

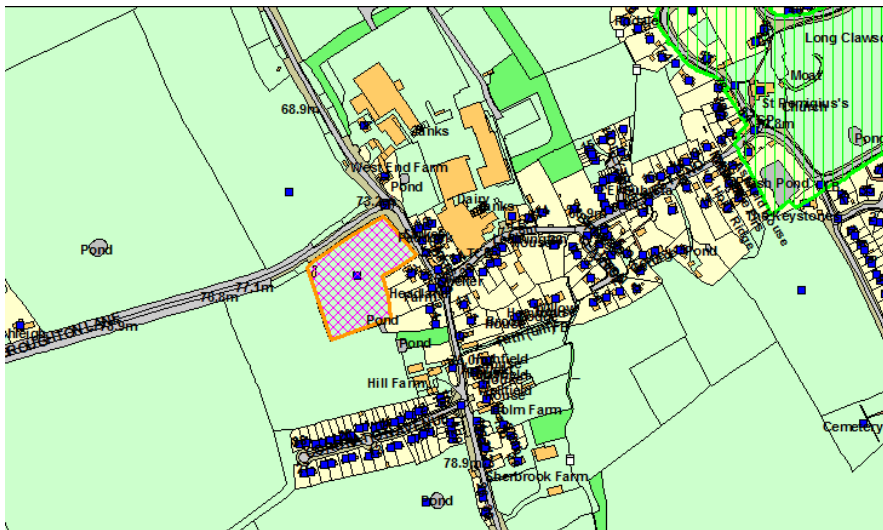
Reference: 16/00810/OUT

Date submitted: 28.10.16

Applicant: Mr T Hazelton

Location: Land rear of 1 to 3 Hickling Lane, Long Clawson

Proposal: Outline application for the erection of up to 31 dwellings with associated access, open space and parking (Resubmission of 15/00833/OUT).



Proposal :-

This application seeks outline planning permission for up to 31 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 land falls outside of the village envelope for Long Clawson and is considered to be an edge of village location. Access to the site is proposed directly from Hickling Lane.

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**
- **Sustainable development**
- **Role of the Neighbourhood and Local plans**

The application is supported by a Protected Species Survey, Design and Access Statement, Drainage Strategy, Flood Risk Assessment and Transport Assessment. All of these are available for inspection.

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

History:-

15/00833 - Outline application for the erection of up to 31 dwellings with associated access, open space and parking. – Withdrawn February 2016.

Planning Policies:-

Melton Local Plan (saved policies):

Policy OS1 – States planning permission will be granted for development within the village boundary where the form and character would not be affected, the proposal would be in keeping with the surroundings, the proposal would not lead to the loss of amenity, the proposal would not adversely impact on open space, suitable infrastructure and access and parking can be provided and the proposal is designed to minimise the potential for crime.

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

Following the County Highway Authority's (CHA) initial observations in April 2017 in which a number of queries were raised. Since then, further information has been supplied in response to the specific queries raised which has been subject to review by the Highway Authority.

Site Access

The applicant has confirmed that the existing site access on Broughton Lane which would become redundant as a result of the development proposal will be closed off in the interests of highway safety which is very much welcomed by the Highway Authority. In the absence of a suitable plan, this can be a pre-occupation condition if minded to grant planning permission.

The proposed site access is off Hickling Lane; the design of which is indicating that the site will remain in private ownership i.e. not offered for adoption by the Highway Authority in the future. It is also larger than what is required for the scale of development when designed for future adoption by the Highway Authority in the future. It is also larger than what is required for the scale of development when designed for future adoption by the Highway Authority which is advocated where more than 6 dwellings will be served.

However on the basis on the submitted documentation, whilst the access is considered acceptable, neither the site access, nor any associated internal road layout (albeit reserved for future determination) will be suitable for adoption by the Highway Authority in the future. This does however have implications for waste collection (LPA waste service don't tend to serve private development sites), and future maintenance liabilities which the applicant should investigate.

Despite requesting information about the proposed gradient of the site access, none has been forthcoming. This is considered fairly easily achievable by undertaking a topographical survey to create appropriate long section. It is accepted that where accesses are designed to serve private developments, they are less restrictive and so long as the detailed design of the access can comply with the standards set out in Section DG18 of the 6C^{ss} Design Guide i.e. preferably no greater than 1:20 and not to exceed 1:12 for the first 5 metres behind the highway, this can be a pre-occupation condition.

