

Reference: 17/00401/OUT

Date submitted: 27.03.2017

Applicant: Andrew Granger & Co

Location: Land off Canal Lane, Hose

Proposal: Outline application for residential development of 16 dwellings with associated access.



Proposal:-

This application seeks **outline planning permission for 16 dwellings** (37% affordable) of a mix of starter and, 2 – 5 bedroom properties. The site is located on the western edge of Hose, adjacent to the village boundary. The southern part of the field, is owned by the applicant and is the subject to granted planning consent 15/00944/OUT which has granted outline permission for the erection of 25 dwellings, the proposal also granted a new site access directly off Canal Lane that would be utilised by this proposal. The site is considered to be a Greenfield site with no presumption in favour of development.

The application is in outline with all matters reserved apart from access

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

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

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

History:-

There is no relevant planning history on this part of the site but the site does form part of a larger field associated with planning approval 15/00944/OUT.

Planning Policies:-

Melton Local Plan (saved policies):

Policy OS2 - This policy restricts development including housing outside of town/village envelopes. In the context of this proposal, this policy could be seen to be restricting the supply of housing. Therefore and based upon the advice contained in the NPPF, **Policy OS2 should be considered out of date when considering the supply of new housing.**

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 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 C1: states that planning permission will not be granted for development which would result in the loss of the best and most versatile agricultural land, (Grades 1, 2 and 3a), unless the following criteria are met: there is an overriding need for the development; there are no suitable sites for the development within existing developed areas; the proposal is on land of the lowest practicable grade.

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.

- Take account of the different roles and characters of different areas, promoting the vitality of urban areas, recognising the intrinsic character and beauty of the countryside and support thriving rural communities.

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 addressing:</p> <ul style="list-style-type: none"> • Visibility • Off site highways works • Access gradients • Drainage • Gates & Bollards • Construction traffic • Surfacing of access 	<p>The proposed application is for a “Phase 2” development. Following the granting of application 15/00944. However the red line boundary for this application includes the site access (in the general form as per the Phase 1 application) and therefore this application could be brought forward independently.</p> <p>The phase 1 application was for 25 dwellings, and this current application is for 16 dwellings, bringing the total number of dwellings served off this single point of access to 41. The access width presented in Phase 1 therefore remains acceptable in accordance with the 6Cs Design Guide.</p>

	<p>The traffic capacity impact of 16 dwellings is not considered to be significant.</p> <p>On the basis of the observations made for the Phase 1 application, the LHA considers that this application would be acceptable subject to details of the access and footway being provided in greater detail: it is considered that this can be secured through planning condition which was also considered appropriate for Phase 1.</p> <p>There are considered to be no grounds to resist permission based on highways issues.</p>
<p>LCC Rights of Way Officer</p> <p>No objection subject to maintenance of route of public right of way.</p> <p>As noted in the application, Public Bridleway G36 runs adjacent to the western most boundary of the site as shown on the extract from the Definitive Map of Public Rights of Ways.</p> <p>It is noted that the proposal aims to retain existing boundaries and therefore there is no objection to the application as it should not affect the Public's use and enjoyment of the Right of Way; however the application is for Outline Permission only and that the current proposals may change in detail. A condition is therefore suggested should permission be granted.</p> <p>Prior to the construction, any changes to the existing boundary treatment currently separating the application site from the Public Right of Way, must be approved by the Local Planning Authority.</p> <p>In the interests of amenity, safety and security of users of the Public Rights of way.</p>	<p>Noted. The application seeks outline consent and the layout is not yet developed.</p> <p>However it is evident that the site is capable of development incorporating the bridleway with the appropriate condition as advised opposite.</p>
<p>LCC Ecology – No objection, subject to conditions securing mitigation.</p> <p>It is noted that the same ecological documentation has been submitted in support of this current application as was submitted in support of the neighbouring site (15/00944/OUT). This includes a Phase 1 Survey (Brindle and Green, November 2015) and a Great Crested Newt (GCN) Survey (Brindle & Green, November 2015, updated March 2017). This is acceptable.</p> <p>There is therefore no objection to the current development, provided that the following is agreed prior to determination:</p> <ul style="list-style-type: none"> • It is ensured, via planning obligations that the identified receptor site (outside of 	<p>Mitigation measures have been proposed for newts and a condition can be imposed to safeguard the potential onsite presence of Great Crested Newts.</p> <p>The Ecology report has been independently assessed and raises no objection from the County Council Ecologist, subject to mitigation as proposed.</p>

