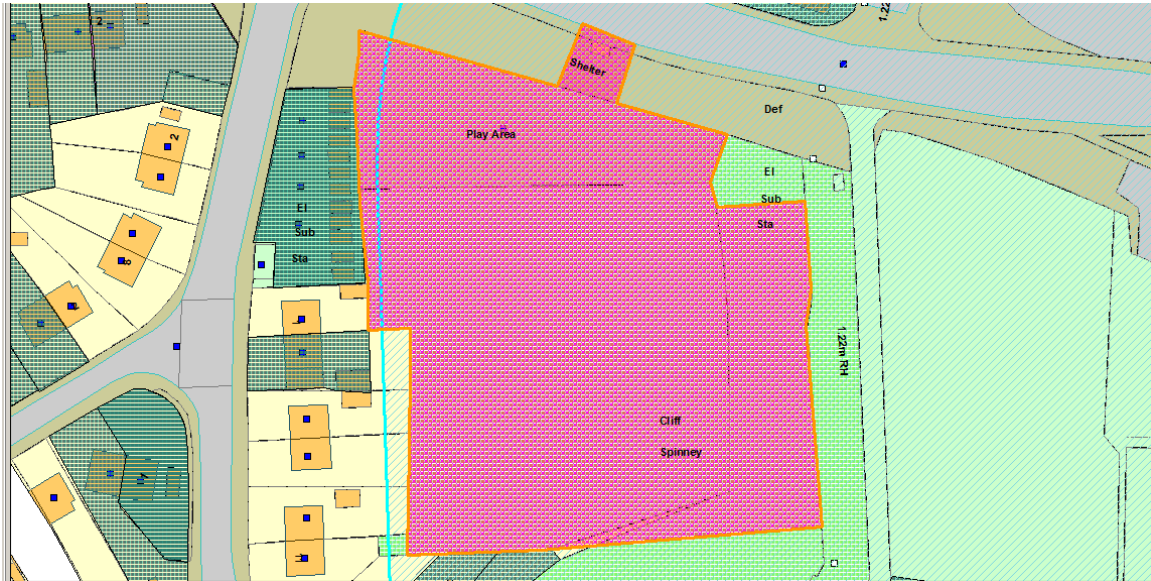
Reference: 16/00907/OUT

Date submitted: 30th November 2016

Applicant: Andrew Granger & Co Ltd

Location: Recreation Area, Melton Road, Asfordby Hill

Proposal: Outline application for the development of 14 dwellings with associated vehicular access and public open space.



Proposal :-

This application seeks outline planning permission for 14 dwellings with associated vehicular access and public open space on land off Melton Road, Asfordby Hill. It comprises an undeveloped area of land situated inside the boundary of the village envelope . A small part of the site fronting Melton Road is a play area, with children’s play equipment. The majority of the site is an overgrown spinney and an area of disused allotments..

The site is opposite Asfordby Hill Primary School. There is existing residential development to the west (Crompton Road) and south (Stanton Road) of the site.

To the east is a playing field, which is used by a local football club and local residents.

The application seeks consent for the access only with all other matters relating to layout, scale, appearance and landscape reserved for later approval.

The access is proposed from Melton Road, on the north boundary of the site.

It is proposed that there would be a new public open space, including a children’s equipped play area.

The application has been supported by a design and access statement, flood risk assessment, bio-diversity study, noise assessment, tree survey ,transport assessment and travel plan.

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

- **Compliance or otherwise with the Development Plan, Neighbourhood Plan and the NPPF**
- **Impact upon the character of the area**
- **Impact upon residential amenities**
- **Highway safety**
- **Loss of open space**

The application is required to be presented to the Committee due to the level of public interest.

History:-

None relevant

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Planning Policies:-

Melton Local Plan (saved policies):

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 BE12 – will not be granted for development within a Protected Open Area unless it is in conjunction with an existing use and the development would adversely affect the character of the area.

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 drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.

