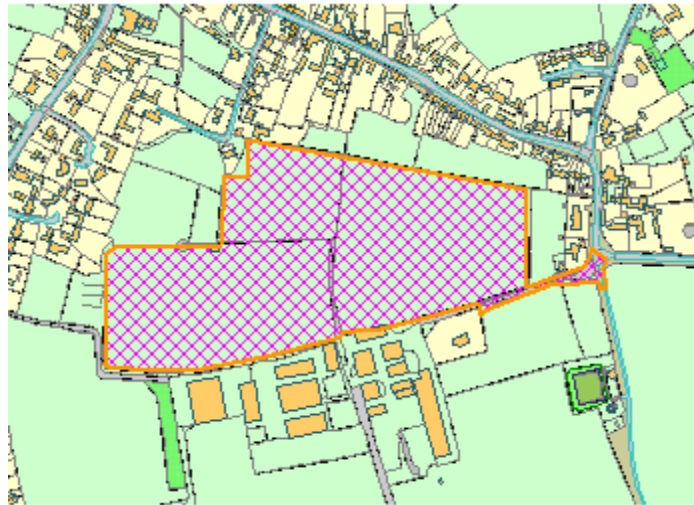


Reference: 16/00971/OUT
Date submitted: 23.12.2016
Applicant: Barwood Homes c/o Marrons Planning
Location: Field Nos 3080 3166 And 5875, Mill Lane, Waltham On The Wolds
Proposal: Erection of up to 124 dwellings with associated infrastructure and public open space
(all matters reserved except means of access)



The application is reported back to Committee following deferral on 29th June 2017 to consider the following issues:

1. Investigation Water supply and sewerage infrastructure issues
2. The contribution of section 106 funding required for additional school places
3. Consideration of the impact on health facilities
4. Consideration of the impacts on electricity supply

In response to these points please see the report 'Waltham On The Wolds 'Common Issues'(item 3 of this agenda).

Proposal :-

This application seeks **outline planning permission for up to 124 dwellings**. The total site area is 9.06ha, comprising three arable fields. Mature hedgerows of up to 3m in height dissect the site into three parcels. The southern boundary to the site is defined by a mature hedgerow that separates the site from Manor Farm and Fairfield Industrial Park. A public right of way cuts through the centre of the site, continuing south between the farm and industrial park. A public right of way also runs along the northern boundary, where a mature hedgerow separates the site from dwellings to the west, allotments to the east, and the Barwood Homes approved site for 26 dwellings (14/00777/FUL) to the centre of the boundary. To the eastern boundary, a small strip of land separates the site from existing residential development fronting the High Street. The western boundary abuts a parcel of land with planning permission for up to 45 dwellings (15/01011/OUT). The proposal seeks to utilise the existing vehicular access point to the south east of the site as the primary access to the site.

The application is accompanied by a Draft S106 addressing all of the known contribution requirements and which the developer explains is evidence of their intention for early delivery (though no delivery timetable is provided) . This is currently the subject of analysis by the parties concerned.

The site is considered to be greenfield site with no presumption in favour of development

The application is in outline with all matters reserved except means of 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 history relevant to this site.

Planning Policies:-

Melton Local Plan (saved policies):

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

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

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

Policy 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 H11: planning permission will not be granted for residential development of 15 or more dwellings unless it makes provision for playing space in accordance with the Councils standards at Appendix 6 of this Local Plan (on developments of 50 or more dwellings, every dwelling must be within a 5 minutes walk (240m straight line distance) of a LEAP (Local Equipped Area for Play).

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: <u>Site Access</u> The 5.5m wide site access would formalise the existing gravel farm track, re-align Gypsy Nook as a minor arm off the new access road and create a priority junction with High Street/ Waltham Road as per Pba Drawing No. 39276/5501/001. While the applicants have not stated the available visibility splays, the CHA accepts that the available visibility splays exceed the 2.4 x 43 metre stopping sight distance required for a 30mph road. The CHA therefore deems it acceptable to condition visibility splays of this length.</p> <p>A northern pedestrian/ cycle access to High Street is proposed through Melton Borough Council application 14/00777/FUL to the north of the application site. It is understood that the link through this site is fully under control of Barwood Homes. The applicants are also proposing to utilise the existing rights of way through the site. Footpath E99 which runs along the northern boundary of the site will link the site to Mill Lane and High Street (East). As per the advice provided by the PROW officer the CHA would require details of surface treatment for the two off-site sections of the footpath.</p> <p>As these footpath links improve the connectivity between the site and Waltham village centre, the CHA consider that at least one of the links should be provided prior to occupation of the first dwelling on site. Preferably, this should be the northern pedestrian/ cycle link to High Street (north).</p> <p><u>Off-Site Implications</u> The CHA has studied the submitted TRICS data and TEMPRO figures and consider these to be acceptable and similar to other recent applications for residential sites within the village. The applicant has identified the proposals would generate up to 88 two way trips in the AM peak and 78 two way trips in the PM peak. Trip distribution has also been undertaken using 2011 Census data. The applicant has identified the majority of traffic (92%) would use High Street and splits at the junction with the A607.</p> <p>The submitted Transport Assessment (TA) identifies 3 committed development sites within the village (MBC Ref 14/00136/OUT, 14/00777/FUL & 15/01011/OUT) which equate to 82 new dwellings. As TEMPRO identifies a growth of 109</p>	<p>Noted.</p> <p>The proposals seek to utilise the existing vehicular access point to the south east of the site as the primary access to the site. This will include junction improvements at the intersection with High Street/Stonseby Road and will involve the realignment of Gypsy Nook to form a priority junction with the site access road. A secondary emergency vehicular/pedestrian/cycle access point will be provided to the north of the site to connect with the recently approved development due north of the site.</p> <p>Analysis of the operation of the access and junctions shows that both operate well within capacity during weekday AM peak (8am-9am) and PM (5pm-6pm) hours and will continue to do so.</p> <p>Para 32 of the NPPF advises that developments should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are ‘severe’.</p> <p>The Transport Assessment submitted demonstrates the significant potential for sustainable travel to and from the proposed development, and that the proposed access is appropriate and safe. It also demonstrates that the development is not expected to have any severe implications on the local highway network.</p>

households between 2016 and 2021 within the area, it is accepted that these have been included within the growth factors and form part of the base 2021 traffic flows. No other developments were included within the TA, however a TA addendum dated 28th February 2017 was submitted by the applicants to take into consideration some of the current live applications within the village, which have yet to be determined by the LPA. See 'Cumulative impact Assessment' below for further details.

Within the original TA, the impacts of the development along with the 2021 base traffic flows were assessed using Junctions 9 software (PICADY module) and considered the following junctions:

- Site access/ High Street/ Waltham Road/ Gipsy Nook
- A607 Melton Road North/ High Street/ A607 Melton Road South/ Goadby Road

Based on the assessments undertaken by the applicants, if this individual application was to be permitted by the LPA taking into account 2021 base + this development traffic alone, operation of the junctions would still be well within capacity at 2021, with little impact on queueing or delay. Results for the A607 junction assessment are also comparable with the Bescaby Lane application (16/00793/OUT), albeit with minimal increases in queueing and a reduction in capacity, which would be expected due to this application assessing an additional 74 dwellings than Bescaby Lane.

The 5 year Personal Injury Collisions (PIC) history between 2011 and 2016 has been studied for the highway network within the village. No PIC's have occurred within the vicinity of the site access, while 3 were recorded at the High Street/ A607 junction and 1 on High Street. All PIC's were recorded as 'slight'. Based on the recorded PICs, CHA could not justify any highway improvements on the grounds of road safety.

The applicants have offered to formalise parking arrangements along High Street as part of the development in the form of kerbed build outs, planters and variations in paving. The CHA does not currently have any plans to formalise parking along Main Street and considers any proposals would likely require Traffic Regulation Orders (TRO's) such as No Waiting At Any Time (double yellow lines) restrictions. TRO's would be difficult to enforce and could not be conditioned as part of this application, as they could receive objections during public consultation, resulting in the scheme not being implemented. Similarly build-outs could be met with objections and would create an extra maintenance burden on the CHA, along with planters and varying surface treatments. The CHA

therefore could not justify requesting the proposals put forward by the applicant, however the CHA is aware that vehicle speeds are in excess of the mandatory 20mph speed limit in force outside of the school and currently there is no school crossing patrol in operation. The CHA would be supportive of a contribution towards improving facilities within the vicinity of the school, as there would be an increase in vehicular and pedestrian traffic outside the school as a result of the development. The CHA has also been in discussion with the local community regarding transport issues outside the school over the last few years. Contributions have been advised by the CHA from other recent housing developments within the village as part of the S106 agreement.

