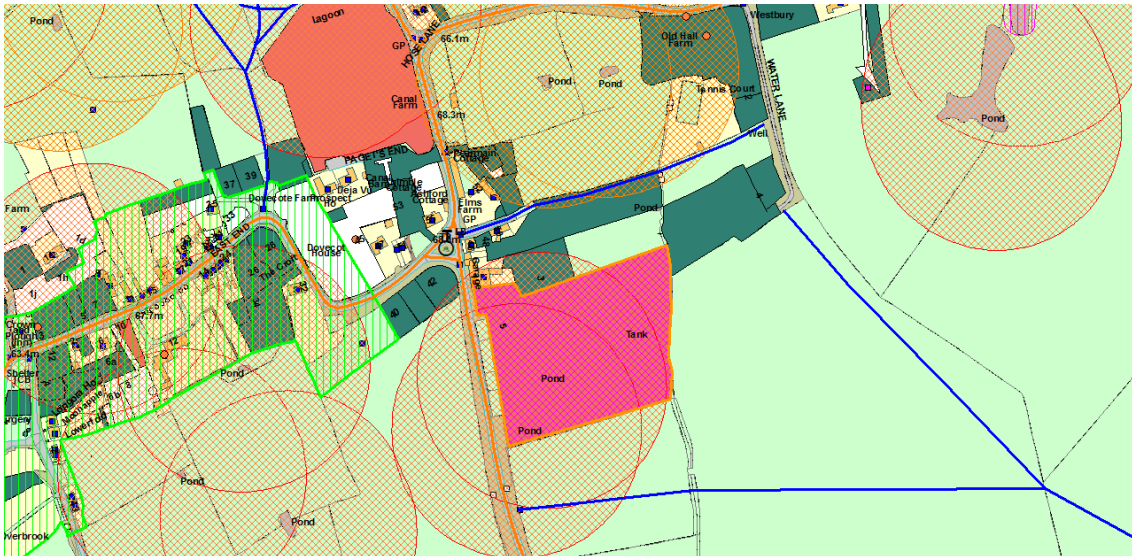


Reference: 16/00560/OUT
Date submitted: 09.11.16
Applicant: Mr A.G. and J.M.L.Birley
Location: Birleys Garage ,Waltham Lane ,Long Clawson
Proposal: Residential development of up to 45 dwellings



Proposal :-

This application seeks outline planning permission for up to 45 dwellings with associated public open space, landscaping and drainage. The details of the access have been submitted for approval at this stage, all other details would be subject to a separate reserved matters application . The application site comprises approximately 1.9Ha of land and includes the following:

- The existing access to the Garage and associated hardstandings
- No. 5 Waltham Lane known as “The Bungalow” and its curtilage, to
- the south of the access – currently vacant
- A wider area of agricultural land, including a collection of farm buildings, structures and hardstandings

The land falls is an edge of village location towards the eastern end of Long Clawson, fronting Waltham Lane. Access to the site is proposed directly from Waltham Lane

The application is accompanied by a series of technical reports covering transport/highways, ecological issues, drainage and flooding, ground conditions, trees and landscape impact

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 heritage assets**
- **Drainage/flooding issues**
- **Highway safety**
- **Impact upon residential amenities**

- **Infrastructure and facilities**
- **The effect of the Neighbourhood and Local plans**

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

History:-

No relevant history

Planning Policies:-

Melton Local Plan (saved policies):

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 Therefore and based upon the advice contained in the NPPF, **Policy OS2 should be considered out of date when considering the supply of new housing.**

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

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

Policy H10: planning permission will not be granted for residential development unless adequate amenity space is provided within the site in accordance with standards contained in Appendix 5 (requires developments of 10 or more dwellings to incorporate public amenity space for passive recreation with 5% of the gross development site area set aside for this purpose).

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

Policy C13: states that planning permission will not be granted if the development adversely affects a designated SSSI or NNR, local Nature Reserve or site of ecological interest, site of geological interest unless there is an overriding need for the development.

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 Historic Environment

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- 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, and;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

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
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Highways Authority: No objection, subject to conditions and developer contributions

Site Access

The proposed geometry of the access junction onto Waltham Lane is considered acceptable in principle, but would of course be subject to detailed design checks if the application is permitted and the applicant would need to enter into a Section 278 agreement with the LHA. All associated costs would be borne by the applicant.

Off site Implications

The proposed uncontrolled pedestrian crossings and additional length of footway are welcomed as are the gateway treatments. These works should be implemented prior to the first occupation of the housing development.

Transport Sustainability

We would expect that each dwelling to be provided with a Travel Pack, and 2 free bus passes. With regards to bus stop infrastructure in the village, the applicant has proposed the introduction of bus stop infrastructure on East End; at present villagers flag the bus down and the introduction of infrastructure would formalise this arrangement. Having spoken to safe and sustainable travel colleagues, this is an acceptable approach with the exact details to be agreed as part of the S106 agreement.

Other Observations

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.

Transport for Education

For those housing developments which come forward that exceed the draft Local Plan allocation, pupils arising from those developments will not be able to be accommodated at the local school and pupils would need to be transported to the nearest available school. 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.

Conditions Recommended re:

- Construction Traffic
- Specification of off site works

S 106 requirements:

- 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);

The Highways Authority have not raised concerns about access or road safety, subject to conditions. These can be attached to any permission granted.

The s106 requests for sustainable transport are considered to comply with CIL Regs. 122 and 123 in that they are necessary and related directly to the application and can be included in an Agreement if permission is granted.