The site access design (Farrow Walsh Consulting Ltd drawing number FW958 902 revision A dated 11.04.2017) has been updated to reflect that the access won't tie into anything to the north of development however the new footway to the south whilst for the majority is proposed to be 2m width, narrows down to less than this outside number 1-3 Hickling Lane. It would be better if the proposed footway were to terminate at the proposed crossing point instead to ensure a 2m width can be maintained throughout. This can be a pre-occupation condition if minded to grant approval.

The application seeks outline consent for a development of up to 31 dwellings. The only matter for detailed consideration is the access into the site. Layout, scale of development, matters relating to appearance (design) and landscape would form a reserved matters application should approval be granted.

It is proposed to take the access off Hickling Lane with a series of roads and private driveways serving a development with a mixture of housing types.

The submitted evidence indicates that there is sufficient capacity in the highway network to accommodate the traffic generated by this development.

The Highway Authority has no objection to the access from Hickling Lane subject to off-site improvements and a contribution to encourage the new residents to use public transport.

Off-Site Implications

To the south of the proposed development site, Hickling Lane narrows in width. In effect this acts as a natural traffic calming feature and upon further review, the Highway Authority are satisfied that even with the additional traffic which this development would generate, it is not considered necessary to provide further mitigation at this location.

Conditions

1) No development shall commence on site until such time as a Construction 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.

- 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 associated with the development does not lead to on-street parking problems in the area.

2) Notwithstanding Farrow Walsh drawing number FW958 902 revision A dated 11.04.2017.

a) the proposed footway to the south of the proposed site access shall terminate at the proposed crossing point; and.

b) the gradient of the proposed access shall be no greater than 1:20, and not exceed 1:12 for the first 5 metres behind the highway.

These details of both shall thereafter be first submitted and approved in writing by the Local Planning Authority. Thereafter the site access shall be constructed in accordance with the approved plan prior to first occupation.

- In the interest of highway and pedestrian safety on Hickling Lane.

3) Prior to first occupation, the nearest pair of bus stops shall be upgraded to include flags, poles and information display case on West end; the details of which shall be first submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

- To provide improved public transport facilities to encourage modal shift and to inform new residents of the nearest bus services.

4) The existing filed vehicular access that becomes redundant on Broughton Lane as a result of the development shall be closed permanently and the existing vehicular crossing reinstated in accordance with a scheme

<p>that shall be first submitted to and approved in writing by the Local Planning Authority within one month of the new site access being brought into use.</p> <p>- To reduce the number of vehicular accesses to the site to reduce the number of potential conflict points in the interests of highway safety.</p>	
<p>Trent Valley Internal Drainage Board: No objection subject to conditions requiring details of foul and surface water disposal.</p> <p>The site is outside of the Board’s district but within the Board’s catchment.</p> <p>The erection or alteration of any mill dam weir or other like obstruction to the flow, or erection or alteration of any culvert, whether temporary or permanent, within the channel of a riparian watercourse will require the Board’s prior written consent.</p> <p>No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. The Board would wish to be consulted directly if the following cannot be achieved and discharge affects the Boards District:</p> <ul style="list-style-type: none"> ● Existing catchments and sub-catchments to be maintained. ● Surface water run-off limited to 1.4l/s/ha for pumped and lowland catchments. ● Surface water run-off limited to the greenfield rate for other gravity systems. <p>Where surface water is to be directed into a Mains Sewer system the relevant bodies must be contacted to ensure the system has sufficient capacity to accept the additional surface water. The Board also requests that the applicant identify the receiving watercourse that the sewer discharges into and provide details on the potential effect that the proposed discharge may have on the receiving watercourse.</p> <p>The design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.</p> <p>All drainage routes through the site should be maintained both during the works on site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the site and are not adversely affected by the development. Drainage routes shall include all methods by which water may be transferred through the site and shall include such systems as “ridge and furrow” and “overland flows”. The effect of raising</p>	<p>Noted – a condition(s) could be applied to any permission granted as requested.</p>