Internal Layout

As the internal layout is not to be determined as part of this application, the residential road layout and parking arrangements have not been checked in detail. The road layouts shown on the submitted illustrative layout however would not conform to an adoptable standard.

It is noted that the site lies adjacent to the Fair Farm site for up to 60 dwellings (MBC application ref 16/00847/OUT). The CHA have noted that the applicants have indicated a potential future access in to the land covered by this application on Bhb Architects indicative site plan drawing. The CHA would consider a vehicular and pedestrian access between the two sites and strongly encourage the applicants to liaise with the applicants for the Fair Farm site in order to provide links between the two sites, should both be approved by the LPA. Should such a connection be provided, both developments would need to be designed to an adoptable standard.

Transport Sustainability

Waltham on the Wolds is considered to be a sustainable location in transport terms and supports a village shop, school, church, village hall, doctor's surgery and pub.

Bus service 56, which is an infrequent service running Monday – Saturday between Melton Grantham, runs along High Street past the pedestrian links to the site and is hail-and-ride. As part of development ref: 14/00777/FUL, the applicants are required to provide two new bus stops, including timetable cases, poles and flags in the vicinity of the site along High Street. Due to the service traditionally being hail-and ride, the proposed development being adjacent to the approved development, and the gradients of the footpaths along High Street in the direction of the A607 making it difficult to formalise additional stops, no further bus stop improvements are

required.

Bus service no. 8, which is an hourly service Monday – Saturday between Loughborough, Melton and Grantham, is within an 800m walk from the site.

A Framework Travel plan (TP) has been submitted with the application. The CHA is satisfied the TP meets the minimum requirements. The applicants will be required to register the development site and travel plan with www.starsfor.org and contribute a £6,000 STARS for monitoring fee.

Other Observations

The following observations affect the highway network which in the view of the Local Highway Authority cannot be considered “severe” in accordance with Paragraph 32 of the NPPF, but which may impact on the amenity of the local community. The Local Planning Authority is advised to consider if these are material and the relative weight which that they can give in planning terms to these amenity issues in their decision making processes:

School Transport

The site falls within the catchment area of Waltham on the Wolds C of E Primary School. The school is operating close to capacity and the proposed development would generate a need for school places as set out elsewhere in the County Council’s education response. The school occupies a very constrained site with very limited potential to expand to provide the additional places required. If the school is to be expanded then any expansion proposed must also include a range of support spaces, in particular a school hall, the cost of providing the additional classrooms and support spaces will need to be met by developers through s106 agreements. Until such time as school places are available, pupils from the new housing may need to be transported to local schools with places the County Council would expect the developer to meet the transitional school transport costs through section 106 contributions.

The County Council would expect that developers would meet the costs of that additional school transport unless and until such time an acceptable means of accommodating those additional pupils at the local school can be provided, and if deemed necessary the cost of expanding the school also through section 106 contributions.

Cumulative Impact Assessment

Currently the following sites have been approved by the LPA and can be classed as committed

<p>development within Waltham:</p> <ul style="list-style-type: none"> • 14/00136/OUT: Land to the north of Hall Farm – 8 dwellings • 14/00777/FUL: Land behind 38-48 High Street – 29 dwellings(Allocated as WAL 1 within the LPA’s draft Local Plan) • 15/01011/OUT: Field 1357, Melton Road – 45 dwellings (Allocated as WAL 2 within the LPA’s draft Local Plan along with 16/00847/OUT below) <p>In addition to these developments, the following applications are currently live and awaiting determination by the LPA.</p> <ul style="list-style-type: none"> • 16/00793/OUT: Bescaby Lane – 45 dwellings (not allocated within the LPA’s Draft Local Plan) • 16/00847/OUT: Fair Farm, Melton Road – 60 dwellings (allocated as WAL 2 within the LPA’s Draft Local Plan with 15/01011/OUT above) • This application: 124 dwellings (allocated as reserve site WAL 3 within the LPA’s Draft Local Plan) • 17/00080/OUT: Land off Mere Road – 99 dwellings (not allocated within the LPA’s Draft Local Plan) <p>The applicants at their discretion have provided a TA Addendum to understand the potential cumulative impact on the local highway network should this planning application be approved alongside other live applications in Waltham (16/00847/OUT and 16/00793/OUT above). It should be noted however that the most recent residential application within the village (MBC ref 17/00080/OUT) for 99 dwellings has not been included within the assessment. As the application for 99 dwellings is not an allocated site, nor one which benefits from planning permission, the CHA does not consider that in light of the above guidance, cumulative assessment can reasonably be expected to include the site at this stage. However, the CHA would be willing to take further advice from the LPA on the likelihood of applications being granted consent which could justify further cumulative impact assessment.</p> <p>As per the original TA, the impacts were assessed using Junctions 9 software (PICADY module) and considered the following junctions:</p> <ul style="list-style-type: none"> • Site access/ High Street/ Waltham Road/ Gipsy Nook • A607 Melton Road North/ High Street/ A607 Melton Road South/ Goadby Road <p>Based on the assessments undertaken by the applicants, if this application along with the two 2016 applications above were permitted, operation of the junctions would still be well within capacity</p>	<p>Guidance provided in ‘Travel Plans, Transport Assessments and Transport Statements’ states that:</p> <p>“It is important to give appropriate consideration to the cumulative impacts arising from other committed development (i.e. development that is consented or allocated where there is a reasonable degree of certainty will proceed within the next three years). At the decision-taking stage this may require the developer to carry out an assessment of the impact of those adopted Local Plan allocations which have the potential to impact on the same sections of transport network as well as other relevant local sites benefitting from as yet unimplemented planning approval.”</p>
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<p>at 2021, with little impact on queueing or delay.</p> <p>Cattle Grid There is currently a cattle grid and gated horse drawn vehicle bypass on Gipsy Nook, which would be removed as part of the proposals. Based on the submitted drawing, there is no indication of a replacement cattle grid or bypass being proposed. While the CHA would have no objections to the removal of the cattle grid and bypass, which are fully within the highway boundary, it would not be in a position to replace it retrospectively and at its own expense should this be requested by the landowner in the future. It is unclear as to whether the landowner for the field adjacent to Gipsy Nook has been consulted over its removal. The CHA would however consider it reasonable that the cattle grid is replaced and a gated bypass provided by the applicants, should the landowner still require this to be in place. The CHA would therefore advise the applicants and the LPA that further consideration of the cattle grid at the Gipsy Nook junction is required.</p> <p>No objection to the proposal subject to conditions and S106 contributions (detailed below)</p>	
<p>LCC Rights of Way Officer</p> <p>Public Footpaths E93, E99 and F1 run through the proposed development.</p> <p>No objection to the application subject to a condition requiring a scheme for the treatment of the Public Footpath to be submitted and approved. The following is expected in line with this condition:-</p> <ul style="list-style-type: none"> - Footpaths should be provided with a 2m wide tarmaced surface with a minimum of 1m wide verges on either side. - all stiles on the site boundaries to be removed to leave a gap or replaced with a hand-gate only where there was still a stock control issue beyond the boundary - Further discussions necessary on proposed pedestrian access points and cycleways. 	<p>Noted.</p> <p>The existing public rights of way will be retained and enhanced providing links with various points of the High Street and also the Industrial estate due south of the site.</p> <p>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 footpaths with the appropriate treatment as advised opposite.</p>
<p>LCC Ecology – No objection, subject to conditions securing mitigation.</p> <p>Satisfied with the level of ecological survey completed for this site (EDP, December 2016). The survey identifies that the site comprises mainly arable fields and an area of improved grassland, surrounded by hedgerows. No Great Crested Newts (GCN) or reptiles were recorded and no further surveys are required for these species. The bat activity surveys recorded bats using the application site and we are therefore pleased to see</p>	<p>The ecological assessment submitted confirms that the boundary hedgerows and scattered trees support a small population of grass snake, a small badger sett and moderate numbers of foraging and commuting bats.</p> <p>Trees and hedgerows are proposed to be retained and enhanced as far as possible and any losses would be mitigated against with new planting.</p>