<ul style="list-style-type: none"> • 6 month bus passes (2 application forms to be included in the 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) £480 per pass. • 2 new bus stops (comprising flag, pole and information display case) on East End: to provide public transport facilities to encourage modal shift and to inform new residents of the nearest bus services in the area at £215 per bus stop. 	
<p>Severn Trent Water Authority: No objection subject to conditions requiring details of foul and surface water disposal.</p>	<p>Noted – The suggested condition can be attached to any permission granted.</p>
<p>Trent valley Internal Drainage Board: No Objection and comments as follows:</p> <ul style="list-style-type: none"> • Water Run off must not be increase as a result of the development • The design and management of drainage systems must be agreed by the LLFA • An undeveloped strip of land should be retained adjacent to watercourses to allow access for their maintenance • Drainage routes through the site must be maintained at all time. • Drainage routes should consider all forms of drainage – overland flows and ridge and furrow as well as formal watercourses • Run off should be limited to green field rates. The Board consider this to be 1.4 litres/s/acre 	<p>The application is accompanied by a FRA which includes a drainage strategy showing a scheme for attenuation and details explaining the methods employed to intercept run off and the scale of the attenuation pond, in order to accommodate surface water to a standard of 1:100 years. Consultation has taken place with the LLFA as requested (see below)</p>
<p>Lead Local Flood Authority (LLFA) - Acceptable subject to conditions</p> <p>The LLFA consider that the proposed development will be acceptable if the following planning conditions are attached to any planning permission .</p> <p><u>Surface Water</u> No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority.</p> <p>The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of</p>	<p>The applicant’s Flood Risk Assessment confirms that the site is located in Flood Zone 1 and is at low risk from flooding.</p> <p>The proposed development includes areas of surface water balancing within the proposed open space on the northern part of the site. This will ensure that surface water run-off from the site can be satisfactorily accommodated.</p>

drainage features.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Full details for the drainage proposal should be supplied, including but not limited to, headwall details, pipe protection details (e.g. trash screens), long sections and full model scenario's for the 1 in 1, 1 in 30 and 1 in 100 year + climate change. Where discharging to a sewer, this should be modelled as surcharged for all events above the 1 in 30 year, to account for the design standards of the public sewers.

Reason

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

Watercourse

No development approved by this planning permission shall take place until such time as a detailed assessment or hydraulic model of the watercourse has been submitted to, and approved in writing by, the local planning authority.

Reason

To assess the risk from the watercourse and ensure that no properties are placed at risk of flooding from the watercourse.

Watercourse Maintenance

No development approved by this planning permission shall take place until such time as a detailed assessment of the access requirements for watercourse maintenance has been submitted to, and approved in writing by, the local planning authority.

As land owner and riparian owner of the watercourse, there are certain responsibilities for watercourse maintenance; this responsibility will be passed on to the plot/ land owners adjacent to the watercourse, the introduction of permanent features adjacent to the watercourse has the potential to prevent access for the appropriate equipment to maintain the watercourse and increase the flood risk to the site.

Reason

To prevent an increase in flood risk to the proposed development or adjacent land through limited access for riparian maintenance.

However the LLFA are not aware of any other sources of flood risk to the site and are willing to accept the drainage principles behind the proposal.

<p>Clawson, Hose and Harby Parish Council</p> <p>The Parish Council has no objections to the outline application if and when the problem of primary school capacity is resolved. It asks that the following are taken into consideration when the full application is submitted:</p> <ul style="list-style-type: none"> • Density of housing should be varied with some areas of high density ie terrace housing and other areas with low density, which is similar in style to how housing has been developed in the rest of the village; • Housing types and heights must be in keeping with rest of village and not over-dominate this edge of village site. Housing types that are varied and not above 2.5 storeys; • Drainage needs a scheme that will not make the current problems of flooding in the village any worse; • The site be developed slowly and gradually to allow problems, such as traffic calming and increased vehicles through the village, to be ameliorated; • The village does not require more 'affordable/social' housing but affordable market value housing ie terrace/2 bed dwelling for the age range 20-40; • All houses should have a minimum of 2 parking spaces. It is unrealistic to specify only one space per dwelling; <p>S106 contributions are sought for:</p> <ul style="list-style-type: none"> - pull in outside the surgery - village review of rural traffic improvements - proposed rural traffic improvements as recommended in the NP - verge gates at all road entrances to the village - pavement, footpath and cycleways improvements in and around the village 	<p>The LEA has devised an approach to the expansion of the Primary School sufficient to accommodate demand from this proposal (see below and Item 3 of this agenda 'Common Issues').</p> <p>The proposal is outline but the indicative layout show a mix of housing with a good proportion of 2 (20 no.)and 3 (22no) bedroomed units.</p> <p>There is a continued need for affordable housing and the evidence (HEDNA Jan 2017 and the Housing Needs Study Aug 2016) shows this will continue going forward. In order to contribute to this, development schemes are expects to provide a proportion of affordable houses.</p> <p>Details of house types are not provided but there is no reason to expect they cannot be accommodated on the site with a satisfactory design and layout as suggested by the Parish council.</p> <p>No financial sums were specified nor was justification provided relating the requests to the development concerned. As such, whilst the aspiration is understood, the requests are not complaint with CIL Regulations.</p>
<p>Affordable Housing</p> <p>The application does not include a specific commitment to affordable housing provision and proposes that discussions are held to find the optimum form of affordable housing equivalent to the 37% borough-wide target.</p> <p>Clarification has been sought and a firm position will be reported to the Committee.</p>	<p>This is an outline application which allows the details of the housing mix to be considered at subsequent stages, but it is suggested the matter is included in a s106 agreement to specify the quantity, tenure and mix (house type)</p> <p>Saved policy H7 of the Melton Local Plan requires affordable provision 'on the basis of need' and this is currently 37%. This proportion has been calculated under the same processes and procedures which have previously set the threshold and contribution for affordable housing within the Melton Borough. It is recommended that any permission granted includes a requirement (through s106) for the appropriate proportion and tenure mix, house type etc.</p>
<p>LCC Ecology – No objection, subject to conditions securing mitigation.</p>	<p>Noted.</p>

The ecology surveys submitted in support of the application (B J Collins, Phase 1 Survey, Bat Scoping & Emergence Surveys, Great Crested Newt Survey, Reptile Survey) indicate that the site supports a number of protected species; badgers, bats and great crested newts (GCN). We note that the existing habitats on site were not of significant value, except for their potential to support protected species.