<p>site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.</p> <p>Consideration must be given to the route of flow downstream of the site from the discharge point to an appropriately maintained watercourse. Off-site works or the need for increased maintenance required to safeguard the site discharge for the life off the development must also be considered.</p>	
<p>Severn Trent Water Ltd:</p> <p>No objection subject to conditions requiring details of foul and surface water disposal.</p>	<p>Noted – a condition(s) could be applied to any permission granted as requested.</p>
<p>Environment Agency</p> <p>No comment – consultation should be directed to the Lead Local Flood Authority (LLFA).</p>	<p>Noted – see LLFA comments below.</p>
<p>Lead Local Flood Authority (LLFA) – Requires additional information.</p> <p>The drainage strategy detailed provide storage for the 1 in 100 year + 20% climate change event which is identified as 158m3 of storage within the calculations in the within Appendix B, however based on current Environment Agency guidance an uplift to a 40% allowance climate change should be used on residential developments.</p> <p>It is also noted that discharge from the site should be limited to site specific greenfield rates and volumes. In accordance with SC030219 produced by the Environment Agency and DEFRA; “A practicable minimum limit on the discharge rate from a flow attenuation device is often a compromise between attenuating to a satisfactory low flow rate while keeping the risk of blockage to an acceptable level. It is suggested that this is 5 litres per second.” Therefore if the site specific greenfield discharge rate for the site falls below this value, a maximum proposed discharge rate of 5l/s may be utilised.</p> <p>A drainage plan which identifies indicative site levels of drainage features proposed and the site outfall should also be provided to determine that that site levels work.</p> <p>Further information should be provided regarding the drainage ditch north of the site, including topographical information regarding the level of the ditch and whether it has adequate capacity to drain the site.</p> <p>Information should also be provided to demonstrate that due consideration ahs been given to the ongoing operation and maintenance of surface water drainage features proposed for use on site.</p> <p>The LLFA advises:</p> <p>The application documents as submitted are insufficient for the Lead Local Flood Authority to</p>	<p>The application site lies within Flood Zone 1 and therefore has the potential to be affected by flooding.</p> <p>Since the submission of the information as assessed opposite contact has been made by the agent to the Lead Local Flood Authority and revised details with regards to a final drainage strategy for surface water have been submitted.</p> <p>The information is currently with the Lead Local Flood Authority and their comments will be reported verbally to the committee.</p>

<p>provide a detailed response at this stage. In order to provide a detailed response, the following information is required:</p> <ul style="list-style-type: none"> - Plans of a proposed surface water drainage strategy, showing proposed SuDS features, indicative levels and a suitable outfall location/discharge point. - Evidence that the proposed discharge, generated by all rainfall events up to and include the 100 year plus 40% climate change, has been limited to the site specific greenfield runoff rates and volumes for all return periods. - Evidence that due consideration has been given to the ongoing operation and maintenance of the surface water drainage strategy for the life time of the development. - Further information on the proposed outfall location including the level of the ditch and whether it has adequate capacity to receive discharge from the site. 	
<p>Affordable Housing</p> <p>Total dwellings – up to 31 dwellings</p> <p>Affordable Housing contribution at current Local Plan level – 12 (c.39% of total)</p> <p>Affordable/intermediate/social rented – 10 (c. 80%)</p> <p>Intermediate housing – 2 (c. 20%)</p> <p>Evidence from the Melton Borough Housing Needs Study, 2016 shows a need for a split of 80% rented and 20% intermediate housing.</p> <p>The consultants have found a c.5% need for Starter Homes, which would fall within the intermediate housing.</p> <p>The Housing Needs Survey of Long Clawson carried out by Midlands Rural Housing in November and December 2014, identified a need over the next 5 years for both affordable housing and market housing.</p> <p>Affordable/intermediate/social rented:</p> <ul style="list-style-type: none"> 2 x 2b4p bed bungalows 3 x 2b4p bed houses 4 x 3b5p bed houses 1 x 4b6p bed houses <p>Total: 10</p> <p>Intermediate housing:</p> <ul style="list-style-type: none"> 2 x 2b4p bed houses (Starter Homes) <p>Total: 2</p> <p>market housing mix:</p> <ul style="list-style-type: none"> 2 x 1 bed houses 2 x 2 bed bungalows 5 x 2 bed houses 2 x 3 bed bungalows 6 x 3 bed houses 	<p>This is an outline application which allows the details of the housing mix to be considered later, but a condition would ensure that a mixed balance of dwellings is provided.</p>