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

On Specific issues it advises:

Promoting sustainable transport

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

Delivering a Wide choice of High Quality Homes

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

Require Good Design

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

Conserving and enhancing the natural environment

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

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

Consultations:

Consultation reply	Assessment of Head of Regulatory Services
<p>Highways Authority: No objection subject to conditions</p> <p>Background The County Highway Authority (CHA) understands this is an outline application for the construction of up to 14 dwellings with all matters other than access reserved at this stage. A Transport Statement has been submitted for this application, however the CHA would not usually require such a document for a development of this size.</p> <p>Site Access The Site would be accessed off Melton Road, which is a Class I road with a 30mph speed limit. As part of the proposals, the existing bus stop, layby and associated infrastructure would be removed and relocated approximately 60 metres to the east of their current location in order to make way for the site access as shown in M-EC Drawing no. 21447_08_020_01. Due to the lay-by being located in close proximity to an existing Zebra crossing it would need to be constructed to full width to ensure vehicles do not stop within the zig-zags.</p> <p>Internal Layout As the internal layout of the site is not to be determined as part of this application, the residential road layout and parking arrangements have not been checked in detail. However, the applicants have stated they intend for the internal road network to be adopted. Based on the submitted indicative site plan the road layout serving the dwellings would not be suitable for adoption. As part of a future reserved matters application, the CHA would encourage the applicants to design the internal layout to adoptable standards.</p> <p>Transport Sustainability While Asfordby Hill lacks the provision of a village shop, there is a frequent 20 minute bus service running between Leicester and Melton, as well as an hourly service between Loughborough, Melton and Grantham and a two hourly service between Melton, Old Dalby and Nether Broughton. The site is also across the road from the village school.</p> <p>Conditions The conditions which are recommended may be summarised as follows:</p> <ul style="list-style-type: none"> • Access in accordance with submitted plans and provision of replacement bus stop • Traffic management plan • Access gradient not exceed 1:12 for first 10m 	<p>The application is in outline but with the access arrangements detailed for consideration at this stage. These comprise of a new access on to Melton Road, approximately in the centre of the site's frontage.</p> <p>The existing bus stop, which is in approximately the same location as the new access ,would have to be re-located .</p>
<p>Lead Local Flood Authority: Request additional information. Note that the site is less than 1h and lies wholly within Flood Zone 1, in accordance with the Environment</p>	<p>Note that revised comments awaited from the LLFA In response to the request from the LLFA the applicants have submitted additional information. This is being</p>

<p>Agency mapping and as such represents an appropriate location for development in flood risk terms. The surface water flooding maps identify a low risk of flooding from this within the site although there are some areas immediately to the south west of the site that are identified to be moderate to high.</p> <p>Request additional information :</p> <ul style="list-style-type: none"> o Soakaway testing in accordance with BRE365 guidance o More details/clarification regarding the drainage outfall proposals. o A reassessment of the use of SuDS across the site 	<p>considered and the revised comments of the LLFA will be reported at the Committee meeting. The recommendation ensures that this advice is taken into account in the determination of the application.</p>
<p>Severn Trent Water Authority: Severn Trent Water Ltd has no objection to the proposal subject to the inclusion of the following condition.</p> <p>Condition The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.</p>	<p>The condition can be attached to any permission granted.</p>
<p>LCC Ecology: Concerned about loss of woodland</p> <p>The development would result in the loss of an area of semi- natural broadleaved woodland with no mitigation or compensation proposed.</p>	<p>Note that revised comments awaited from LCC ecology</p> <p>In response to the County Ecologist’s comments the applicants have submitted additional information. This is being considered and the revised comments of the ecologist will be reported at the committee meeting . The recommendation ensures that this advice is taken into account in the determination of the application.</p> <p>The fact that this is an outline application provides scope to accommodate any mitigation or compensation which may be necessary .</p>
<p>National Grid : Details need to be agreed</p> <p>Site is close to a gas pipe, which require the applicants to agree the details of the layout with National Grid.</p>	<p>Noted and applicants advised .</p>
<p>Asfordby Parish Council: Does not object to the application</p> <p>The Parish Council’s initial comments dated 3 March 2017 objected to the application because it does not accord with the Asfordby Parish Neighbourhood Plan.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • The site area is too small and does not deliver the number of dwellings which have been allocated for the site (20) . • The play area is smaller and less well equipped than the existing 	<p>Note that in the latest version of the Neighbourhood Plan, which will shortly be subject to a Referendum, the allocation for this site matches this application in terms of both site area and the number of dwellings which are proposed.</p> <ul style="list-style-type: none"> • The plan and application are now aligned • This is an outline application with an indicative layout. Note that the current play area measures 1,265 sq. m., the proposed play area measures 1,710 sq.m. • The vehicular access is in the centre of the site’s frontage to maximise visibility splays ,in a