Bats

A Brown Long-eared bat roost was recorded in the existing bungalow on site which will be demolished as part of this application. Section 5.1.2 of the Bat Scoping and Emergence Surveys states that a replacement roost will be created in a new dwelling as part of the development. The plan within the bat report suggests a property, but indicates that the final location will be determined when the final site layout is determined. This is acceptable as there is an opportunity to adequately mitigate for the loss of a bat roost within the development.

However, we recommend that the location of the proposed roost is identified at the reserved matters stage of the application. This should be required as a condition of the development, should planning permission be granted. We note that there was also evidence of bats within the cottage, but this appears to be outside of the application site boundary.

Badgers

The Phase 1 Survey identified a large amount of badger evidence on site, with a number of badger setts being recorded. Section 6 of the report indicates that additional badger survey is required and we would request that this is completed. However, based on the information we currently have, we do not consider that there is a sufficient buffer between the badger setts and the development. I am unable to scale from the Indicative Layout (drawing - BG-16-01) but it appears that there is no substantial buffer to the southern boundary of the site. An area of green has been retained, but it is not clear what this will be. Additionally, a number of plot boundaries are present in this area which is unacceptable for a buffer. We disagree with the comments in the recommendations of the report in that the new gardens will provide an opportunity for foraging badgers; as badgers in relatively small gardens often cause a conflict (digging lawns and veg patches, tunnelling under fences) and we would recommend that all mitigation and foraging area are retained outside of plot boundaries. We would therefore recommend that the detailed badger

The application was accompanied by a habitats survey that discovered the presence of protected species and suitable habitats.

The mitigation measures in relation to site layout, replacement bat roosts, buffer zones and the design of the attenuation pond will all be reserved matters and/or conditions if permission is granted and can be addressed at that stage. Conditions to that effect can be applied to any permission granted. It should be noted that this may impact on the overall capacity of the site but it is noted that it is for 'up to' 45 dwelling and such impacts can be accommodated in an application of this nature.

The proposal provides an opportunity to provide net biodiversity gains through enhancements within the landscaping. While this is an outline application it is clear that the buffer zones requested could be provided to enhance biodiversity.

The Ecology report has been independently assessed and raises no objection from the County Council Ecologist subject to securing mitigation as proposed.

survey is completed, allowing the badger setts to be accurately plotted on the layout plan. This will enable us to look in more detail at the buffers between the development and the badger setts and suggest amendments to the site layout as required.

At the present time, on the information provided, we would consider that there has not been sufficient information submitted in order to determine that there will not be a significant impact from the development on badgers.

Great Crested Newts

We note that a small population of GCN was recorded on site, which will be linked to the larger meta-population in the area. We note from the GCN survey that it is proposed to trap GCN from the majority of the site during the development and place individuals caught within the receptor site along the south and eastern boundaries of the application site. It is essential that this receptor area is outside of the proposed plot boundaries. We would therefore recommend that the layout is revised to show this and confirmation on the width of the buffer provided. Based on this clarification we may have additional comments to make.

Concern that there is very little connectivity between the existing GCN pond on site and the remaining GCN population in the wider area (there will be an increase of approx. 100m as the newt walks).

We note that the report indicates that the SUDs pond will be designed to support GCN. Have plans for this been established? SUDs ponds are often not designed to have the greatest possible biodiversity value as their primary concern is for drainage/flood relief.

We are pleased to see that the existing pond in the southwest corner of the site is being retained. As this pond is recorded to support GCN, we would recommend that it is surrounded by a 10m buffer.

Site Management Plans

Once the above points are resolved it is important that the buffer areas of habitat are managed appropriately for wildlife. This will require a biodiversity management plan which we would request is submitted prior to the commencement of the development.

It should be noted that we appreciate that the proposed layout is currently only indicative. However, it is important that we establish that all protected species can adequately be mitigated for at this outline stage. It is possible that required

<p>layout amendments will reduce the potential number of houses on site.</p> <p>Therefore, in summary our recommendations are:</p> <ul style="list-style-type: none"> • The exact location of badger setts should be plotted on the layout plan. Amendments to the layout will then be required to provide adequate buffers. • If the green area shown on the plan is to be used as part of the wildlife corridor on site, clarification on its width must be provided. Additionally, it must be separate from plot boundaries. • Connectivity between the existing pond and the wider GCN population must be considered. 	
<p>LCC Archaeology: Recommend that any planning permission be granted subject to the planning conditions, to safeguard any important archaeological remains potentially present.</p> <p>Appraisal of the Leicestershire and Rutland Historic Environment Record (HER) indicates the application area has a potential to include heritage assets with an archaeological interest (National Planning Policy Framework (NPPF) Section 12, paragraph 128 and Appendix 2).</p> <p>The Leicestershire and Rutland Historic Environment Record (HER) notes that the site on the boundary of the shrunken medieval and post-medieval historic settlement core of Long Clawson (HER ref.: MLE8746), close to medieval village earthworks comprising holloways, closes and building platforms, which are registered on the SHINE database (Selected Heritage Inventory for Natural England). There is good potential for the presence of below-ground archaeological remains of a similar period within the assessment area. The site is presently occupied by agricultural buildings, structures and hardstanding, within an area of former pasture. It is therefore highly likely that any surviving buried archaeological deposits will have been truncated to some extent- therefore whilst there exists an outstanding archaeological potential warranting appropriate investigation and recording, it is exceptionally unlikely that this will represent any constraint to development.</p> <p>In accordance with National Planning Policy Framework (NPPF), paragraph 129, assessment of the submitted development details and particular archaeological interest of the site, has indicated that the proposals are likely to have a detrimental impact upon any heritage assets present. NPPF paragraph 141, states that developers are required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact of development.</p>	<p>There is no objection on archaeological grounds.</p> <p>There is a need for additional work which can be controlled by conditions.</p>