<p>that the existing hedgerows will be retained and buffered from the development.</p> <p>We note that a badger sett has been recorded at the application site. Concerned with the connectivity between this sett and the wider countryside, particularly in light of the approved application to the south of the site (15/01011/OUT) and immediately south of that the application currently under consideration (16/00847/FUL). These developments will all significantly reduce the foraging areas available to the badgers. Request a better connection to the tree belt to the south of the site to provide the badgers with a route to wider foraging areas.</p> <p>The Indicative Site Plan (Drawing 3088-02 Rev A) shows a corridor to the west and south of the site. There are no details at this stage about the width of this corridor and we would request that this is confirmed prior to the determination of the application. We appreciate that this is an indicative design, but consider that this corridor is material to ensure that the badgers do not become trapped, therefore making the development acceptable. Further information has subsequently been submitted suggesting a minimum buffer of 7m along the southern/western boundary including the existing hedgerow which Ecology have confirmed is acceptable provided that the main use of the buffer is as a wildlife corridor, not shared with a footpath for example.</p> <p>Should Planning Permission be granted the following should be incorporated into condition(s) of the development:</p> <ul style="list-style-type: none"> • Recommendations within Section 6 of the EDP Ecology Report to be followed. • A Badger Mitigation Strategy to be submitted with the reserved matters application. • A Biodiversity Management Plan to be submitted prior to commencement. • Landscaping to be designed for biodiversity, particularly in the area around the proposed balancing ponds and the corridor to the west and south of the site. • All existing hedgerows (not included in the above corridor) to be buffered from development, including plot boundaries, by a minimum of 5 meters. • Ecology surveys are only considered to be valid for a period of 2 years. An updated survey will therefore be required either in support of the reserved matters application or prior to commencement, whichever is soonest after June 2018. 	<p>Planting is proposed to create a woodland habitat and a number of wetland habitats will be created around the existing pond on the western boundary of the site and two additional ponds will be provided.</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>Environment Agency</p>	<p>Noted.</p>

<p>The agency has reviewed the planning consultation workload to ensure that their time and expertise is focused on those locations and developments that present the following:</p> <ul style="list-style-type: none"> • a high risk to the environment • those that are able to offer significant environmental benefit. <p>The Environment Agency has reviewed the above application and feel that, as presented, the development is in Flood Zone 1, it does not fall under either of the above categories, and therefore do not wish to comment further on these proposals.</p>	<p>The proposal was accompanied with a Flood Risk Assessment which did not highlight any known risks</p> <p>It is concluded that the proposed development is appropriate for the flood risk and is not expected to increase the flood risk elsewhere.</p>
<p>Lead Local Flood Authority:</p> <p>The site is approximately 4.6ha and lies wholly within Flood Zone 1, in accordance with the Environment Agency mapping and as such represents an appropriate location for development in flood risk terms.</p> <p>Welcome the applicant's commitment to utilising multiple SuDS features across the site, including for dispersed attenuation and conveyance channels. Whilst we have no concerns regarding flood risk to the site, discharging surface water flows to the surrounding sewer network should only be considered a last resort as defined in the PPG drainage hierarchy.</p> <p>The proposed development is considered acceptable providing the following planning conditions are attached to any permission granted.</p> <p>No development approved by this planning permission shall take place until such time as infiltration testing has been carried out to confirm or discount the suitability of the site for the use of infiltration as a drainage element, and the flood risk assessment (FRA) has been updated accordingly to reflect this in the drainage strategy.</p> <p>Reason To demonstrate whether or not the site is suitable for use of infiltration as part of the drainage strategy.</p> <p>Note to Applicant The results should conform to BRE Digest 365 where trial pits are allowed to drain three times and the calculation of soil infiltration rates is taken from the time taken for the water level to fall from 75% to 25% effective storage depth. Details should also be submitted demonstrating that sufficient surface water storage can be provided on-site. If infiltration is demonstrated to be unfeasible the LLFA would accept the proposed drainage strategy discharging into the combined sewer located in</p>	<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>The Drainage proposals shown on the Indicative site plan are based upon Sustainable Urban Drainage (SUDS) principles and show three retention ponds around the site. As such they satisfy the requirements of the Framework to create sustainable development and not contribute to flooding.</p> <p>The application seeks outline consent and conditions can be imposed to ensure appropriate drainage methods are incorporated within the reserved matters application.</p>

<p>Mill Lane. However, evidence will be required from the applicant stating such a proposal is acceptable to Severn Trent Water.</p>	
<p>STW: 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>Reason - To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.</p> <p>Suggested Informative - Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. NB. We have clean water apparatus within the proposed application site, the developer will need to contact Severn Trent Water New Connections Team as detailed below to assess their proposed plans for diversion requirements.</p>	<p>Noted (see also Item 3 of this agenda)</p>
<p>Western Power Distribution Budget costs in Waltham have been provided and the number to date will be catered by reinforcing the electricity network locally in Melton and Waltham.</p> <p>Western Power have a statutory duty under our operating licence to provide adequate connections for existing and future customers. The only potential downside would be if a new development required major reinforcement to the network then they would be expected to fund it.</p>	<p>Noted</p> <p>See also Item 3 of this agenda</p>
<p>Parish Council: 1. It is recognised that the provision of new housing helps to support existing community facilities such as Waltham Primary School, Village Hall, shops, etc. and that it can add to the vitality of the Parish and help to achieve a thriving community. However, these benefits are strongly</p>	<p>These issues are considered all covered and responded to in the sections below.</p>

outweighed by the negative impacts on the villagers. This proposal for a housing estate of 124 dwellings is out-of-scale and out-of-character with the conservation village of Waltham on the Wolds.

2. The need for more houses in the future has been acknowledged. Indeed, we have responded to the recent Melton Local Plan consultation to agree the proposed number of new dwellings required through to 2036. Parishioners generally supported this action at Neighbourhood Plan consultation sessions in November. The village is already set for a 29% growth since 2011, based on existing builds and permissions. If approved, this proposal would exceed the requirement in the Pre-submission Local Plan by 104 dwellings (possibly more dependent upon the outcome of other planning applications). Therefore we see no need for a further development of this size.

3. The proposal would represent over-development of the site, which would be out of keeping with the style and pattern of the surrounding development and village Waltham on the Wolds. The housing estate would not contribute to the 'sense of place' nor respond to local character and history, and reflect the identity of local surroundings. It would therefore be contrary to the requirements of Para. 58 of the NPPF.

4. The proposed site is outside of the current village envelope (Saved Policy OS2). We believe that this saved policy is applicable now that the Borough has a housing supply in excess of 5 years and is not in conflict with the NPPF. The site is also outside of the 'Limits to Development' proposed in the emerging Neighbourhood Plan.

The Pre Submission Local Plan is not considered to be sufficiently advanced to form the basis for decision making. The development must be considered under the NPPF presumption in favour of sustainable development, the benefits of the development being balanced against the harm, as identified by the policies of the NPPF.

Para 58 advises that :

“ Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive*

Full details have yet to be provided where this argument can be furthered. The site is separated from other parts of the village by physical features such that it would not interfere with their historic layout, character or appearance, and provides good links over a short distance which would assist integration.

Policy OS2 and the associated village is considered to be out of date due to its incompatibility with the NPPF as a policy restricting housing supply. The NPPF takes precedence in these circumstances under these circumstances (para. 215), and this is not resolved as a result of the current position in 5 year land

<p>Parishioners again supported this at the consultation sessions in November 2016. It is a special part of the surrounding green fields so important to people in the village.</p> <p>5. Our vision for the Parish over the next 20 years is “thriving, vibrant communities with a strong sense of place and individuality defined by fine buildings, community spirit and set in unspoilt rural surroundings”. The social sustainability of the proposed development is doubtful. The total size of the housing estate, combined with the distance from the village centre will work against effective integration into our community. It will be isolated and have a very negative impact on that sense of place.</p> <p>6. We fully support the response from Historic England (consultation response dated 2 February 2017) namely: “In our view we believe the change of use of the land for housing and the quantum of development will result in harm to the significance of designated and non-designated heritage assets.”</p> <p>7. We fully support the concerns of Waltham Primary School as expressed in its consultation response of 26 Jan 2017.</p> <p>8. Flooding remains a concern due to the ‘perched’ water table and consequent high-water table.</p> <p>9. Public transport to and from the village is poor (infrequent, limited hours and not synchronised with national transport) so cars are the main mode of transport, adding to greenhouse gas emissions and traffic congestion in local towns. At the 2011 Census, only 3% of the commuting population used public transport to journey to their place of work. Although classed as a ‘sustainable’ village, the aspect of transport is not sustainable in Waltham.</p> <p>We are also concerned that the applicant has not adequately consulted with the community. Their consultation circular contained a fundamental and misleading error regarding the housing numbers required by the emerging Local Plan. This was pointed out to the applicant’s agent who agreed but declined to re-issue the leaflet. This renders the public consultation invalid.</p>	<p>supply.</p> <p>Noted. The site is less distant than other parts of the village from its centre. provides good links over a short distance which would assist integration. It would not impact upon lke landscape setting referred to as it is not a ‘village edge’ location and is largely enclosed. It si however of a significant scale for which there is no immediate comparison in the village and would border the ;historic core’ and Conservation Area in the village, displaying a very different character. It is considered that this aspect weighs against the granting of permission.</p> <p>Historic England recommend the site layout is designed so as to protect key views of the Church, windmill and ridge and furrow on the site. The application is in outline and there is no clear reason why this cannot be achieved at ‘reserved matters’ stage.</p> <p>Please see comments below from the local education authority regarding scope to increase the capacity of the school, and item 3 of this agenda regarding the combined impact of proposals in Waltham on education capacity</p> <p>The drainage proposals have been considered by the LLFA who recommend conditions to ensure a comprehensive system is installed.</p> <p>The village is on a bus route allowing access to Melton and Grantham where employment and a wide range of services are available.</p> <p>Though regar5ded as ‘good practice’, the applicant was not obliged to carry out pre application consultation. Consultation carried out under the application process has accorded with statutory and procedural requirements.</p>
<p>Developer Contributions: s106</p> <p>Highways –</p> <p>1) To comply with Government guidance in</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</p>