<p>2 x 4 bed houses Total: 19</p> <p>A local connection cascade would need to be applied on this application, as per the separate attachment. The affordable housing would need to be built out to at least HQI space standard.</p>	
<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>Following consideration of the previous outline proposal (15/00833/OUT), working in tandem with the developer and their archaeological consultant (York Archaeological Trust – YAT), it has been possible to address the previously identified need for additional archaeological information to establish the potential for upstanding and buried remains within the development area.</p> <p>A combination of desk-based assessment, geophysical survey and, most recently, trial trenching, has demonstrated that the development area contains well preserved buried archaeological deposits of a local significance. These remains together with the overlying ridge and furrow earthworks, warrant appropriate investigation and recording prior to the impact of any future development.</p> <p>In essence the investigation demonstrated at least two main phases of medieval and post-medieval activity comprising a 10th-13/14th century phase of settlement, followed by contraction of the settlement area, with the site reverting the cultivation – in this instance indicated by both subsurface remains and earthworks of former ridge and furrow cultivation. It seems the main area of activity encompasses the eastern and southern portion of the development area, excluding the north western corner of the site (Trenches 5, 7 and 9 – although see below re Trench 7).</p> <p>The archaeological obligations of the developer, including publication of the results and deposition of the archive, must be proportionate to the impact of the proposals upon the significance of the historic environment.</p> <p>As a consequence, it is recommended that to prior to the impact of development upon the identified heritage asset(s) the applicant must make arrangements for and implement an appropriate programme of archaeological investigation. It is anticipate that provision for a suitable mitigation strategy comprising the recording of the surviving earthworks, followed by area of excavation of those remains likely to be affected by the development and future use of the application area, would be sufficient to off-set the development impact upon the archaeological interest of the site.</p> <p>1) No demolition/development shall take</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>place/commence until a programme of archaeological work including a Written Scheme of Investigation has been 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 • 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><u>Reason:</u> To ensure satisfactory archaeological investigation and recording</p> <p>The Written Scheme of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.</p> <p>The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.</p>	
<p>LCC Ecology – No objection, subject to conditions securing mitigation.</p> <p>The ecology survey submitted in support the application (Brindle and Green, August 2015) identified that the majority of the site comprised species-poor grassland. No evidence of bats was recorded with the buildings to be demolished, although it was considered that 2 ash trees on site had some potential to support roosting bats.</p>	<p>Noted.</p> <p>The application was accompanied by a habitats survey that discovered the presence of GCN in the immediate vicinity. This can be addressed by mitigation.</p> <p>The proposal provides an opportunity to provide net biodiversity gains through enhancements within the landscaping. While this is an outline application it is clear</p>

<p>We welcome the great Crested New (GCN) Survey (brindle and Green, June 2016) and are pleased to see that this contains the additional survey that was not completed for the previous application on this site. The results of the survey indicate that GCN were recorded in a number of ponds surrounding the site, with a medium population recorded.</p> <p>The report concludes that there is a high risk to GCN from this development, based on the location of ponds and suitable terrestrial habitat between ponds and the application site. Whilst we are in agreement that this is a development in a sensitive area, we are not sure if the impact will be significant to individual GCN as the application site appears to be sub-optimal habitat. Whilst the mitigation strategy is proportional to the assessment of the impact from the ecologist, we would consider that the risk to individual GCN needs to be considered.</p> <p>Is there really a risk of killing or injuring individual GCN? If the risk assessment is amended to only cause a minor disturbance to GCN, the outcome becomes offence likely rather than highly likely. This would likely require a less significant strategy.</p> <p>We are concerned with the proposed layout and the proximity of back garden to the hedgerows. We note that the western site boundary has a buffer of 1m between the hedgerow and gardens, but we do not consider this to be sufficient. There would be a significant risk of garden creep into this area and it is impossible to manage a 1m buffer as a single feature, as there is no opportunity for access. It therefore seems likely that the buffer will be eroded over time. We would therefore recommend that the layout plan is amended to provide a 5m buffer along this hedgerow.</p>	<p>that larger buffer zones could be provided to enhance biodiversity.</p> <p>Mitigation measures have been proposed and a condition can be imposed to safeguard the on-site presence of Great Crested Newts.</p> <p>The Ecology report has been independently assessed and raises no objection from the County Council Ecologist subject to securing mitigation as proposed.</p>
<p>Parish Council – Object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> • Access is onto a narrow road; • There is a large number of HGV passing this site from the LC Dairy and LGW Feeds often causing congestion as the lane is not wide enough for 2 vehicles; • Poor visibility as the site is near the junction of 2 rural lanes; • Inadequate footways into the village from the site; • Site is elevated above neighbouring dwellings and will be overbearing and intrusive; • Not sustainable as the primary school has no spare capacity <p>The Parish Council requests that developments in the villages of Long Clawson, Hose and Harby be considered in a strategic, sustainable way led by NPPF core principles, not through speculative and ad-hoc planning applications, until the Local Plan and Neighbourhood Plans have been adopted.</p>	<p>These comments are noted and points responded to at the relevant parts later in the report as they replicate concerns of others.</p> <p>The desirability of following a strategy is agreed, however applications cannot be postponed whilst this is awaited and have to be determined based on the circumstances prevailing at the time. The ‘strategy’ referred to is a Local Plan and/or Neighbourhood Plan, both of which are in development. Both are material considerations for the application and are addressed later in this report and the ‘weight’ of each in Item 3 of this agenda ‘Common Issues’.</p>
<p>Developer Contributions: LCC</p> <p>Waste</p>	