<ul style="list-style-type: none"> • Would prefer to see the existing access to the play area retained to mitigate any safety issues. Preferable not have an access from Melton Road • Prefer to see site entrance moved further west for safety reasons due to the siting of the zebra crossing and the school. • If permission is granted request Section 106 contributions for dog and litter bins; better equipped play area than currently proposed; fencing around play area to prevent dog access and a V.A.sign for Asfordby Hill. <p>The Parish Council has confirmed that it does not object to the application. They note that the first bullet point appears to be an error as it referred to an earlier version of the Neighbourhood Plan.</p>	<p>location which is supported by the Highway Authority</p> <ul style="list-style-type: none"> • These are considered to be reasonable requests to ensure the provision of a high quality play area. However, some of these features could be included in the detailed design and layout and would not have to be provided via a Section 106. <p>The Highway Authority has been asked for advice on the V.A.sign ,which is fixed vehicle speed warning sign.</p>
<p>Developer Contributions: s106</p> <p>Library The proposal would not have any impact upon existing stock at the nearest library which is Melton Mowbray.</p> <p>No contribution required.</p> <p>Waste The nearest civic amenity site to the proposed development is located at Melton Mowbray and residents of the development are likely to use this site. This site will be able to meet the demands of the current site without the need for further development and, therefore, no contribution is required on this occasion.</p> <p>No contribution required</p> <p><u>Education</u> Primary</p> <p>The site falls within the catchment area of Asfordby Hill Primary School. The School has a net capacity of 189 and 176 pupils are projected on the roll should this development proceed; a surplus of 13 pupil places.</p> <p>There is an overall surplus in this sector after including all primary schools within a two mile walking distance of the development An education contribution will therefore not be requested for this sector.</p> <p>Secondary</p> <p>For 11 to 16 education in Melton Mowbray there is one single catchment area to allow parents greater choice for secondary education. There are two 11-16 secondary schools in Melton</p>	<p>S106 payments are governed by Regulation 122 of the CIL Regulations and require them to be necessary to allow the development to proceed, related to the development, to be for planning purposes, and reasonable in all other respects.</p> <p>Noted</p> <p>Noted</p> <p>The method of calculating Section 106 education contributions for primary schools based on the net capacity of the catchment school and the availability of places at any other primary school within a 2 mile available walking route of the development.</p> <p>It is considered that the education contribution relates appropriately to the development in terms of its nature and scale, and as such is an appropriate matter for an agreement and complies with CIL Reg. 122 and 123..</p>