<p>In that context it is recommended that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including as necessary trial trenching.</p> <p>Three conditions are proposed, relating to :</p> <p>1) No demolition/development shall take place/commence until a programme of archaeological work, informed by an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:</p> <ul style="list-style-type: none"> • The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme) • The programme for post-investigation assessment • Provision to be made for analysis of the site investigation and recording • Provision to be made for publication and dissemination of the analysis and records of the site investigation • Provision to be made for archive deposition of the analysis and records of the site investigation • Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. <p>2) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (1).</p> <p>3) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (1) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p>	
<p>Developer Contributions: LCC</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 £3720 (to the nearest pound).</p> <p>The contribution is required in light of the</p>	<p>The County Council consider the Civic Amenity and libraries contributions to be 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 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 facilities</p>

<p>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 existing Civic Amenity Site serves a large number of households, the level of the amount reflects the proportional impact of the contribution and is therefore likely to be pooled but for the particular (Melton Mowbray) Civic Amenity Site which would serve the proposed development.</p> <p>The contributions would go towards project MEL009 at the Melton Civic Amenity Site. Project MEL009 will increase the capacity of the Civic Amenity Site at Melton by:-</p> <ul style="list-style-type: none"> • Purchasing a dedicated site vehicle to increase the site's immediate operational capacity <p>There are one other known obligation from other approved developments, since April 2010, that affect the Melton Civic Amenity Site which may also be used to fund project MEL009</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 in Long Clawson is within 8km Melton Mowbray Library on Wilton Road, being the nearest local library facility which would serve the development site. The library facilities contribution would be £1,360 (rounded up to the nearest £10). It will impact on local library services in respect of additional pressures on the availability of local library facilities. The contribution is sought for materials, e.g. books, audio books, newspapers and periodicals etc for loan and reference use to account for additional use from the proposed development.</p> <p>The contribution is sought for research and study material e.g. books, newspapers, etc. for loan and reference use to account for additional use from the proposed development. It will be placed under project no. MEL002. There are currently four other obligations under MEL002 (subject to change due to future priorities of the library service).</p> <p>Education</p> <p>The site falls within the catchment area of Long Clawson C of E Primary School. The School</p>	<p>(Melton Mowbray) to the proposed development.</p> <p>S106 payments are governed by Regulation 122 of the CIL Regulations and require them to be necessary to allow the development to proceed, related to the development, to be for planning purposes, and reasonable in all other respects.</p> <p>It is considered that the waste and libraries 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>Long Clawson Primary School is already over capacity and this development would increase</p>
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has a net capacity of 105 and 119 pupils are projected on the roll should this development proceed; a deficit of 14 places (of which 3 are existing and 11 are created by this development).

There are no other primary schools within a two mile walking distance of the development. A claim for an education contribution is therefore justified.

The Authority has recently commissioned a feasibility study into the options to extend the school and a scheme has been designed and agreed with the school that will replace the mobile and extend the foundation stage room to provide the 30 additional places required to accommodate pupils from the proposed housing developments. This scheme will provide a maximum of 30 places and due to the constrained nature of the school site, it will mean that when complete further expansion of the school will not be possible.

The total cost of the proposed scheme is £1,080,094, of which the LA will meet any costs associated with the replacement of the mobile classroom estimated to be £280,000. The balance of the cost (£800,094) will need to be met through S106 contributions from those developments given planning permission in the village. The cost will be apportioned to the development based on the number of dwellings given planning permission. Unfortunately the size of the school site means that there is only capacity to provide for an additional 30 places and nothing more.)

The contribution for a development of 45 dwellings will be £273,208.50. This is based on sharing the costs between 127 dwellings.

Secondary Education

The site falls within the catchment area of Bottesford Belvoir High School. The School has a net capacity of 650 and 600 pupils are projected on the roll should this development proceed; a surplus of 50 pupil places, after taking into account the 8 pupils generated by this development.

There are currently 5 pupil places in this sector being funded from S106 agreements for other developments in the area which have been discounted. After taking these places into account the school has a forecast surplus of 55 pupil places.

An education contribution will therefore not be requested for this sector.

Highways

- Travel Packs: to inform new residents

the deficit by a further 11 places.

As explained, the LEA has developed an approach to expanding the school and identified costs (see opposite). However, the quantity the development should contribute is dependent upon the total number of houses proposed within its catchment, which is unknown until applications are determined. **Please see additional detail in the 'Common Issues' report forming Item 3 of this agenda.**

It is considered that the request is proportionate with the proposed development and is considered to be necessary and specific to the increase in pupils the proposal would bring and is therefore considered compliant with CIL Regulation 122. The contribution will be used to mitigate against the increase in pupils and whilst it will be pooled this is the first request of its kind for the Long Clawson School and therefore compliant with CIL Regulation 123(3)