<p>The Civic Amenity contribution is outlined in the Leicestershire Planning Obligations Policy. The County Council considered the proposed development is of a scale and size which would have an impact on the delivery of Civic Amenity waste facilities within the local area.</p> <p>The County Council has reviewed the proposed development and consider there would be an impact of the deliver 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 £2,562 (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 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.</p> <p>The nearest Civic Amenity Site to the proposed development is located at Melton Mowbray and residents of the proposed development likely to use this site. The calculation was determined by a contribution calculated on 31 units multiplied by the current rate for the Melton Mowbray Civic Amenity Site of £82.66 (subject to indexation and reviewed on at least an annual basis) per dwelling/unit = £2,562 (to the nearest pound).</p> <p>This would be used to mitigate the impacts arising from the increased use of the Civic Amenity Site associated with the new development (in 2012/2013 (latest figures available) the Civic Amenity Site at Melton Mowbray accepted approximately 5,006 tonnes per annum) for example by the acquisition of additional containers or the management of traffic into and out of the Civic Amenity Site to ensure that traffic on adjoining roads are not adversely affected by vehicles queuing to get into and out of the Civic Amenity Site.</p> <p>Each household in Leicestershire in 2012/13 delivered on average approximately 0.276 tonnes of municipal waste to a Civic Amenity Site. On this basis the proposed development of 31 dwellings would generate over 11 tonnes of additional Civic Amenity waste at the Melton Mowbray Civic Amenity Site and the request for the Civic Amenity developer contribution would meet the demands placed on the site as a result of the proposed development.</p> <p>Government legislation is focused on maximising the diversion of waste from landfill and the county Council must have appropriate containers and/or storage areas to deal with the different types of waste. Due to the complex nature of the waste received at the Civic amenity Site it will become increasingly difficult over time to maintain performance and a good level of service at peak times, particular with an increased demand place on it due to this development</p>	<p>The County Council consider the Civic Amenity contribution is justified and necessary to make the development acceptable in planning terms because of the policies referred to and the additional demands that would be placed on the key infrastructure as a result of the proposed development. It is directly related to the development because the contributions are to be used for the purpose of providing the additional capacity at the nearest Civic Amenity Site (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 contributions relate appropriately to the development in terms of their nature and scale, and as such are appropriate matters for an agreement and comply with CIL Reg. 122.</p>
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<p>The developer contribution would be used on project reference MEL010 at the Melton Civic Amenity Site. Project Mel010 will increase the capacity of the Civic Amenity Site at Melton by:-</p> <ul style="list-style-type: none"> • Mobile plant compaction attachment to compact waste stored in open topped containers to increase the sites capacity. <p>There are three other known or potential obligations from other approved developments since April 2010 that affect the Melton Civic Amenity Site which may also be used to fund project MEL010.</p> <p>The County Council consider the Civic Amenity contribution is justified and is necessary to make the development acceptable in planning terms because of the policies referred to and the additional demands that would be place don the key infrastructure as a result of the proposed development. It is directly related to the development because the contribution is to be used for the purpose of providing the additional capacity at the nearest Civic Amenity Site (Melton Mowbray) to the proposed development.</p> <p>It is considered fair and reasonable in scale and kind of the proposed scale of development and is in accordance with the threshold identified in the adopted polices and to meet the additional demands on the Civic Amenity infrastructure at Melton Mowbray which would arise due to this proposed development.</p> <p>Libraries No claim required for library services. The proposed development would not have any adverse impact on current stock provision at the nearest library which is Melton Mowbray</p> <p>Education To assess whether there is a claim for an education contribution we look at the current net capacity figure against the average of two year and four year forecast number on roll figures including housing gain. The catchment school forecast figure includes housing gains form this development.</p> <p><u>Primary School Sector Requirements £188,210.30</u> The site falls within the catchment area of Long Clawson C of E Primary School. The school has a net capacity of 105 and 116 pupils are projected on roll should this development proceed; a deficit of 11 pupil places (of which 3 are existing and 8 are created by this development).</p> <p>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</p>	<p>Long Clawson village school is already over capacity and this development would increase the deficit by a further 11 places.</p> <p>As explained opposite, 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.</p> <p>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</p>
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<p>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.</p> <p>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.)</p> <p>The contribution for a development of 31 dwellings will be. £188,210.30 This is based on sharing the costs between 127 dwellings</p> <p><u>Secondary School Sector Requirements £0</u> The site falls within the catchment area of Belvoir High School. The school has a net capacity of 650 and 598 pupils are projected on roll should this development proceed; a surplus of 52 pupil places after taking into account the 6 pupils generated by this development.</p> <p>A total of 5 pupil places are being funded at this school from S106 agreements for other developments in the area. After taking these places into account the school has a forecast surplus of 57 pupil places.</p> <p>An education contribution will therefore not be requested for this sector.</p> <p><u>Post 16 Sector Requirement £0</u> This nearest school to the site is Melton Vale Post 16 Centre. The college has a net capacity of 640 and 460 pupils are projected on roll should this development proceed; a surplus of 180 pupil places after taking into account the 2 pupils generated by this development.</p> <p>There are currently no pupil places in this sector school being funded by S106 agreements from other developments in the area.</p> <p>An education contribution will therefore not be requested for this sector.</p> <p><u>Special Schools £0</u> As this development is less than 250 houses with two or more bedrooms a claim for a Special School contribution will not be made</p> <p>Highways The County Highway Authority advises that details of the routing of construction traffic to be approved by the Local</p>	<p>this is the first request of its kind for the Long Clawson School and therefore compliant with CIL Regulation 123(3)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.</p> <p>Construction Traffic Management measures can be incorporated as conditions.</p>
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<p>Planning Authority in consultation with the Highway Authority should be included in the Section 106 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>To comply with Government Guidance in the NPPF, the CIL regulations 2011 and the County Council's Local Transport Plan 3, 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> <ul style="list-style-type: none"> • Travel Packs: to inform new residents from first occupation what sustainable travel choices are in the surrounding area (can be supplied by LCC at an average cost of £52.85 per pack); • 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. (Note it is very unlikely that a development will get 100% take up of passes; 25% is considered to be a high take up rate). 	<p>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.</p>
<p>Village Hall - Long Clawson Village Hall and Recreation Ground Ltd 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. £19,000 for this proposal, based on its scale (no. of houses).</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>