<p>Mowbray, these are The Long Field School and John Ferneley College.</p> <p>The schools have a total net capacity of 1900 and a total of 1963 pupils projected on roll should this development proceed; a deficit of 63 pupil places. A total of 4 pupil places are included in the forecast for these schools from S106 agreements for other developments in this area and have been discounted. This reduces the total deficit for these schools to 59 pupil places (of which 56 are existing and 3 are created by this development). There are no other 11-16 schools within a three mile walking distance of the site. A claim for an education contribution in this sector is therefore justified.</p> <p>In order to provide the additional 11-16 school places anticipated by the proposed development, the County Council requests a contribution for the 11-16 school sector of £41,830.24. Based on the table above, this is calculated the number of deficit places created by the development (2.34) multiplied by the DFE cost multiplier in the table above (£17,876.17) which equals £41,830.24.</p> <p>This contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at John Ferneley College and Long Field Academy.</p> <p>Contribution of £41,830.24</p> <p>Post 16 Sector</p> <p>This nearest school to the site is Melton Vale Post 16 Centre. The College has a net capacity of 640 and 454 pupils are projected on roll should this development proceed; a surplus of 186 pupil places after taking into account the 1 pupil generated by this development.</p> <p>There are currently no pupil places in this sector being funded from S106 agreements for other developments in this area to be discounted.</p> <p>An education contribution will therefore not be requested for this sector.</p> <p>Special Schools</p> <p>As this development is less than 250 houses with two or more bedrooms a claim for a Special School contribution will not be made.</p> <p><u>TOTAL REQUIREMENT £41,830.24</u></p>	<p>The contribution which is requested is justified and necessary to make the development acceptable in planning terms because of the policies referred to and the additional demands that would be placed on the secondary education sector as a result of the proposed development. It is directly related to the development because the contributions are to be used for the purpose of providing the additional capacity at the relevant facilities.</p>
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Representations:

Site notices were posted and neighbouring properties consulted. **Seven letters of objection were received.** Those comments are summarised as follows.

Consideration	Assessment of Head of Regulatory Services
<p>Local infrastructure</p> <p>Consider that the village is already congested and that infrastructure is unable to accommodate this proposal, in particular the local school .</p>	<p>Asfordby Hill is well served in terms of education, has some nearby employment sites, with good access to public transport serving local towns and Leicester.</p>

	The school can accommodate the children from this development.
<p>Highway Safety</p> <p>The development would generate additional traffic ,exacerbating existing highways problems.</p> <p>The access onto Melton Road would be dangerous ,in close proximity to a school and a zebra crossing ,with an adverse impact upon pedestrians, especially children .</p>	The Highway Authority has no objection to the proposed access and its relationship with the school and zebra crossing .
<p>Loss of open space and woodland</p> <p>The removal of the woodland would result in the loss of habitats and wildlife.</p> <p>The children’s survey submitted with the application, which states that the woodland is full of rubbish is misleading . It is a valuable play area.</p> <p>The woodland acts a noise buffer from road traffic noise.</p> <p>Object to loss of open space without the provision of an alternative.</p> <p>Question where children will play during construction of the development.</p>	<p>There would be a loss of woodland and associated habitats, but mitigation and compensation are proposed. See ecology comments above.</p> <p>No comment on the applicant’s survey, but accept that the woodland provides a recreational area.</p> <p>This type of woodland provided very little protection from road traffic noise.</p> <p>An acceptable alternative open space is proposed.</p> <p>Even with careful management there may be no access to play facilities on the site for a time.</p>
<p>Residential amenity</p> <p>The dwellings would have an adverse impact upon the amenities and privacy of neighbours, exacerbated by a difference in site levels.</p> <p>Introduction of noise and disturbance into a quiet, tranquil location .</p>	<p>While the proposed site plan is indicative it illustrates that there is sufficient space on the site for dwellings which would have an acceptable relationship, including adequate back to back distances, with existing neighbouring properties.</p> <p>There will be a limited increase in noise and disturbance for some neighbours, but not to a significant degree.</p>
<p>Need for the development</p> <p>Question the need for this proposal when there are more suitable sites in the village, such as the 100 dwellings development in Asfordby .</p>	There is a significant identified need for new housing, which this development would help to meet. This would be additional to the site referred to.
<p>Relationship with adjacent playing field</p> <p>Objection from Mowbray Rangers FC who use the playing field adjacent to the eastern boundary of the site on Sundays and note that it also used for school sports. Concerned that noise and disturbance from players and spectators and stray balls would disturb future occupiers of this development.</p> <p>Question whether Sport England has been consulted.</p>	<p>A small number of houses would back onto the playing field. There is scope for substantial landscaping and fencing on these rear boundaries. There is little evidence that the use of the playing field would have a significantly adverse impact upon the occupiers.</p> <p>Sport England should be consulted when a playing field is proposed to be re-developed . That is not applicable in this case.</p>