<p>NPPF the following contributions would be required in the interests of encouraging sustainable travel to and from the site, achieving modal shift targets, and reducing car use:</p> <p>a) Travel Packs; to inform new residents from first occupation what sustainable travel choices are in the surrounding area (can be supplied by LCC at £52.85 per pack).</p> <p>b) 6 month bus passes, two per dwelling (2 application forms to be included in Travel Packs and funded by the developer); to encourage new residents to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car (can be supplied through LCC at (average) £360.00 per pass).</p> <p>c) STARSfor (Sustainable Travel Accreditation and Recognition Scheme) monitoring fee of £6,000.</p> <p>2) Details of the routing of construction traffic, to be approved by the Local Planning Authority in consultation with the Highway Authority, should be included in a S106 legal agreement. During the period of construction, all traffic to and from the site shall use the agreed route at all times unless otherwise agreed in writing by the LPA.</p> <p>3) A contribution of £30,000 towards a scheme to reduce vehicle speeds and improve pedestrian crossing facilities on the A607 within the vicinity of Waltham on the Wolds Primary School.</p> <p>Waste - The County Council has reviewed the proposed development and consider there would be an impact on the delivery of Civic Amenity waste facilities within the local area because of a development of this scale, type and size. As such a developer contribution is required of £10,250 (to the nearest pound).</p> <p>The contribution is required in light of the proposed development and was determined by assessing which Civic Amenity Site the residents of the new development are likely to use and the likely demand and pressure a development of this scale and size will have on the existing local Civic Amenity facilities. The increased need would not exist but for the proposed development. The nearest Civic Amenity Site to the proposed development is located at Melton Mowbray and residents of the proposed development are likely to use this site.</p> <p>The developer contribution would be used on project reference MEL002 at the Melton Civic Amenity Site. Project MEL002 will increase the</p>	<p>purposes, and reasonable in all other respects.</p> <p>It is considered that the transport 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> <p>It is considered that the Civic Amenity and Library contributions are 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 providing the additional capacity at the nearest Civic Amenity Site and Library(Melton Mowbray) to the proposed development.</p> <p>The request for improvements to the civic amenity site and libraries have been allocated to specific projects that will increase capacity at the facilities commensurate to the scale of this development, There are not 5 other contributions for these projects and it is therefore considered appropriate for inclusion in a S106 agreement.</p> <p>It is considered that the waste and library contributions relate appropriately to the development in terms of their nature and</p>
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<p>capacity of the Civic Amenity Site at Melton by:-</p> <ul style="list-style-type: none"> • Upgrade current 40 cubic yard containers to 50 cubic yard containers <p>There are four other known obligations from other approved developments, since April 2010, that affect the Melton Civic Amenity Site which may also be used to fund project MEL002.</p> <p>Libraries –The County Council consider the proposed development is of a scale and size which would have an impact on the delivery of library facilities within the local area.</p> <p>The proposed development on Melton Rd, Waltham on the Wolds is within 7km of Melton Mowbray Library on Wilton Rd being the nearest local library facility which would serve the development site. The library facilities contribution would be £3,740 (rounded to the nearest £10).</p> <p>It will impact on local library services in respect of additional pressures on the availability of local library facilities. The contribution is sought for study support provision to account for additional use from the proposed development. It will be placed under project no. MEL012. This would be the second obligation under MEL012 that have been submitted for approval.</p> <p>Education –</p> <p>The LEA have advised that the primary school is capable of expansion to accommodate the additional demand created by the development but the works involved, and there exact cost, would be dependent upon the total number of houses approved.</p> <p>Similarly, whilst capacity exists in the secondary sector at present for 58 houses, this would not cater for all developments and contributions would be required if thus figure was exceeded.</p> <p>SEE ITEM 3 OF THIS AGENDA FOR FULL DETAILS.</p>	<p>scale, and as such are appropriate matters for an agreement and comply with CIL Reg. 122.</p> <p>The method of calculating Section 106 education contributions is based on the net capacity of the catchment schools.</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.</p>
<p>LCC Archaeology – require trial trenching and results to be analysed.</p> <p>Trial trenching has now been completed and the results assessed by the archaeological advisors.</p> <p>Further to the recently submitted Geophysical Survey (Headland Archaeology, ref: WOTW/01) and Archaeological Evaluation (Headland Archaeology, ref: WOWL/01), which are welcomed, we are now able to revise our recommendations in relation to this planning application.</p>	<p>The application site does not contain any designated heritage assets.</p> <p>The condition suggested by the Archaeological advisors can be applied to any permission granted.</p>

The archaeological investigations have revealed the presence of archaeological remains dating to the prehistoric and Roman periods. Of particular note is an Iron Age ring ditch, likely to represent a drainage ditch surrounding a roundhouse or burial mound. There is also a lot of worked flint across the site, indicating activity from the Mesolithic period onwards. Further archaeological investigation and recording will be required prior to any development of the site, but we are happy that this can be secured by appropriate conditions attached to any forthcoming planning permission.

With regard to our previous concerns about the proposed loss of Ridge and Furrow earthworks, having now visited the site we can confirm that these earthworks are very poorly preserved and barely legible. We feel that their contribution to the setting of the Conservation Area, Church and Mill is very limited, however we would refer you to the advice of your Conservation Officer in this respect.

The development proposals include works (e.g. foundations, services, road construction, water attenuation, landscaping) that will impact upon archaeological 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 12, paragraph 141).

To ensure that any archaeological remains present are dealt with appropriately the applicant should provide for an appropriate level of archaeological investigation and recording. This should consist of a programme of archaeological work to be conducted prior to commencement of the proposed groundworks associated with the development. It should commence with a second phase of archaeological trial trench investigation of the development area, to ascertain the extent of archaeological remains within the site, and a subsequent archaeological excavation of the areas where archaeological remains will be impacted by the proposed development.

A contingency provision for recording and excavation of archaeological remains of greater extent, complexity or significance than currently envisaged should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this department.

We therefore recommend that any planning permission be granted subject to the following planning conditions, to safeguard any important archaeological remains potentially present:

<p>No development shall commence until a programme of archaeological work (commencing with initial trial trench investigation and including appropriate subsequent mitigation) has been detailed within a Written Scheme(s) of Investigation (WSI), submitted to and approved by the Local Planning Authority in writing. The WSI(s) shall include a statement of significance and research objectives, and:</p> <ul style="list-style-type: none"> -- The programme and methodology of site investigation and recording, with consideration of appropriate analytical methods to be utilised; -- A detailed environmental sampling strategy, linked to the site research objectives and where appropriate informed by previous work (i.e. any previous archaeological evaluation or investigation of this site or in the vicinity); -- The programme for public outreach and dissemination; -- The programme for post-investigation assessment and subsequent analysis; -- Provision for publication, dissemination and deposition of resulting material in an appropriate archive repository; and -- Nomination of competent person(s) or organisation(s) to undertake the agreed work. <p>For land and/or structures included within the WSI, no demolition, development or related ground disturbance shall take place other than in accordance with the agreed WSI.</p> <p>REASON: To ensure satisfactory and proportionate archaeological investigation and recording of the significance of any heritage assets impacted upon by the development proposal prior to its loss, in accordance with local and national planning policy.</p> <p>The programme of archaeological site investigation, subsequent analysis, publication, dissemination and deposition of resulting material in an appropriate archive repository shall be completed within 12 months of the start of development works, or in full accordance with the methodology and timetable detailed within the approved WSI.</p> <p>REASON: To make the archaeological evidence and any archive generated publically accessible, in accordance with local and national planning policy.</p>	
<p>Police and Crime Prevention No objection in principle to the development and recommends that the principles of Secured by Design are adhered to, for which the applicant is recommend to apply for.</p>	<p>Noted. The application seeks outline consent and the layout is not yet developed.</p>
<p>NHS</p>	