Representations:

A site notice was posted and neighbouring properties consulted. As a result **78 letters of objection have been received.** The majority of the objections are a standard letter which has been signed by local resident's .The remainder includes a number of very detailed representations from close neighbours.

Representations	Assessment of Head of Regulatory Services
<p>The representations include many '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>Too big a development The proposed development is completely out of character with the village in its setting. Its size and style is out</p>	<p>This is a development of housing and associated infrastructure which will change the appearance and character of this farm.</p>

<p>of character and does not fit with the local “<i>sense of place</i>” that the NPPF encourages (para 58). The proposal is another urban-style development imposed on a rural village that has historically grown gradually. How can building up to 31 houses on 1.142 hectares possibly be said to enhance the rural character of Long Clawson.</p>	<p>The application is at outline stage with only access considered at this stage, however an indicative plan demonstrates that the proposal could be designed to respect the character of the village and integrate successfully. It is an acceptable scale and density of development of this site.</p>
<p>The development does not address the housing needs of the village, which is particularly short of 2-3 bedroomed bungalows for the older residents. It is unclear from the design and access statement what the proposed mix of houses will be. The village is well catered for in social rented housing (16%). This development need to fit with the housing needs identified in the emerging Neighbourhood Plan.</p>	<p>The development will provide a mix of housing to help meet local and wider needs.</p> <p>Notwithstanding the limitations of Housing Needs 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>Inadequate road infrastructure – a key problem with this proposal is access to the proposed site will be onto a narrow road. Many HGVs pass the site en route to or when leaving Long Clawson Dairy and LGW Feeds on Broughton Lane. There is frequent congestion where the road narrows as there is not sufficient road width for two large vehicles to pass. HGVs frequently have to back up or mount the pavement in this area. The visibility when exiting the proposed site would be poor due to the closeness of the junction.</p>	<p>Concerns about the adequacy of the local road network are understood.</p> <p>However, there is no technical evidence to support these concerns and subject to mitigation the Highway Authority has no objection to the development. The development would increase the traffic on the local highway network.</p> <p>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>Limited Public Transport, although there might be a bus stop within 80 metres of the site the bus service is poor – restricted to daytime hours Monday to Saturday. People have to run a car to participate in evening or weekend activities in Melton or surrounding towns. The local bus service is totally inadequate for getting people to work in nearby towns and cities (Nottingham, Leicester, Grantham) where the majority of residents’ work.</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 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>There is a bus service which is relatively limited. This development would promote and subsidise the use of public transport and would help to sustain existing provision.</p>
<p>Unsustainable development – The applicant indicates that the proposed development accords with the principles of sustainable development in that it provides new homes in a location, which offers a good service provision within walking distance of the site. With the school capacity full, limited public transport, a stretch of highway infrastructure and pedestrian footpaths narrow this development is far from being sustainable.</p>	<p>Long Clawson has a reasonable range of facilities. It can meet many local needs and is well located to access larger centres.</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 developer has agreed to pay all of the contributions which have been requested to mitigate the impact of the proposal upon local</p>