<p>the current red-line boundary) is available for trapped GCN to be placed in.)</p> <p>Along with standard conditions.</p>	
<p>LCC Archaeology</p> <p>The Leicestershire and Rutland Historic Environment Record (HER) notes the application site lies within an area of archaeological interest, adjacent to the medieval and post-medieval historic settlement core of Hose (HER ref: MLE8747). Whilst no recorded archaeological remains have been undertaken within the site itself, medieval and Roman artefactual remains have been recovered in the immediate area and may indicate the potential for similar evidence and/or other significant buried archaeological remains within the development site itself (MLE7967 abd 8136).</p>	<p>Further details and trial trenching could be conditioned to be provided at Reserved Matters stage of the proposal</p>
<p>Lead Local Flood Authority:</p> <p>Requests further information:</p> <p>The application documents as submitted are insufficient for the Lead Local Flood Authority to provide a detailed response at this stage. In order to provide a detailed response, the following information is required:</p> <ul style="list-style-type: none"> • A drainage strategy plan showing proposed SUDS features, indicative levels and a suitable outfall location. • Calculation showing that the site can attenuate surface water and discharge at the equivalent greenfield runoff rate, up to the 1 in 100 year event plus appropriate allowance for climate change. Where infiltration is not viable, an assessment of greenfield runoff should be used to limit the discharge, or 5l/s (whichever is the higher). 	<p>The application is accompanied by a Flood Risk Assessment (FRA) The FRA concludes that the site is not vulnerable to flooding and is in ‘flood zone 1’.</p> <p>It also examines the possibility of a SUDS solution and calculates capacity required.</p> <p>It should be noted that the application seeks outline consent and conditions can be imposed to ensure appropriate drainage methods are incorporated within the reserved matters application as per the advice of the LLFA. Application 15/00944 was granted with similar drainage conditions.</p>
<p>Severn Trent Water Authority:</p> <p>No objection subject to conditions requiring details of foul and surface water disposal.</p>	<p>Noted.</p>
<p>Parish Council:</p> <p>The Parish Council were consulted on the application on 12 April 2017, no comments have been received to date.</p>	<p>Noted.</p>
<p>Developer Contributions: Section 106</p> <p>Highways: - No contribution requested.</p>	<p>Noted.</p>