Note lack of dog waste bins and support Parish Council request for improved dog waste facilities.	Noted.
<p>Other matters</p> <p>Likely to lead to an increased risk of crime.</p> <p>Development would be visually intrusive .</p> <p>.</p>	<p>There is no evidence to support this claim.</p> <p>The site is seen against the backdrop of existing residential development. The proposal is for relatively low density development, with scope for a layout which would assimilate into this location.</p>

Other Material Considerations, not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Housing type</p> <p>The configuration and mix of housing.</p>	<p>Housing Mix:</p> <p>Although in outline, the application would provide a range of house types and sizes to meet local needs.</p> <p>Affordable Housing</p> <p>The application proposes to provide 5 affordable units, details of which would follow at reserved matters stage.</p> <p>This equates to 37%, which is the need identified by the most up to date evidence (the HEDNA 2017 and the Housing needs Study 2016).</p>
<p>Planning Policies and compliance with the NPPF</p> <p>The application is required to be considered against the Local Plan and other material considerations.</p>	<p>The application is required in law to be considered against the Local Plan and other material considerations. The proposal is contrary to the local plan policy BE12, however as stated above the NPPF is a material consideration of some significance because of its commitment to boost housing growth.</p> <p>Whilst policy BE12 (relating to a protected open area (POA) is a 'saved' local plan policy from the 1999 Melton Local Plan, the evidence base being prepared to inform the new Melton Local Plan has reviewed all of those areas currently afforded the POA status under the new 'Local Green Space' designation and criteria as defined with the NPPF (paragraph 77). As such Policy BE12 is considered to be incompatible with the NPPF and, under para 215 of the NPPF, the content of the latter should take precedence.</p> <p>Asfordby Hill's POA's has been reviewed using the criteria for LGS in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' September 2015.</p> <p>This has established that the application site is not suitable as a 'Local Green Space'.</p> <p>The application is required to be considered on the basis of its impacts, on both the character and appearance of the area and residential amenity.</p>

	<p>Changing the use of most of this site to residential is not considered to be unduly harmful as it is against the backdrop of existing residential development and most of the frontage, which the main public view of the site, would remain open and undeveloped.</p>
<p>Asfordby Parish Neighbourhood Plan</p> <p>The application site is subject to Policy A15 in the Neighbourhood Plan which states that:</p> <p>Land is allocated for housing development at Crompton Road/Main Street, Asfordby Hill as defined on the Policies Map. Development will be supported subject to the following criteria :</p> <ul style="list-style-type: none"> A. The development provides for around 14 dwellings. At least 30% of these shall be Affordable Houses B. Proposals shall provide for the comprehensive development of the whole of the allocated site C. The existing play area shall be replaced by equivalent or better provision in terms of size, equipment and quality D. The only vehicular access to the site shall be from Melton Road E. The bus stop is to be retained or relocated so that it is no less convenient for residents of Asfordby Hill. 	<p>The Neighbourhood Plan is at an advanced stage and can be given considerable weight</p> <p>The Asfordby Parish Neighbourhood Plan (NP) has been independently examined and will be the subject of a Referendum in September 2017.</p> <p>In addition to the NPPG, advice on the weight to be given to Neighbourhood Plans (NP) is provided by the Neighbourhood Planning Act 2017. This states that more weight be given to a post-examination NDP than a pre-examination NDP.</p> <p>A post-examination unmade neighbourhood development plan should be taken into account in the determination of planning applications. The Asfordby Parish NP is now at that stage and should carry significant weight.</p> <p>This proposal is in broad accordance with the Neighbourhood Plan.</p>
<p>The (new) Melton Local Plan – Pre submission version.</p> <p>The Pre Submission version of the Local Plan was agreed by the Council on 20th October and was subject to consultation which ended on 16th December 2016.</p> <p>The Draft Local Plan Addendum of Focussed Changes is currently subject to consultation which ends on 23rd August 2017.</p> <p>The NPPF advises that: <i>From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:</i></p> <ul style="list-style-type: none"> ● <i>the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);</i> ● <i>the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);</i> <p><i>and</i></p> <ul style="list-style-type: none"> ● <i>the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).</i> 	<p>The Local Plan remains in preparation it can be afforded only limited weight.</p> <p>The proposal is not in accordance with the emerging local plan. (see applicable policy opposite).</p>