	infrastructure.
Visual impact – Section 4.5 of the Landscape and Visual Appraisal indicates that the key landscape objective is to “conserve and enhance the rural agricultural character of the Vale”. Building an urban style development on an elevated site close to existing neighbouring dwellings would be overbearing and intrusive.	The proposed development is submitted in outline form, therefore details of appearance and scale are not considered at this stage, it is considered that a development in this location could be designed to respect the existing dwellings and landscape. Within the context of the Vale of Belvoir, the site is small and would not have any significant impact on its overall character.
Increase in commuter traffic on narrow country roads. It is not low carbon due to the need for potential residents to commute. This development would: produce additional daily traffic movements through the unclassified village road which is already taking volumes of traffic higher than a rural A road;	As per previous comments relating to Highway issues, there is no evidence to suggest that the Highway cannot cope with the additional volume of cars proposed as a result of this development.
Concerns over the proposed site drainage scheme – of concern is the capacity of the existing drain and the developer’s plans for routing overflow onto the public highway if the system is exceeded.	There is a request for further information to be submitted by the Lead Local Flood Authority, additional drainage details have been submitted to the LPA and are being considered by the LLFA, these comments will be presented verbally to the committee.
Pedestrian vulnerability – There are inadequate footpaths from the site to the village centre. Many of which are narrow and not continuous involving the need to cross the road several times.	The proposal lies on the edge of the village, links can be provided to incorporate the proposed development into the existing footpath network.
There are already parking problems in the village, especially in the village centre and East End where parked cars, result in an almost permanent single track road. Any development will mean increased traffic and parking problems in the village.	Like many rural centres, with older housing having little or no off-street parking, there is limited capacity for parking on the street, particularly in the village centre. This development would be self sufficient in terms of off-street parking and would have little impact upon the existing situation. There is no evidence that the volume of traffic generated by this site would have a significant impact upon the overall movement of traffic through and within the village.
No room at the school. It is well known that LC Primary School is full with nowhere to expand. As is stated in item 3A; Appendix 10 Local Plan Appendix 1 Site Allocations and Policies of the draft Local Plan – Sites in Long Clawson should only be brought forward for development when the primary school places can be provided to meet the needs of the new residents.	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.
Loss of habitat – Bats and barn owls hunt in the field of the proposed development. Loss of this habitat cannot be mitigated.	Please see relevant comments from the County Ecology Department above, the application is accompanied by an independent report which has been assessed, and subject to the inclusion of additional buffers and conditions there is not considered to be a significant impact upon wildlife.
Lack of further capacity at the Surgery. The surgery, which is nearing capacity, serves 23 villages in the Vale many facing similar housing development to this development.	The surgery is currently displaying that it can accept new patients. This point is being examined in more detail, but it is understood that there is capacity to accommodate this development.
Employment. With the impending move of KS	Noted – the development would provide the