<p>Waste – The Civic Amenity Site 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.</p> <p>Future developments that affect the Civic Amenity Site at Melton may result in a claim for a contribution where none is currently sought.</p> <p>Libraries – No claim required</p> <p>Education – Contributions requested:</p> <p>The site falls within the catchment area of Hose C of E Primary School. The School has a net capacity of 77 and 78 pupils are projected on the roll should this development proceed; a deficit of 1 pupil place after taking into account the 4 pupils generated by this development. There are currently no pupil places at this school being funded from S106 agreements for other developments in the area.</p> <p>The 4 pupil places generated by this development can therefore be partly accommodated at nearby schools and a claim for an education contribution of 1 pupil place in the primary sector is justified.</p> <p>In order to provide the additional primary school places anticipated by the proposed development the County Council would request a contribution for the Primary School sector of £12,099.01. based on the table above, this is calculated by the number of deficit places created by the development (1) multiplied by the DFE cost multiplier (12,099.01) which equals £12,099.01.</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 Hose C of E Primary School.</p> <p>The contribution would be spent within five years of receipt of final payment.</p> <p>Secondary School (11-16) Sector Requirement</p> <p>The site falls within the catchment area of Bottesford Belvoir High School. The School has a net capacity of 650 and 586 pupils are projected on roll should this development proceed; a surplus of 64 pupil places after taking into account the 3 pupils generated by this development. There are 5 pupil places at this school being funded by S106 agreements from other developments in the area to be discounted. This increases the surplus at this</p>	<p>Noted.</p> <p>Noted.</p> <p>The County Council consider the Education contribution 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 key infrastructure 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 improving, remodelling or enhancing existing facilities at Hose C of E Primary School.</p> <p>It is considered that the Library contributions relate appropriately to the development in terms of their nature and scale, and as such are appropriate matters for an agreement and comply with CIL Reg. 122.</p>
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<p>school to 69 pupil places.</p> <p>An education contribution will therefore not be requested for this sector.</p> <p>Post 16 Sector Requirements</p> <p>The nearest school to the site is Melton Vale Post 16 Centre. The College has a net capacity of 640 and 455 pupils are project on roll should this development proceed; a surplus of 185 pupil places after taking into account the 2 pupils generated by this development. There are currently no pupil places at this College being funded from S106 agreements for other developments in the area.</p> <p>Total Requirement: £12,099.01.</p>	
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Representations:

Site notices were posted and neighbouring properties consulted. As a result **7 letters of objection have been received** from 5 separate households the representations are detailed below:

Representations	Assessment of Head of Regulatory Services
<p>Impact upon the Character of the Area</p> <ul style="list-style-type: none"> - Villages are in danger of losing their rural identity if great and careful consideration is not given to planning in the area. 	<p>Hose whilst predominantly rural in form does display housing of varying character including more modern layouts in parts.</p> <p>The site is situated behind an existing residential development and would form part of an approved residential scheme, therefore would not be viewed as an independent urban development.</p>
<p>Impact upon Highway Safety:</p> <ul style="list-style-type: none"> - Increase in traffic - Canal Bridge is a one vehicle width road - This application plus the previously approved 25 would mean 80 plus cars. - Village already congested with parked cars. - Road leading into village is also only one vehicle width - Canal Lane is regularly used by walkers and horse riders and a development in this position would raise questions of safety for all users. - Lorries struggle to get down Canal Lane. - It is not always possible to walk on paths because of parked cars and bins. - Some months ago a proposal near Asfordby was refused because of poor access, surely it couldn't be any worse than Canal Lane. 	<p>The County Highway Authority have assessed this application in line with the previously agreed application of 25, please refer to the comments of the CHA above.</p> <p>The location of the previously agreed access offers a clear line of site to and from Canal Lane and as such it is considered that drivers will be able to use both accesses avoiding conflict.</p>
<p>Drainage</p> <ul style="list-style-type: none"> - This field has always been prone to 	<p>It should be noted that the pond is located</p>

<p>flooding which is acknowledged by the inclusion of a balancing pond for site drainage. Would this really solve flooding problems on this site.</p>	<p>outside of the red line and is within the land granted consent for housing in application 15/00944/OUT.</p> <p>The application is accompanied by a Flood Risk Assessment and drainage strategy, Severn Trent have been consulted and raise no objections to the proposal.</p> <p>Conditions are to be imposed that will require further information to form part of the reserved matters application.</p>
<p>Impact upon Ecology/Conservation</p> <ul style="list-style-type: none"> - The site is a thriving wildlife environment. 	<p>The Ecology surveys submitted with the proposal have identified the presence of protected species and these have been addressed by mitigation schemes. The surveys and their recommendations been independently assessed by our Ecological advisors.</p>
<p>Schooling</p> <ul style="list-style-type: none"> - The school has limited capacity and cannot accept more pupils 	<p>The Education Authority (EA) has been consulted and advises that a contribution should be requested from the applicant for works to increase the capacity of the associated to the primary school.</p>
<p>Facilities</p> <ul style="list-style-type: none"> - Long Clawson Surgery would not be able to cope with a large increase in patients generated by this and other applications in the area. 	<p>Additional dwellings and an increase in population would ensure that existing services remain and thrive.</p>
<p>Planning Policy</p> <ul style="list-style-type: none"> - The short-sighted removal of the Village Envelopes before a new Neighbourhood Plan has been approved has led to a flood of planning application in this Parish and the surrounding area. 	<p>Village envelopes remain a part of the development plan (Melton Local Plan 1999).</p> <p>See Planning Policy section below for comments on the Neighbourhood Plan.</p>