It is considered that these requests are

<p>from first occupation what sustainable travel choices are in the surrounding area (can be supplied by LCC at £52.85 per pack);</p> <ul style="list-style-type: none"> • 6 month bus passes (2 application forms to be included in the 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) £480 per pass. • 2 new bus stops (comprising flag, pole and information display case) on East End: to provide public transport facilities to encourage modal shift and to inform new residents of the nearest bus services in the area at £215 per bus stop. <p>Long Clawson Village Hall and Recreation Ground Ltd</p> <p>Requests are submitted for a series of projects as follows;</p> <ul style="list-style-type: none"> • New Car Park Drainage and Surface • Pre School Extension to existing Village Hall • Pavilion and Changing Room Facilities • 3 Years - Outside Maintenance of Recreation Ground, Play Area, MUGA, Walkways • Outside Toilet • Cycle Rack <p>The sums have been calculated on the basis of the proportionate increase that the development would add to the demand on the facility based on the current level of housing in Long Clawson, and amount to a total of approx. £28,000 for this proposal, based on its scale (no. of houses).</p>	<p>proportionate with the proposed development and is considered to be necessary and specific to the increase population the proposal would bring and is therefore considered compliant with CIL Regulation 122.</p> <p>The approach adopted by the Village Hall and Recreation ground management body is considered acceptable under the applicable CIL regulations as it relates directly to the scale of the development and the increased demand it would generate for the facility.</p> <p>The requests have been presented to the developers and their response will be reported verbally to the Committee.</p>
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Representations:

A site notice was posted and neighbouring properties consulted. As a result **67 letters of objection from 64 residents, and 5 letters in support** have been received.

Representations	Assessment of Head of Regulatory Services
<p>The representations include 33 ‘pro forma’ type letters in which residents have identified objections from a list of 10 reasons for opposing the application. These points also summarise the objections raised in many of the individual letters of representation and are listed below.</p>	<p>There is no prescription on how representations may be submitted and all need to be taken into account.</p>
<p>Sustainability</p> <p>As there are limited employment options locally, most will have to commute out of the village.</p> <p>The National Planning Policy Framework, as referred to in section 2.2.1 of the Applicant’s Transport Statement, indicates that developments should “have access to high quality public</p>	<p>Long Clawson has a wide range of services and facilities and whilst limited, public transport links to other locations.. In the evidence compiled towards producing the Local Plan it had the 3rd best range of facilities of all of the villages in Melton Borough.</p> <p>Commuting to and from larger centres for employment and other activities is inevitable</p>

<p>transport facilities”.</p> <p>Public transport is unsuitable for commuting to/from work even in Melton. The hourly bus service to Melton and Bingham does not give adequate service to maintain attendance for employment in either centre.</p> <p>The NPPF Paragraph 34 states: <i>‘Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised’</i>. Long Clawson has no railway, and only a limited bus service. Almost all employment for the residents in the proposed development will be outside the village.</p> <p>Car ownership statistics, which are quoted in the Applicant’s Transport Statement, are unrealistic for Long Clawson. 13% of commutes to work from Long Clawson would be a walk is simply ridiculous.</p> <p>Long Clawson is not a town on a main road but a rural village reached only by country lanes</p> <p>Clawson Dairy busses in from elsewhere most of the labour it employs. KS Composite uses specialist staff from elsewhere and largely agency staff who travel apart from one known to live in the village so no employment either.</p>	<p>however the need for day to day travelling is reduced by the range of facilities in the village, for example primary school and surgery.</p> <p>Recent decisions and narratives in appeals have concluded that it is a suitable location for residential development.</p>
<p>Housing type and mix</p> <p>There are no bungalows mentioned in the development. Recent research has identified a demand for this type of housing.</p> <p>The MBC commissioned Long Clawson Housing Needs investigation January 2015, concluded that there was <i>“an identified need for 2 affordable homes and 9 open market homes in Long Clawson for those with a local connection”</i> in the next 6 years</p>	<p>The application is in outline and whilst it shows a mix of houses, these are indicative only. The full details would be the subject of reserved matters, and conditions can be applied to require that these incorporate locally identified needs.</p> <p>Notwithstanding the limitations of such surveys, the development has the capability of fully meeting these needs, which is considered to be a factor in favour of the application.</p>
<p>Flooding</p> <p>There are flooding issues in this area and this will make it worse.</p> <p>We also have concerns about the plans for handling flooding and sewerage, and have not been able to identify any comments from Severn Trent Water.</p> <p>The proposed surface water attenuation pond to control surface water flow into the brook on the east side of the site is currently indicated as overlapping directly on the ditch along the</p>	<p>The proposal includes a drainage strategy which has been reviewed by the relevant agency and found to be acceptable in principle.</p> <p>The application is in outline and full details, along with calculations for capacity etc and future management re recommended by the LLFA.</p> <p>The design proposes to intercept water on the site in attenuation ponds and released only when the receiving water course has capacity. This</p>