<p>The predicted extra 298 patients would be an increase of 6.4% on the practice's current total list size; this would create an increase in service demand.</p> <p>The current building at Waltham has two consulting rooms and one treatment room; the greater demand that the proposed new housing development would create would see a need to extend the building to allow for a third consulting room as the current ones are used to capacity on days when the practice is fully staffed.</p> <p>The existing car park is of a fair size and therefore would not be a priority to alter as it is possible that increased use would be sufficient to withstand the increase in list size.</p> <p>The s106 contribution would provide capital towards building an extension at the practice in order to provide a new consulting room. This would be subject to a full business case and approval by NHS England.</p> <p>The contribution requested is £444 x 124 dwellings = £55,056.</p>	<p>It is considered that the health 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.</p>
<p>Historic England</p> <p>The site lies within the setting of the Grade I listed Church of St Mary Magdalene, elevated above the road and a dominant feature within the landscape; and the setting of the conservation area within which there are a number of grade II listed buildings and non designated heritage assets. The medieval church with Norman origins and Victorian modifications commands an important historic and townscape position within the village. The setting of the church which includes the immediate village and rural landscape beyond, contributes to its significance and the overall experience and appreciation of this nationally important heritage asset. Views for example of the church and its prominent spire are seen from within the application site. We disagree with the submitted archaeological desk based assessment which states the application site makes no contribution to the significance of the church.</p> <p>The site is currently in use as arable fields with surviving mature hedgerows. Map regression shows this use is historic. The contribution of the fields to the significance of the conservation area and listed buildings within, lies in their evidential, historic, communal and aesthetic value. This value is expressed through the relationship between the historic core and surrounding agricultural land, historically and physically. The fields and former arable use, aids understanding of how the settlement, developed and survived. The presence of ridge and furrow represents survival of evidence</p>	<p>The main area of public open space is located to the north west of the site. This retains views of the listed windmill and church tower to the north west of the site, ensuring their setting is preserved.</p> <p>The impact on the character and appearance of the area has been considered in the report and as stated by Historic England when they responded to the Melton Local Plan pre-submission draft, great care will be required to manage any potential impact upon the character of the Conservation Area through design, layout and detailing (at the Reserved matters stage).</p>

of former activity and land use at Waltham. Aesthetically and communally, the site also contributes to the rural setting and open countryside - creating a sense of place in which the village conservation area and church are experienced and enjoyed.

We responded to the Melton Local Plan pre-submission draft and considered within this, the proposed development site, identified as site WAL3. We stated that development of sites WAL1,2 and 3 will only be supported where it is illustrated through the layout, design and detailing that the heritage assets will be conserved and enhanced. All proposed sites including WAL3 are adjacent to the Conservation Area, as noted within the village assessment. The size of the sites to the south of the settlement (WAL1-3) would potentially impact upon the character of the Conservation Area and great care would be required to manage this impact through design, layout and detailing.

There is survival of ridge and furrow contributing to historic landscape character and the setting of designated assets and losses should be minimised. This includes any proposed landscaping on areas of ridge and furrow. Impact upon the Grade I listed Church of St Mary Magdalene and The Old Mill (Grade II) to the north of WAL3 requires careful assessment. In particular in relation to WAL3 development should avoid compromising views of the Church of St Mary which contribute to its and the Conservation Area's significance.

In our view we believe the change of use of the land for housing and the quantum of development will result in harm to the significance of designated and non-designated heritage assets. Whilst the layout submitted is illustrative, we believe some mitigation of harm is achievable through a layout which preserves views of the church and old mill. The layout as shown does not take account of these heritage assets and we would suggest amendments at this stage to agree a revised design and set of design parameters to inform and safeguard key issues.

Policy Context

Our advice on this planning application is given in the context of the 1990 Act and Government policy and guidance provided in the NPPF and the Planning Practice Guidance. We also refer to the sector wide Historic Environment Good Practice in Planning Notes 1-3. It is a legal requirement that any decisions relating to listed buildings and conservation areas must pay special regard to the desirability of preserving a listed building, its setting or features of special interest (section 66(1) of the 1990 Act) and to pay special attention to the

desirability of preserving or enhancing the character or appearance of the conservation area (s.72(1), 1990 Act). This is a high test and needs to be given the appropriate weight in determining these applications. The importance attached to setting is therefore recognised by the principal Act, by the NPPF, by the accompanying practice guide and in the GPA.

As the NPPF states, great weight should be given to the conservation of heritage assets (paragraph 132). All harm requires 'clear and convincing justification' and the public benefit weighed against the harm caused.

Paragraph 131 of the NPPF, in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness

Conclusion

In our view the proposed housing development will harm the significance that the Grade I listed Church of St Mary Magdalene, the Grade II listed Mill and the conservation area derive from their setting. The NPPF is clear on the need for a 'clear and convincing justification' for any level of harm. Ultimately, the soundness of a decision for statutory consent, will require careful weighing of the significance of the heritage assets and the degree of harm arising from the proposed development against the public benefit of housing development. Through a revised layout and agreed design parameters, we believe harm can be mitigated through preserving views of the church, the mill building and preserving the ridge and furrow. We advise further archaeological advice is sought from Leicestershire County Council.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of the NPPF.

Conservation Officer

This application for 124 dwellings and landscaped open gardens has been considered by Historic England who have raised concerns about the proposed application on the impact of the setting of the Grade II listed Waltham on the Wolds Mill and the Grade I listed St Mary Magdalene Church with Norman origins and Victorian modifications.

Historic England have stated that views to the Church and Mill building are visible from the application site. After inspecting the site with the Applicant and Case Officer, it is the opinion of the Conservation Planning Officer that the impact is less than substantial and while the application site makes a contribution to the significance of the church, it is no more than surrounding land which has recently been developed on and in these areas the land only forms a minor contribution. The only listed building in close vicinity is the Mill House and the setting will be partially secured as the adjoining parcel of land within the development site is to be landscaped as green space open to the public with a footpath running through the centre.

The historic significance of the land itself is clearly identified from walking the application site and also from satellite images. The contribution of the fields to the significance of the conservation area aids understanding of how the settlement of Waltham on the Wolds evolved, most clearly through the ridge and furrow land within the application site. However, it is the opinion of the Conservation Officer that the field systems surrounding Waltham on the Wolds present some of the best preserved medieval field patterns in the whole of Leicestershire, which is itself one of the best preserved counties in the United Kingdom. Nationally there are six areas which are given statutory protection and beyond this the situation is fluid, with judgement on a case by case basis.

In this part of the Midlands the morphogoloy and tenure of the open field system prior to enclosure occupied around 80% of the Parish. It is important to observe how much of that figure survives today. In the case of Waltham on the Wolds there are still vast swathes of the parish where ridge and furrow survives and as such the parcel of land within the application site, while still historically important, would not be the last trace of the medieval field system to disappear if an approval for development is granted. However it is important to consider in future applications that the historic relationship between the field system and the settlement does not disappear altogether.

The applicant's heritage consultant's commentary regarding the insignificance of the ridge and furrow

The land is not designated for its cultural heritage value.

The Conservation Area lies to the north west of the site and within this there are a number of listed buildings. However, the impact of the proposed development has been assessed and it is determined that it would not result in an adverse impact on the setting of these heritage assets.

The layout submitted at this stage is only illustrative and will be fully considered at reserved matters stage to ensure the proposal will not harm the significance of the Grade I listed Church of St Mary Magdalene, the Grade II listed Mill and the conservation area.

<p>on the basis of its size and legibility is not considered to be accurate. The corrugated S shaped strips testify to an animal driven plough, and the ridge is at the height in the rise and fall cycle at the point in which it was taken out of cultivation and laid down to grass.</p> <p>The issue of development on this historic land is a matter of divorcing a settlement from a former landscape and its former use. Much land still remains in the Parish of Waltham on the Wolds to provide these evidential values, but it is considered that a time will come in the future when the issue of development will become more significant, at point in which the historic evolution of the Parish is no longer legible.</p>	
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Representations:

Site notices were posted and neighbouring properties consulted. As a result **53 letters of objection have been received from 55 different households**; the representations are detailed below:

Representations	Assessment of Head of Regulatory Services
<p>Impact upon the Character of the Area</p> <p>A development of 124 dwellings in one location is totally excessive.</p> <p>Any development should be smaller numbers in areas around the village so as not to change the village environment.</p> <p>A village expansion of this size and scale would seriously undermine the integrity of the built form of the village.</p> <p>It stands on the highest ground , being 3.5 meters above the High Street and would dominate and obscure the southern views of a large number of existing properties</p> <p>Our conservation village has had its fair share of new proposed developments over the last couple of years but this one would alter the size and scale of the existing settlement to an unacceptable level</p> <p>The development is on farmland on the edge of the village and is not infill or brown field, it is building on greenfield. The location of the development will place many residents who bought houses to live on the edge of the village for views or peace into the centre of the village and be surrounded by new housing, current residents must be taken into serious consideration on this.</p> <p>This additional development will alter the nature and character of a classical English village.</p>	<p>An illustrative layout has been developed by the agent following consideration of the constraints and opportunities identified in the accompanying technical reports.</p> <p>The proposals include 3.87 hectares of green infrastructure (including play area and ponds) and will be well landscaped. The illustrative layout shows that public open space will be provided in the north western corner of the site and will include a designated Multi use Games area (MUGA) and a designated area for children’s play space. The most easterly portion of the site is also designated for additional allotment land with the intention of linking up with the existing allotments north east of the site. A village green is also proposed at the centre of the site and a community orchard is proposed to the east of the site. In total this represents circa 43% of the site area.</p> <p>Although the site is a parcel of greenfield land, it is surrounded by existing and proposed built development which reduces the visual sensitivity as a greenfield site.</p> <p>Waltham as a whole displays housing of varying character including more modern layouts in parts.</p> <p>The total area of land for residential development within the site is 4.60 ha excluding the principal access road, green infrastructure, SuDS and play areas. This results in an average</p>

<p>Waltham is proud to be designated a conservation village. Much effort has gone in over the years to preserve this quality and status. This is inconsistent with the emerging trend embodied in the current planning applications to increase significantly the size of the village, establishing large pockets of new houses on the fringes of the village, towards a dormitory status.</p>	<p>density of 27 dph.</p> <p>As the application is in outline the scale of the development will be addressed at the reserved matters stage. However, the application suggests the following range of building heights across the site to respond to site topography and local context:-</p> <ul style="list-style-type: none"> • Up to 2 storeys (8m max ridge height) – northern edge of the site facing towards the conservation area and back of High street • Up to 2 storey (9m max ridge height) – to the remaining northern parcels • Up to 2,5 storey (10.5m max) – throughout the rest of the development
<p>Impact upon Highway Safety:</p> <p>This application pays no regard to the traffic problems that already exist on the high street, having access in TWO locations on to the High Street. Any development should have vehicular access directly onto the A607 and that alone.</p> <p>Vehicle egress from the site as planned would result in an additional 200 plus cars emerging onto the High Street. The High Street is already congested and cannot cope with more through traffic.</p> <p>The access points to the site are poor, both onto High Street. One is onto a difficult and obscured bend and the secondary access (which is the quickest route to the main road) through a densely packed housing estate . 24 houses will use this access and potentially another 200 + cars from Mounts site. This access is hazardous now, the road is narrow, parked cars on both sides make it a single track and the school bus parks near this entrance It's a dangerous situation at present without the proposed extra vehicles</p> <p>The main site access to the south-east of the development will exit onto the bend of High Street/Stonesby Road and Gypsy Nook. If vehicles exit and turn to drive back through the village of Waltham, there are no pavements on this stretch of road for at least 60 metres and the increased traffic from this development will put pedestrians at serious risk.</p> <p>From Waltham towards the proposed main site entrance, there is a blind bend just prior to where the pavement runs out so pedestrians already have to be extra vigilant for traffic from both directions. Increased traffic will make this stretch of road a nightmare.</p> <p>The potential for danger leaving the village in the</p>	<p>Vehicular access to the site is via a new junction to the east of the site. An additional access is also possible through the recently approve Barwood Homes site to the north.</p> <p>The transport assessment submitted confirms that the increase in traffic would not have a detrimental impact on the surrounding highway network in terms of capacity or highway safety. The Highway Authority have no objections to the proposal on Highway safety grounds.</p> <p>The proposed indicative site layout plan and the accompanying Transport Assessment confirms that the site is in a sustainable location with residents having reasonable opportunities to travel by non-car modes within the existing infrastructure. The site has been designed to encourage pedestrian and cycle trips to the village centre via new and improved pedestrian and cycle access links connecting the application site with the village centre, existing development to the south and the adjoining Barwood Homes site to the north.</p> <p>Accordingly it is considered that there are no highways or transport grounds to refuse the application.</p>

<p>direction of Stonesby cannot be underestimated. Drivers see the national speed limit sign as soon as they round the bend and most are already driving in excess of 30mph before leaving Waltham. Very few slow down to 30mph when entering the village until they reach the bend where the main site entrance will be. Those exiting the main site at the south-eastern end will see a straight road to Stonesby ahead and the national speed sign. Again, there are no pavements on this stretch of road, putting pedestrians and other road users at risk. These danger spots will be exacerbated by the number of cars on the site, especially where 3 to 4 spaces are being provided for cars outside a 4 bedroom house, and 2 to 3 for a smaller house. That means there could potentially be between 250 and 350 cars using this junction on a regular basis.</p>	
<p>Drainage</p> <p>There is a risk of groundwater flooding in this area due to seasonal ponds and the recognised presence of the aquifer. This could and has caused flooding to homes that lie below this high ground.</p> <p>The water pressure and supply is just adequate to support the current number of houses. The additional provision of water and electricity supplies will in all likelihood cause considerable disruption.</p>	<p>The accompanying Flood Risk Assessment and Drainage Strategy demonstrate that there are solutions for drainage of the site which would not increase flood risk to the wider catchment area. As such the proposals are considered acceptable in flood risk and drainage terms.</p> <p>Severn Trent and the Lead Local Flood Authority have been consulted and raise no objections to the proposal. This can be conditioned and form part of the reserved matters application to ensure the designs will be effective. Please see item 3 of this agenda regarding water supply issues.</p>
<p>Impact upon Environment</p> <p>The land is classified as grade 2/3 agricultural land by Natural England which is of good to very good quality and should not be used for development.</p> <p>Building houses heated by oil fired boilers does not help the environment.</p>	<p>Noted. NPPF advises that “Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.” This is considered to be a factor weighing against the granting of permission.</p>
<p>Schooling</p> <p>With the other housing development already approved in Waltham, this (and other applications submitted) would increase pupil numbers well beyond the practical and on-paper capacity of Waltham-on-the-Wolds CE Primary School.</p> <p>As a small rural school there are areas of our site and buildings that would require development if the numbers on roll were to increase above the schools capacity, in order to maintain the high quality teaching and learning that currently exists.</p> <p>The school would require £100s of thousands to improve it to accommodate the additional children as it would require a school hall for</p>	<p>The planning application for consideration will contribute towards the school to enable further school places for the new residents. The site falls within the catchment area of Waltham on the Wolds C of E Primary School.</p> <p>The LEA advise that the School has a net capacity of 100 and 125 pupils are projected on the roll should this development proceed; a deficit of 25 pupil places after taking into account the 30 pupils generated by this development.</p> <p>However they advise that this can be overcome by improving, remodelling and enhancing the</p>

<p>sports and meal times in addition to new classroom areas and increased parking for parents.</p>	<p>existing facilities at Waltham on the Wolds C of E Primary School. Please see item 3 of this agenda for further details.</p>
<p>Infrastructure The village cannot sustain a development of this size. There is very limited local employment and shopping availability.</p> <p>Barwood Homes claim that public transport is good. How can one bus an hour which does not run after 5 pm be described as good?</p> <p>The village does not have the infrastructure to support a development of this size, especially with over a further 135 houses proposed at Fair Farm and Bescaby lane. The doctors surgery is already overstretched (as its takes weeks to get an appointment) there is no gas in the village and water supply can be weak.</p> <p>There is no infrastructure to support it, the school is at max capacity and cannot easily expand. We have one small shop and a Deli. The public transport network is weak and despite previous planning investigations does not support living in a village and travelling for work, the majority of new residents will use a car, or two, as do the current ones, for shopping, sports activities, school runs, after school clubs and other activities that village life does not support. We make a minimum of 6 journeys a day but often more, up to 14.</p> <p>As someone who runs their business in the village I also have huge concern about the strain that these additional houses will have on crucial services such as the broadband network. At best the speed is just adequate and the speed of the system would probably grind to a halt at peak times with so many more users hooked-up to the network - a problem further exacerbated by the fact we have such poor 3G coverage in the village.</p>	<p>Waltham has a range of facilities which it is considered renders it a sustainable location for residential development. This has been reflected in recent decision making.</p> <p>The research undertaken for the Pre Submission version of the Local Plan identifies Waltham on the Wolds in its settlement hierarchy as a ‘Service Centre’ which offers a range of services. Service centres are second in the hierarchy to Melton and are where the majority of new development is to be directed.</p> <p>The Health Agencies have advised that the local surgery can be expanded to accommodate the additional demand arising from the proposal (see above and the contribution sought) and, in the case of the Primary School, it is also indicated by the LEA that it is capable of expansion of its capacity (see also item 3 of this agenda). Other services, such as the shop, pub etc can only stand to benefit from greater potential patronage arising from the proposals.</p>
<p>Planning Policy The additional housing stock anticipated for the village will be met within the time frame without this development.</p> <p>There is no or need for this number of homes , indeed it contravenes MBC’s guidelines of what is suitable for Waltham</p> <p>This proposal is in excess of the draft Local Plan requirement for Waltham for the next 19 years and goes way above the residual requirement once proposed developments already approved are taken into account.</p> <p>If all planning applications that are submitted are</p>	<p>The Draft Local Plan Emerging Options set 91 dwellings to be built in Waltham on the Wolds during the plan period, this development would aid the achievement of the minimum development target set out. However the Local Plan (including the apportionment it suggests for Waltham) is still in development and cannot be taken as adopted policy at present (see additional details below).</p> <p>Noted.</p>