<p>The Pre Submission version of the Local Plan identifies Asfordby Hill as a ‘Rural Hub’.</p> <p>Rural Hubs are a village or a group of villages which share a range of essential and important local services which serve the basic needs of people living within them and nearby settlements, which can be accessed by cycling and walking.</p> <p>Residents will generally travel to nearby towns and cities to meet their retail ,leisure and employment needs.</p> <p>The plan proposes the allocation of two sites for residential development in Asfordby Hill ,providing a total of 87 dwellings.</p> <p>The application site is not allocated for development in this plan.</p>	
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Conclusion

The application seeks outline consent for a residential development of 14 dwellings and a new area of public open space. Approval is sought for the access into the site and the principle of residential development . 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 is considered to perform reasonably well in terms of access to facilities and transport links, particularly to Melton Mowbray.

While the site is not allocated for development in the pre-submission local plan ,it is accepted that Asfordby Hill is a reasonably sustainable location for residential development and that at this stage the local plan can only be given limited weight.

The Asfordby Parish Neighbourhood Plan should now be given considerable weight as it is a post examination plan which will soon be the subject of a referendum.

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. This is also an opportunity to increase and improve the area and quality of the public space and play area. The balancing issues – loss of woodland and impact upon neighbours – are considered to be of limited harm.

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:-

- (a) Any comments from the LLFA and LCC Ecology being satisfactorily addressed by conditions or other means**
- (b) The completion of an agreement under s 106 for the quantities set out in the above report to secure:**
 - (i) Contribution to secondary education
 - (ii) Contribution to maintenance of public open space
 - (iii) The provision of affordable housing, including the quantity, tenure, house type/size and occupation criteria to ensure they are provided to meet identified local needs

and 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. No development shall commence on the site until approval of the details of the "external appearance of the building(s) and landscaping of the site" (hereinafter called "the reserved matters") has been obtained from the Local Planning Authority.
3. The reserved matters as required by condition 2 above, shall provide for a mixed of types and sizes of dwellings that will meet the area's local market housing need.
4. No development shall start on site until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
5. A Landscape Management Plan, including a maintenance schedule and a written undertaking, including proposals for the long term management of landscape areas (other than small, privately occupied, domestic garden areas) shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner.
6. 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.
7. 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.

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 run-off to equivalent greenfield rates; the ability to accommodate surface water run-off 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.

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 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.

8. 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.
Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.
9. The site shall be served by a single point of vehicular access as shown generally from Water Lane on M-EC Drawing No. 21447_08_020_01 (including the relocation of the existing bus stop lay-by, flag, timetable case, raised kerbs and bus shelter), the full details of which shall first have been submitted to

and approved by the LPA before development commences. The approved details shall then be implemented fully in accordance with the approved plans before any dwelling hereby permitted is first occupied.

10. No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.
11. The gradient of the access shall not exceed 1:12 for the first 10 metres behind the highway boundary.
12. The landscaping scheme required to be submitted in accordance with condition 6 shall include full details of the layout and design of the play equipment to be provided on the play area; details of dog proof fencing and the provision of dog waste bins. These shall all be installed before any of the dwellings are occupied .

Reasons:

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
2. The application is in outline only.
3. To ensure that the housing needs of the borough are met.
4. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.
5. To ensure that due regard is paid to the continuing enhancement and preservation of amenity afforded by landscape areas of communal, public, nature conservation or historical significance.
6. To provide a reasonable period for the replacement of any planting.
7. To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.
8. 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.
9. In the interests of highway safety
10. To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.
11. To enable vehicles to enter and leave the site in a slow and controlled manner.
12. To ensure that play equipment and associated facilities are provided.

Officer to contact:

Mr Pat Reid

Date: **18th July 2017**