<p>northern edge of the site, which as indicated in 1) above, is not part of the development site, but part of the adjoining property.</p> <p>There is no indication in either the main planning application or the flood risk assessment of what contingency plans will operate in the event of equipment failure (especially over, say, a bank holiday weekend) or an electricity outage lasting several hours, in order to avoid the risk of sewage from 45 houses overflowing into and seriously contaminating the brook.</p> <p>As indicated in the Flood Risk Assessment document, the proposed development will more than double the hardstanding area of the site as it currently exists. At present, run-off from the site, plus run-off from the road which is directed into the brook via the ditch on the south side of the site, contribute to serious flooding events downstream (north of the site) on average about twice per decade. This is manifested by flow in the brook being greater than the capacity of the culvert, during which events water rises above the arch and runs over the top of the bridge. The high level of flow has contributed to a serious undermining of the culvert's footings and the consequent collapse of a substantial portion of it:</p> <p>Given the history of flooding in which surface run-off from hardstanding areas of the farmyard has been a significant contributory factor over many years, concern that proposed flow of 7.9 litres per second into the brook will continue or exacerbate the present problems.</p> <p>It is unclear whether the attenuation pond could accommodate such a deluge which occurs after a sustained period of unusually wet weather.</p> <p>Development here requires a robust SuDS scheme to mitigate flooding downstream. It would benefit wildlife if a split rainwater harvesting/SuDS scheme was used with roof water feeding a permanent pond that overflowed into a SuDS temporary pond taking the road water. A permanent pond would help the local great crested newt population present in breeding ponds just north of the site and formerly present in a pond on this site.</p>	<p>would ensure it is released at a rate no greater than it current undeveloped condition. However such systems are required to be constructed as capable of accommodating a 1:100 rainfall event plus 40% 'headroom' capacity for climate change and as such will be able to reduce the quantity of water entering the watercourse than occurs naturally.</p>
<p>Landscape</p> <p>The Landscape and Visual Appraisal indicates that the key landscape objective is to "conserve and enhance the rural agricultural character of the Vale". We cannot see how building 45 houses could possibly be said to enhance the rural character of the Vale.</p> <p>It is disingenuous to say that "The currently attractive approach into the village from the south</p>	<p>The site is currently occupied by farm buildings and a dwelling which would be demolished. Its frontage to Waltham Lane comprises a roadside hedge behind which are a row of mature trees. These are not part of the application site and would be retained, providing screening for the development. These features extend southwards along Waltham Lane beyond the application site and similarly provide a degree of screening</p>

<p>along Waltham Lane could be improved.</p> <p>The Landscape and Visual Appraisal indicates that the 2015 study requires that “Development should seek to achieve a gradation of development density to the outer edges” and “Any development should be small scale and well integrated, and should achieve a gradation of density to the outer edges”. Clearly, increasing the village population by at least 10% in a single estate, at the edge of the village, in an area that otherwise includes individual spaced-apart properties does not satisfy this guidance.</p>	<p>upon an approach. The south boundary of the site comprises a mature, somewhat overgrown, hedge which also assists in screening the site, and there is scope to require the retention of this to ‘soften’ the edge of the settlement.</p> <p>The Landscape Character Appraisal for the area addresses substantial areas of land and, whilst it identifies the land south of Long Clawson as sensitive overall, it is considered this site makes no or little contribution to that quality owing to its current contents and limited visibility.</p>
<p>Style of development</p> <p>This site may be suitable for a few houses but the scale of this is grossly unsuitable for the village to adapt to.</p> <p>This is an over development of a site outside the village boundary and if a type of property where no social need in the village has been identified at this scale. A development of a smaller number of affordable housing and a property in keeping with the surrounding property size would be more appropriate and could be accommodated on the area within the village boundary</p> <p>Development of this size in one block at the end of a long linear village would completely change the nature and character of the village effectively urbanising the village and would be totally out of character.</p> <p>45 new dwellings will attract in excess of 100 new residents. Therefore, it is unavoidable that an increase of the village’s population by more than 10% will change the character of the area, especially given the other large-scale planning applications for Long Clawson that are being considered. Such largescale increases in the population of Long Clawson, in such a short space of time, will eradicate the rural feel and character of Long Clawson.</p> <p>Melton Council’s Character Appraisal, as referenced in Landscape and Visual Appraisal would not be satisfied if the planned development went ahead because a development of the size proposed would not fit into the natural landscape,</p>	<p>This is a development of housing and associated infrastructure which will change the appearance and character of this field. It has been designed to respect this setting and should integrate successfully into this part of the village. It is an acceptable scale and density of development of this site.</p> <p>There is a very strong need for housing in the Borough and supply has been inadequate in recent years. The need for new housing is well established and was reconfirmed by the Borough Council’s Housing Needs Study which was published in August 2016 and the latest evidence HEDNA (January 2017) and ‘Towards a Housing Requirement’ (January 2017). There has been a significant undersupply in the Borough in recent years of some 800+ and the current 5 year land supply requirement is some 1700+.</p> <p>It is not considered that the development would alter the intrinsic character of Long Clawson. It is small in comparison with the length of the village and would have significant bearing on the west – east route running through the village which defines its character.</p> <p>As above, it is not considered that the development will adversely affect the character of Long Clawson.</p> <p>The appraisal does not set policy requirements but provides information in order to inform judgements to be made through the Local and Neighbourhood Planning processes, on site selection options.</p>