<p>granted permission, Waltham on the Wolds will DOUBLE in size.</p> <p>There are plenty of Villages and Hamlets in the Borough that could benefit from small developments (e.g 10 or so houses) that would help keep their local facilities running whilst not having a major impact on traffic, noise etc..</p> <p>This development will counter the published Neighbourhood Plan.</p> <p>Waltham has an existing establishment of some 450 homes. Acknowledging the county's requirement for extra capacity, a need for a further 90 or so houses has been identified, an increase of 20%. This is being incorporated into the Local Plan. Planning permission has already been given to all but 20 houses of this requirement. There are three further applications currently under consideration, 16/00793, 16/00847 and 16/00971, totalling an additional 229 homes. This is far in excess of what has been identified and targeted, by almost 50% of the existing village size.</p> <p>Very little consideration is being given by the planning department to looking at the big picture, and the totality of the detrimental impact on our village if all this over development is given permission to go ahead.</p> <p>Waltham is being categorised along similar lines to locations such as Asfordby and Bottesford, yet each of those places has a multitude of local services and amenities for residents.</p> <p>There is no demand for new housing in Waltham, in fact there are many houses currently up for sale, no doubt some as a result of the uncertainty of the future planning.</p>	<p>The application must be considered on its own merits, rather than how it compares to other, theoretical, proposals.</p> <p>See response to Neighbourhood Plan below.</p> <p>Whilst the Local Plan has progressed by advancing to Examination stage, it remains in preparation and as such can be afforded only limited weight. See item 3 of this agenda for further discussion of this aspect.</p> <p>The overall picture is understood and is being addressed through the production of the Local Plan (and indeed Neighbourhood Plan). However whilst these are still in production they carry limited weight and planning applications continue to need to be determined on their own merits, under the terms laid out by the NPPF.</p> <p>Noted.</p>
<p>Residential Amenity</p> <p>The proposed 120 houses would be close to my own house and would increase the noise level greatly.</p>	<p>The application is in outline with the layout illustrative. The site is sufficient to allow development with normally expected levels of separation and boundary treatment where necessary. Similarly, the house positions illustrated are not 'fixed' and would be assessed for privacy impacts at reserved matters stage.</p>
<p>Other</p> <p>There has been insufficient notification about the proposed development, and therefore the consultation process has been weak. There have been no notices of the proposal on the lampposts nearby, and as far as I can tell some people backing onto that land have not been consulted. I would argue that for a development of this size the consultation should not just be those houses that back onto the land and should include those</p>	<p>A site notice was posted near to the proposed access, neighbouring properties that border the site were consulted and an advert was published in the Melton Times. It is therefore considered that statutory consulted procedures have been adhered to.</p>

that are on the roads that are adjacent to that land.	
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Other Material Considerations, not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Housing type</p> <p>The configuration and Housing mix provided</p>	<p>Housing Mix: Although in outline, the application proposes a range of house types and sizes from 1-5 bed, with the specific mix being the subject of a reserved matters application. These are considered to reflect identified needs.</p> <p>Affordable Housing The application proposes approx. 46 affordable units, details of which would follow at reserved matters stage.</p> <p>This equates to 37% which is the percentage identified by the most up to date evidence (the 2016 Housing Needs Study)</p>
<p>Neighbourhood Plan</p> <p>Concern that development should not go ahead until the Neighbourhood Plan is complete.</p> <p>The Waltham Neighbourhood Plan is still in development and recently completed its ‘Reg 16’ consultation exercise. The parish council and currently deciding whether to proceed to Examination and, subsequently, Referendum.</p> <p>The site lies outside the Village Envelope Identified by the Neighbourhood Plan and is therefore contrary to Policy S1 which states that:</p> <p><i>“Development proposals within the Neighbourhood Plan area will be supported on sites within the Limits to Development as identified in Figures 3 and 4 (overleaf) where they comply with the policies of this Neighbourhood Plan and subject to design and amenity considerations. Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies”.</i> (Exceptions are also listed which are not applicable to this proposal).</p> <p>Policy H1 states: <i>Having regard to the number of dwellings already constructed plus existing sites with planning permission and allowing for allocated draft Local Plan sites within the Limits to Development, the Parish has exceeded its housing requirement over the Plan period. Therefore, until such a time as there is an increase in housing need across Melton Borough or unless there is a failure to deliver the existing commitments, further housing</i></p>	<p>National Planning Policy Guidance states that :</p> <p><i>a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and</i> <i>b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.”</i></p> <p>It goes on to advise that “ <i>Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period”</i></p> <p>Where refusal of planning applications are made on the grounds of prematurity the authority needs to indicate clearly how planning permission would prejudice the outcome of the plan-making process.</p> <p>It is considered that the NP is not in the position to which the National Guidance advises ‘preaturity’ concerns can be applied, and therefore not considered that a refusal could be reasoned on the grounds of prematurity in light of the above factors.</p> <p>However the Neighbourhood Plan is a material consideration that should be taken account in determining the application, alongside all others. It is considered that its weight should be ‘limited’. PLEASE SEE ITEM 3 OF THIS AGENDA FOR GREATER DETAIL.</p>

<p><i>development in the Parish will be restricted to Windfall development in line with Policy H8.</i></p> <p>Finally, the proposal is contrary to Policy ENV12: Protection of Important Views, in which views South from public right of way beyond Manor Farm: a commanding view past the fishing lakes and TV transmitter towards Freeby and Garthorpe.</p> <p><i>The Policy requires that “Development proposals should respect the open views and vistas”</i></p>	<p>The conflict with the Neighbourhood Plan is a factor that is considered weighs against the granting of permission.</p>
<p>Application of Planning Policy</p>	<p>Waltham is considered to perform well in sustainability terms owing to its community facilities and transport links. Recent decisions made by the Council and on appeal by the Secretary of State have described it as a sustainable location for housing for these reasons and there have been no material changes to this position in the interim. It is therefore considered that it could be impossible to refuse the application of the basis of the sustainability of the location.</p> <p>However, sustainability also takes into account economic and environmental factors and it is recognised that the site is ‘greenfield’ without a presumption for development. This is considered to weigh against the proposal. However, the land is not identified by any study or policy as important to the setting of Waltham nor is it designated as important countryside, for example through National Park, AONB or any other landscape designation giving it ‘special’ status. Accordingly it does not meet the types of location that the NPPF requires to be protected and accordingly only limited weight can be afforded to this aspect.</p> <p>5 year land supply issues:</p> <p>The application is required to be considered against the Local Plan and other material considerations. The NPPF is a material consideration of some significance because of its commitment to boost housing growth.</p> <p>The NPPF advises that local housing policies will be considered out of date where the Council cannot demonstrate a 5 year land supply and where proposals promote sustainable development objectives it should be supported.</p> <p>The Council’s most recent analysis shows that there is the provision if a 5 year land supply and as such the relevant housing policies are applicable.</p> <p>However, the 1999 Melton Local Plan is</p>