Other Material Considerations not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Housing type</p>	<p>Housing Mix: Although in outline, the application proposes a range of house types and sizes, including starter and some smaller units. These are considered to reflect identified needs.</p> <p>Affordable Housing The application proposes 37% of affordable housing, details of which would follow at reserved matters stage.</p>
<p>Planning Policy</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 OS2 however as stated</p>

	<p>above the NPPF is a material consideration of some significance because of its commitment to boost housing growth.</p> <p>The 1999 Melton Local plan is considered to be out of date and as such, under para. 215 of the NPPF can only be given limited weight.</p> <p>This means that the application must be considered under the ‘presumption in favour of sustainable development’ as set out in para 14 which requires harm to be balanced against benefits and refusal only where “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”.</p> <p>The NPPF advises that local housing policies will be considered out of date where the Council cannot demonstrate a 5 year land supply and where proposals promote sustainable development objectives it should be supported.</p> <p>The Council can demonstrate a five year land supply however this on its own is not considered to weigh in favour of approving development that is contrary to the local plan where harms are identified, such as being located in an unsustainable location. A recent appeal decision (APP/Y2430/W/16/3154683) in Harby made clear that ‘a supply of 5 years (or more) should not be regarded as maximum.’ Therefore any development for housing must be taken as a whole with an assessment of other factors such as access, landscape and other factors...”</p> <p>The site is a greenfield site. It also lies within open countryside being located outside of the village of Hose. However the harm attributed by the development are required to be considered against the benefits of allowing the development in this location. The provision of affordable units with the house types that meet the identified housing needs is considered to offer some benefit, along with the promoting housing growth.</p> <p>The proposal would provide both market and affordable housing in the Borough and would contribute to land supply. There would be some impact upon the appearance of the area and technical matters which require mitigation. The form of development is considered be acceptable and the benefits of the proposal outweigh these concerns. It is therefore considered to be in accordance with the core planning principles of the NPPF.</p>
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<p>1 for 41 dwellings.</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 less weight be given to a pre-examination NDP than a post-examination NDP.</p> <p>A post-examination unmade neighbourhood development plan should be taken into account in the determination of planning applications. The Long Clawson, Hose and Harby NP is not yet at that stage.</p> <p>If there are representations received to the Neighbourhood Plan and its content – including its site selection proposals – it will be considered to be unresolved. These areas of contention will be going forward to independent Examination for adjudication.</p> <p>Due to the consultation date still being open for the submission of representation to the Neighbourhood Plan it is unknown whether the Neighbourhod Plan is susceptible to the NPPF criteria that <i>“the extent to which there are unresolved objections to relevant polices (the less significant the unresolved objection the greater the weight that may be given)”</i></p> <p>Following the closure of the consultation response date objections received will be considered and greater assessment can be given to whether the objections remain unresolved. A verbal report will be made to the Committee regarding representations received and their relevance to this site</p> <p>Therefore it is considered that the Neighbourhood Plan can carry limited weight in the determination of this application contributing to the balance of the issues in favour.. The further details described above (to be reported) will assist in determining how much weight can be assigned.</p>
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Conclusion

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

The Borough is not deficient in terms of housing land supply. The methodology used to demonstrate that there is a 5year supply has included sustainable sites, such as this, which have been scrutinised as part of the evidence supporting the new local plan.