<p>nor would it merge easily into the rural scene.</p> <p>Section 3 of the Landscape and Visual Appraisal makes reference to the open area between Long Clawson and Hose, and indicates that a recent study recommends that “Development on the edges of the settlements could be controlled through character and design policies”. A site of 45 houses, all at once and together, does not represent a controlled development to the edge of Long Clawson, nor is it in keeping with the character of the eastern part of the village,</p> <p>Planned safety traffic controls will make this area of the village feel and appear more like an urban than rural area, having two crossings within a short distance. There are presently no other crossings in Long Clawson or surrounding villages.</p>	<p>The site is allocated in both Local and Neighbourhood Plans and in both cases design policies have been developed specifically for the site. The ‘performance’ of the application against these policies is addressed in greater detail below. The ‘weight’ attributable of Local and Neighbourhood Plans is addressed in Item 3 of the agenda ‘Common Issues’.</p> <p>The traffic calming measures comprise road markings, a ‘gated’ entry feature, signage and a small ‘build out’ outside the adjacent garage. These are features commonly found in village environments. The crossings are simply dropped kerbs (as opposed to zebra or pelican crossings)</p>
<p>Facilities</p> <p>The School is over subscribed cannot cope with more pupils and has no room to expand. NPPF Section 72 <i>"The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Need to create, expand or alter schools and work with school promoters to identify and resolve key planning issues BEFORE applications are submitted."</i></p> <p>The Doctor’s Surgery is almost at capacity</p> <p>There are limited facilities in the village to serve an increase in population of the scale the development would add.</p> <p>The absence of a forward looking plan to manage the infrastructure implications (school, road safety, parking at surgery etc) of the increased population</p> <p>Concern about the strain on the Doctors surgery used by many of Hickling residents and the school.</p>	<p>See Education Authority comments above and item 3 of this agenda ‘Common Issues’. The LEA has devised a means by which the school can be extended to accommodate demand from this development as per the expectation of this extract of NPPF.</p> <p>The surgery is currently displaying that it can accept new patients.</p> <p>Long Clawson has a good range of facilities. It can meet many local needs and is well located to access larger centres.</p> <p>See above in respect of the Primary School. It is not considered that the quantity of traffic from this development would significantly affect the parking issues in the centre of the village.</p> <p>The surgery is currently displaying that it can accept new patients.</p>
<p>Road Safety</p> <p>There is no footpath and poor street lighting leading to the village centre from the proposed development. through the village is inadequate.</p> <p>In conjunction with other existing or impending planning applications this would put too much pressure on the already difficult bends on the road leading to this area.</p>	<p>The application proposes a footpath link from its access connecting to East End, and a crossing to link to the footpath running along East End to the centre of the village. There is no street lighting and none is proposed.</p> <p>The development would increase the traffic on the local highway network. However there is no evidence of serious accidents in the area likely to be affected, nor of excessive congestion in terms of journey times etc. Locally to the site,</p>

<p>The road network in and around the village is not able to cope with existing traffic let alone additional.</p> <p>The road system is unsuitable to carry more traffic.</p> <p>Access into the site would be close to a very busy 3 way junction where collisions have occurred and where there are no footpaths.</p> <p>All vehicular traffic will exit onto Waltham Lane and while some may use it and Hose Lane to leave the village much will, in order to access the already overcrowded facilities in the village have to negotiate East End. This will add to the already bad traffic problems along East End The Sands, Back Lane (School traffic already dangerous at times) and West End.</p> <p>Traffic calming (staggered junction) is too close to the Hose Lane junction and the junction of the proposed development. The two-stage staggered junction is unnecessary on the exit from the village and will cause traffic (particularly articulated tractor units which use this route a lot during harvest, as they can no longer get through the village during the week) to back up onto the main road and over the junction. Local residents will have the noise of heavy traffic waiting at these junctions.</p> <p>The Rushcliffe Nevile & Langar Ward includes Hickling the adjacent village to Long Clawson, does not have the infrastructure to handle large increases in population of the village of Long Clawson. These houses will mean an increase in cars passing down Hickling Lane and through Hickling village.</p>	<p>traffic calming is proposed which will benefit the Waltham Lane/East End triangular junction.</p> <p>The development would increase the traffic on the local highway network. However there is no evidence of serious accidents in the area likely to be affected, nor of excessive congestion in terms of journey times etc.</p> <p>The application proposes to reconfigure this junction, apply traffic calming and create a footpath.</p> <p>The development would increase the traffic on the local highway network. However there is no evidence of serious accidents in the area likely to be affected, nor of excessive congestion in terms of journey times etc.</p> <p>The traffic calming measures ('build outs') would leave sufficient width for larger vehicles to pass through. It is not considered it will cause them to take alternative routes or back up.</p> <p>Noted – the traffic from the site will disperse in numerous directions such that only a small proportion will travel through Hickling. It is not considered this would be significant in the context of existing traffic flows.</p>
<p>Local Plan and Neighbourhood Plan Designations</p> <p>This is the only Category 1 village not on a major road with bus services to major employment centres so why is this categorisation maintained when the required facilities don't exist.</p>	<p>Long Clawson has been identified as a 'service centre' in the emerging Local Plan as a result of its range of facilities and level of public transport. It has a greater range of facilities than almost all locations in the Borough. However it is not yet complete and is only a single consideration, amongst many, in this application. Further detail is addressed below.</p>

<p>The application is opportunistic, whilst the Local Plan is being prepared.</p> <p>The Neighbourhood Plan (NP) will determine where residents consider new development should be accommodated.</p> <p>The NPPF sets out that Planning system is intended to be 'plan led' with genuine involvement of communities</p>	<p>Applicants are entitled to submit when the prefer and decisions must be made in the prevailing circumstances at the time</p> <p>The NP is a significant consideration in this application and has allocated the site for development. This addressed in greater detail below and the weight it carries in Item 3 of this agenda 'Common Issues'.</p> <p>As above</p>
<p>Residential Amenity</p> <p>There is no need for properties to be located adjacent to Waltham Lane, thereby destroying the privacy at least of the houses identified in Viewpoint 9 of the Landscape and Visual Appraisal. The privacy for these houses will be particularly affected when the trees adjacent to Waltham Lane shed their leaves in the winter.</p>	<p>The application site is largely 'self contained' and has mature borders which separate it from the houses on East End. The loss of privacy will be minimal, if any, and will remain within acceptable levels by some margin.</p>
<p>Procedural Matters</p> <p>We are concerned that the planning application appears to be being handled in an underhand way, without proper consultation of the village residents, including those that would be directly affected by the planned development.</p> <p>Residents on East End who will have a pedestrian crossing almost outside their homes (and possibly also the residents on East End that are directly north of Birley's Garage), have not received any notice of the planning application</p> <p>Providing less than 3 weeks' notice, during the summer holidays, is inadequate</p> <p>The current indicative housing layout erroneously considers that the ditch on the northern edge of the proposed development site is part of the site itself. The current indicative housing layout blocks any access to this ditch for maintenance purposes and also blocks any access to the south side of the hedge which is necessary for hedge management.</p>	<p>The application has been publicised in accordance with applicable law and procedures. It has been available for comment for in excess of a year which is considered ample opportunity. Over 70 letters of representation have been received.</p> <p>The application is in outline and the layout indicative. It is considered that a layout could be developed which would allow for this provision.</p>
<p>Letters of support</p>	
<p>The site is an eyesore and the buildings unattractive</p> <p>The site is well screened to avoid affecting the village or other residents</p> <p>The site is suitable for development</p> <p>Traffic will be able to disperse to various locations without adding to the conditions in the centre of the village.</p>	<p>Noted – these issues are all addressed above.</p>