	<p>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>Furthermore, 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 (new) Melton Local Plan – Pre submission version.</p> <p>The Pre Submission version of the Local Plan(as amended by ‘Focussed Changes’) was submitted for Examination to the Secretary of State on 4th October</p> <p>The Pre Submission/Focussed Changes version of the Local Plan identifies Waltham on the Wolds in its settlement hierarchy as a ‘Service Centre’ which offers a range of services. Service centres are second in the hierarchy to Melton and are where the majority of new development is to be directed. It is proposed that Waltham is allocated 91 new homes.</p> <p>The pre-submission Local Plan/Focussed changes also identifies site allocations. This site forms part of a ‘reserve site’ allocation WAL3.</p> <p>Policy WAL3 states that development of the site will be supported provided:-</p> <ul style="list-style-type: none"> • Only part of the site is suitable for development, to a scale appropriate to compensate for the non-delivery of the allocated sites only • Appropriate flood and drainage assessments proposing mitigation effective to deal with the scale of the impacts identified. • Biodiversity enhancements are identified and provided with proposals 	<p>Whilst the Local Plan has progressed by advancing to Pre-submission stage, it remains in preparation and as such can be afforded only limited weight.</p> <p>Decisions therefore need to consider the application in accordance with paragraph 215 of the NPPF which states due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).</p> <p>It is therefore considered that it can attract weight but this is limited at this stage. (See Item 3 of this agenda for greater detail on the question of ‘weight’).</p> <p>Waltham is identified as a service centre and the emerging plan deems the application site suitable for accommodating residential development, allocating the site as a reserve site should other emerging preferred sites become undeliverable in 5 years.</p> <p>The site is identified as reserve site WAL3 in the site allocations. This states that the site offers opportunity for large scale development but is potentially out of scale with the current village if developed throughout. The estimated capacity of this site is 168.</p> <p>In response to this the applicant contests that a higher proportion of dwellings should be attributed to Waltham on the Wolds and the</p>

	<p>application site should be made a preferred allocation in the emerging plan either in addition to or instead of some of the other emerging allocations. Waltham is one of the four largest villages in the Borough and has the sustainability credential and land available to accommodate a larger scale of development to that which is currently proposed in the merging plan. The application site is within single ownership, is being promoted by a developer and would be readily available straight away if approved.</p> <p>However it is considered that the application is contrary to the Local plan at its current stage of advancement and that it is a factor that weighs against the granting of permission.</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 deficient in terms of housing supply more generally and this would be partly addressed by the application, Affordable housing provision remains one of the Council’s key priorities. This application presents some affordable housing that helps to meet identified local needs.

Waltham is considered to be a sustainable location for housing having access to various facilities, primary education, local shops, and a regular bus services and limited distances to employment opportunities and this has been established in previous decisions.

It is considered that balanced against the positive elements are the site specific concerns raised in representations, particularly the development of the site from its green field state and impact on the character of the village and highway safety, and its conflict with the Local and Neighbourhood Plan.

The Local Highway Authority do not consider that the proposal would lead to severe harm to highway safety. In terms of character of the area, the submitted application is in outline stage only and the applicant has undertaken a detailed appraisal of the character of the settlement. The site is not covered by any specific designation however the proximity to the Conservation Area to the north is noted. The Local and Neighbourhood Plans are material considerations but at their current stage are of limited weight.

Full details of appearance, layout and scale will be a matter for subsequent reserved matters applications where matters of design and impact can be fully assessed.

Contributions to provide additional capacity at the nearest Civic Amenity site and library are of a tariffed style request that will be ‘pooled’ under CIL Regulation 123 (3) whereby no more than five contributions can be pooled for any single infrastructure project. As stated above the request for improvements to the civic amenity site and library has been allocated to a specific projects that will increase the capacity at the site.

The education contribution would be used for the provision, improvement, remodelling or enhancement of education facilities at schools in the locality of the development which the residents of the development would usually be expected to attend at both Primary and Secondary level (if applicable). They are therefore all considered appropriate for inclusion in a Section 106 agreement.

In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from this proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issue is considered to be development of a greenfield site.

The issue of development a greenfield site is considered to be of limited harm, bearing in mind its location and the absence of any identification that it is of particular landscape value, and conflict with

Local and Neighbourhood Plans have limited weight as a consequence of their state of advancement and circumstances surrounding them.

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 civic amenity sites at £3,720
 - (ii) Contribution to sustainable transport options
 - (iii) Contribution towards a crossing near the Waltham school
 - (iv) Contribution for education at primary and secondary level (see item 3 of this agenda)
 - (v) Contribution for the health service capacity as set out above.
 - (vi) 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

(NB with regard to (iii) above, the contribution is dependant upon the results of the feasibility work being carried out by the Local Education Authority (see item 3 of this agenda) and the outcomes of other applications. Any decision should be subject to the result of this work and the agreement of the applicant to the contribution that arises as a result).

Recommendation: PERMIT, subject to:-

- (b) The completion of an agreement under s 106 for the quantities set out in the above report to secure:**
- (vii) Contribution for the improvement to civic amenity sites.
 - (viii) Contribution for the improvement to libraries.
 - (ix) Contribution to the local Primary School (see note below)
 - (x) Contribution to sustainable transport options
 - (xi) Contribution to improve the medical surgery
 - (xii) Contribution to maintenance of open space
 - (xiii) 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

(NB with regard to (iii) above, the contribution is dependant upon the results of the feasibility work being carried out by the Local Education Authority (see item 3 of this agenda). Any decision should be subject to the result of this work and the agreement of the applicant to the contribution that arises as a result .

(c) 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. The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is the sooner; unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
6. 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 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.
8. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out to confirm or discount the suitability of the site for the use of infiltration as a drainage element, and the flood risk assessment (FRA) has been updated accordingly to reflect this in the drainage strategy.
9.
 - Recommendations within Section 6 of the EDP Ecology Report to be followed.
 - A Badger Mitigation Strategy to be submitted with the reserved matters application.
 - A Biodiversity Management Plan to be submitted prior to commencement.
 - Landscaping to be designed for biodiversity, particularly in the area around the proposed balancing ponds and the corridor to the west and south of the site.
 - All existing hedgerows (not included in the above corridor) to be buffered from development, including plot boundaries, by a minimum of 5 meters.
 - Ecology surveys are only considered to be valid for a period of 2 years. An updated survey will therefore be required either in support of the reserved matters application or prior to commencement, whichever is soonest after June 2018.
 - a minimum buffer of 7m along the southern/western boundary including the existing hedgerow. The type of planting within the buffer should be designed and managed so as to provide a wildlife corridor.
10. No development shall take place until a scheme for the provision of Public Rights of Way has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for management during construction, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the County Council's Guidance Notes for Developers.
11. The site shall be served by a single point of vehicular access as shown generally on Pba Drawing No. 39276/5501/001, the full details of which shall first have been submitted to and approved by the LPA in consultation with the CHA before development commences. Notwithstanding the proposed design, all design matters shall be in accordance with the standards contained in the current County Council design guide and shall thereafter be permanently so maintained. Visibility splays shall be a minimum of 2.4 x 43 metres and nothing shall be allowed to grow above a height of 0.6 metres above ground level within these splays. The approved junction shall then be provided fully in accordance with the approved plans before any dwelling hereby permitted is first occupied.

NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.
12. 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.

13. No development shall commence on the site until such time as scheme for pedestrian accesses along Footpath E99 linking the site with Mill Lane (on the western side of the development), High Street east and the pedestrian/ cycle link to High Street north including timetables for their provision has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and timetables unless in accordance with any variation first agreed in writing by the Local Planning Authority.

14. No development shall commence until a programme of archaeological work (commencing with initial trial trench investigation and including appropriate subsequent mitigation) has been detailed within a Written Scheme(s) of Investigation (WSI), submitted to and approved by the Local Planning Authority in writing. The WSI(s) shall include a statement of significance and research objectives, and:
 - The programme and methodology of site investigation and recording, with consideration of appropriate analytical methods to be utilised;
 - A detailed environmental sampling strategy, linked to the site research objectives and where appropriate informed by previous work (i.e. any previous archaeological evaluation or investigation of this site or in the vicinity);
 - The programme for public outreach and dissemination;
 - The programme for post-investigation assessment and subsequent analysis;
 - Provision for publication, dissemination and deposition of resulting material in an appropriate archive repository; and
 - Nomination of competent person(s) or organisation(s) to undertake the agreed work.

For land and/or structures included within the WSI, no demolition, development or related ground disturbance shall take place other than in accordance with the agreed WSI.

15. The programme of archaeological site investigation, subsequent analysis, publication, dissemination and deposition of resulting material in an appropriate archive repository shall be completed within 12 months of the start of development works, or in full accordance with the methodology and timetable detailed within the approved WSI.

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 provide a reasonable period for the replacement of any planting.
6. 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.
7. To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
8. To demonstrate whether or not the site is suitable for use of infiltration as part of the drainage strategy.
9. To preserve the presence of any protected species which may be on site.
10. In the interests of amenity, safety and security of users of the Public Rights of Way.
11. To ensure a satisfactory form of development and in the interests of highway safety.

12. To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for 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.
13. To improve connectivity to the site and in the interests of pedestrian safety and to ensure that adequate steps are taken to provide a transport choice/a choice in mode of travel to/from the site.
14. To ensure satisfactory and proportionate archaeological investigation and recording of the significance of any heritage assets impacted upon by the development proposal prior to its loss, in accordance with local and national planning policy.
15. To make the archaeological evidence and any archive generated publically accessible, in accordance with local and national planning policy.

Officer to contact: **Mr Jim Worley**

Date: 9th October 2017.