Affordable housing provision remains of the Council’s key priorities. This application presents affordable housing that helps to meet identified local needs. Accordingly, the application represents a vehicle for the delivery of affordable housing of the appropriate quantity, in proportion with the development and of a type to support the housing need. Hose is considered to be a sustainable location with a reasonable range of facilities and capacity to accommodate some growth.

It is considered that there are material considerations **of significant weight in favour** of the application, and its alignment with the Pre-submission Local plan adds additional support.

The site is considered to perform well in terms of access to facilities and transport links, particularly to Melton Mowbray and other Service Centres.

It is considered that balanced against the positive elements are the specific concerns raised in representations, particularly the development of the site from its green field state.

In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues – development of a green field site, landscape impact, issues of noise and drainage and limited sustainability – 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) The completion of an agreement under s 106 for the quantities set out in the above report to secure:

- (i) Contribution for the improvement to Education.
- (ii) Contribution to maintenance of 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

(b) 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 “layout, scale, external appearance of the building(s) and the landscaping of the site” (hereinafter called “the reserved matters”) has been obtained from the Local Planning Authority.
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. No development shall start on site until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall also indicate and specify all existing trees and hedgerows on the land which shall be retained in their entirety, unless otherwise agreed in writing by the Local Planning Authority, together with measures for their protection in the course of the development
6. 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.
7. 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.

8. No development approved by this planning permission shall take place until such time as a detailed surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority.

The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve; the existing water quality, the limitation of surface water run-off to the practical minimum discharge rate of 5l/s; 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, culvert details, pipe protection in 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.

9. Before building works commence, minimum visibility splays of 2.4 metres by 54 metres shall be provided in each direction out of the junction of the access with Canal Lane. These shall be in accordance with the standards contained in the current County Council design guide and shall thereafter be permanently so maintained. Nothing shall be allowed to grow above a height of 0.6 meters above ground level within the visibility splays.
10. Development shall not begin until details of design for off-site highway works being the access and footway scheme have been approved in writing by the Local Planning Authority; and no dwelling in the development shall be occupied until that scheme has been constructed in accordance with the approved plans.
11. The gradient of the proposed access road shall not exceed 1:30 for its first 10 metres.
12. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway including private access drives, and thereafter shall be so maintained.
13. if any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minim distance of 20 metres behind the highway boundary and shall be hung so as not to open outwards.
14. No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.
15. Before the development commences, details of the routing of construction traffic shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times.
16. Before first occupation of any dwelling, the proposed access roads serving the site from Canal Lane, shall have been surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 20 metres behind the highway boundary and shall be so maintained at all times.

- 17 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.
- 18 Any amendments to layout as demonstrated within the illustrative Site Layout, must retain a minimum of a 4-5M buffer between the development (including garden boundaries) and the boundary hedgerows.
- 19 All development to be in accordance with the GCN mitigation strategy (Brindle & Green, November 2015, revised March 2017).
- 20 Works to be in accordance with the recommendations of the Phase 1 Habitat Survey and Protect Species Assessment (Brindle and Green, November 2015).
- 21 Protected species surveys to be updated in support of either the reserved matters application or the commencement of works if either of these occurs after July 2017. – Protected Species surveys should only be considered valid for a period of two years.
- 22 A management plan must be completed and submitted. This should include the areas of open space surrounding the proposed balancing pond and the wildlife corridors. Planting in these areas should use locally native species.
- 23 No development shall take place/commence until a programme of archaeological work, informed by an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and
- The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)
 - The programme for post-investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - Provision to be made for archive deposition of the analysis and records of the site investigation
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- 24 No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 24
- 25 The development shall not be occupied until the site investigation and post investigate assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 24 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured
26. Prior to construction, any changes to the existing boundary treatment currently separating the application site from the Public Right of Way, must be approved by the Local Planning Authority.

Officer to contact: **Ms Louise Parker**

Date: 29th August 2017.