Other Material Considerations, not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Planning Policies and compliance with the NPPF</p> <p>The application is required to be considered against the Local Plan and other material considerations.</p>	<p>The application is required in law to be considered against the Local Plan and other material considerations. The proposal is contrary to the local plan policy OS2 however as stated above the NPPF is a material consideration of some significance because of its commitment to boost housing growth.</p> <p>The 1999 Melton Local pan is considered to be out of date and as such, under para. 215 of the NPPF can only be given limited weight.</p> <p>This means that the application must be considered under the ‘presumption in favour of sustainable development’ as set out in para 14 which requires harm to be balanced against benefits and refusal only where “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.</p> <p>The NPPF advises that local housing policies will be considered out of date where the Council cannot demonstrate a 5 year land supply and where proposals promote sustainable development objectives it should be supported.</p> <p>The 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. The Council cannot demonstrate a five year land supply and as such housing policies are deemed out of date.</p> <p>Several appeal decisions have confirmed that the Local Plan’s Village Envelope policy (OS2) is incompatible with the NPPF and therefore out of date, and therefore the NPPF should take precedence.</p> <p>However this <u>on its own</u> is not considered to weigh in favour of approving development where harm is identified, such as being located in an unsustainable location.</p> <p>The provision of up to 45 dwellings, including 37% affordable units (TBC), able to provide the house types that meet the identified housing needs is considered to offer public benefit that weighs in favour of allow development in this location. The proposal due to its site characteristics is not considered to unduly adversely affect the countryside due to its siting adjacent the built up area of the village.</p> <p>It is considered that development in this location would assist in boosting housing supply in a sustainable location.</p>

The (new) Melton Local Plan – Pre submission version.

The Pre Submission version (as amended by ‘Focussed Changes’) was submitted for Examination on 4th October 2017.

Please see associated Item 3 of this agenda ‘Common Issues’ regarding the weight it should assign.

The emerging Local Plan allocates the site for housing with an estimated capacity of 41 houses and policies that require:

- local educational capacity is available, or can be created through developer contributions, to meet the needs of the site
- drainage infrastructure is available to accommodate the surface water from these sites without causing or exacerbating flooding elsewhere
- that substantial boundary landscaping and screening is provided and that all existing boundary hedges and trees are retained

Neighbourhood Plan

The CHH Neighbourhood Plan has completed Examination and is proceeding to Referendum.

Please see associated Item 3 of this agenda ‘Common Issues’ regarding the weight it should assign.

The site is allocated in the CHH NP for 45 dwellings under policy H1 and the following criteria are applicable under NPLONG3

- drainage infrastructure is available to accommodate surface water from the site without causing or adding to flooding elsewhere;
- it is up to 45 dwellings, the majority being two storeys high with none over this height;
- the layout and architectural design creates an informal, rural feel;
- boundary landscaping is retained and enhanced where required;
- a footpath link from the site connecting with the existing nearest footpath is provided.

The proposal is in accordance with the emerging local plan in terms of its location (see applicable policy opposite) and criteria which it is considered adds limited weight in support of the proposal.

The proposal is in accordance with the CHH Neighbourhood Plan, so far as is possible to assess bearing in mind the level of information available owing to its outline status, and assuming the applicants agree to s106 contributions for school capacity. It is considered this compliance adds substantial weight in support of the proposal.

The polices would apply to subsequent reserved matter applications that may be forthcoming.

Conclusion

The Borough is deficient in terms of housing delivery 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. Accordingly, the application presents a vehicle for the delivery of affordable housing of the appropriate quantity, in proportion with the development and of a type to support the local market housing needs. Long Clawson is considered to be a sustainable location having access to employment, health care facilities, primary education, local shops, and a regular bus services. It is considered that there are material considerations that weigh in favour of the application.

There are a number of other positive benefits of the scheme which include developer contributions to mitigate impacts upon local services. There are also benefits arising from the proposed highways improvements and the removal of unsightly buildings.

The application derives support from the emerging Local Plan and Neighbourhood Plan owing to its strong adherence to their content. In the case of the former this is considered to be limited, but in the latter, significant (please see Item 3 of this agenda, 'Common Issues' for further detail)

It is considered that balanced against the positive elements are the site specific concerns raised in representations.

In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. In addition, other material considerations weigh in favour of the application.

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.
- (ii) Contribution to travel packs
- (iii) Sustainable transportation
- (iv) The provision of affordable housing, including the quantity, tenure, house type/size and occupation criteria to ensure they are provided to meet identified local needs,

(b) A contribution to primary education of a quantity commensurate to the cost of the extension of the school as set out in Item 3 shared on a proportionate basis based on housing quantities, between the sites which obtain permission

(c) Conditions to include the following, as identified in the report above:

- Time limit
- Reserve Matters
- Materials
- Landscaping
- Provision of open spaces/play areas
- Boundary treatments
- Retention of hedgerows
- Levels
- SUDs
- Off -site highways works - footpath, traffic calming and road markings
- Visibility splays
- Gradients to roadways
- Construction traffic routeing
- Ecology
- Archaeology

Officer to contact: Mr J Worley

Date: 27th November 2017