<p>Campsites from the village there are very limited employment opportunities. The current type of employment at the dairy is mainly low skilled low paid shift work. Out of the present 300 employees very few live in the village. The majority of employees working in nearby towns and cities and commute to work.</p>	<p>opportunity for housing of a range of values, including affordable housing suitable for lower income households.</p>
<p>This proposal is contrary to spirit of the Localism Act of 2011. This act gives the parish the right to determine how it develops through the mechanism of the Neighbourhood Plan. The 3 villages of our parish are working through the Parish Council on a Neighbourhood Plan. This will make appropriate provision for development that will be in the most appropriate places in each village and agreed by the villagers.</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 that 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 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>Further representations received</p>	
<p>Resubmitted Proposal</p> <p>Very little difference from the original application.</p>	<p>The previous application was withdrawn on technical matters regarding highways and flooding, the County Highway Authority raise no objection to the proposal and the revised drainage information is currently being considered by the LLFA to which their comments will be reported verbally to the committee.</p>
<p>Housing Provision</p> <p>It should now be taken into account when assessing this application that MBC can now provide the required 5+20% year supply of deliverable dwellings a requirement to comply with the NPPF guidance.</p> <p>This is mentioned by the applicant a number of times in the Design and Access statement, that the MBC's failure to provide this as a major reason for approval of this application which is located outside the village envelope in open countryside which is contrary to saved policies OS1 and BE1, this is now not the case.</p> <p>Within the date of the report it shows that sites forwarded for planning in Long Clawson are not counted in the first 5 years of its projection due to education restraints.</p>	<p>Housing land supply is a material consideration addressed below. Housing remains a key focus of the planning system and this application represents a vehicle in the delivery of both market and affordable housing.</p> <p>The site is allocated for housing in the emerging Local Plan and forms part of the required housing numbers for the Borough for the forthcoming plan period.</p> <p>The status and role of policies of the 199 Adopted Melton LP (village envelopes) are addressed below.</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</p>
<p>Highways</p> <p>The highways report on the original application condemns the access as unsafe and as it appears that the location and design of the access still remains the same as in original application this</p>	<p>Additional information has been required and submitted during the life of the application.</p> <p>Details as now submitted have been assessed by the County Highway Authority who raise no</p>

<p>must still be applicable.</p> <p>This is the third version of the transport statement and is indicative of woeful lack of understanding of local issues and sensitivities. The report is full of bland quantitative evidence that is biased towards the conclusions required.</p> <p>There is little consideration of the type of HGV and farm traffic using the road/junction and no mention of how narrow the road is along this section of Hickling Lane including where the proposed crossing is.</p>	<p>objection to the proposal.</p>
<p>Local plan</p> <p>The draft emerging Local Plan shows an allocation of 122 new houses in Long Clawson for the 20 year period between 2016 and 2036 with SHLAA sites forwarded for 267 houses.</p> <p>The detailed investigation of housing needs in Long Clawson shows the local requirement for the next 5 years is 2 affordable homes and 9 open market homes.</p>	<p>Please see comments below on the New Melton Local Plan.</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 that 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>Precedent</p> <p>The site has no previous precedent leading it to residential use</p> <p>Adjacent developments were on the site of former farms and agricultural buildings.</p>	<p>The site is a greenfield site this usually has no presumption in favour of development, however in this instance the site has been allocated for development and therefore does have a presumption in favour of development, the impact of development of a greenfield site would need to be considered in the balance of development, details of which can be found in the conclusion of the report.</p>
<p>Cumulative effect</p> <p>This application, among others, in our opinion isn’t being carefully considered by Melton Borough Council along with other numerous earmarked sites in Long Clawson, some too large which this development most certainly is of up to thirty one new dwellings with its associated new access, that’s detail and determined a clear and demonstrable and quantifiable long term plan for this village so that’s fully in accordance with the 2036 strategy over that entire period.</p> <p>Without, then quite quickly Long Clawson appears be disproportionately receiving an over burden of new homes from that quota that is not realistic, sustainable or ethical for its location.</p>	<p>Each application should be determined upon its own merit, however in this instance it is recognised that a number of applications in Long Clawson are due to be determined together, therefore the cumulative impact of each application will be assessed accordingly.</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 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 plan is considered to be out of date and as such, under para. 215 of the NPPF can only be given limited weight.</p> <p>This means that the application must be considered under the ‘presumption in favour of sustainable development’ as set out in para 14 which requires harm to be balanced against benefits and refusal only where “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.</p> <p>The NPPF advises that local housing policies will be considered out of date where the Council cannot demonstrate a 5 year land supply and where proposals promote sustainable development objectives it should be supported.</p> <p>The Council can demonstrate a five year land supply however this on its own is not considered to weigh in favour of approving development that is contrary to the local plan where harms are identified, such as being located in an unsustainable location. A recent appeal decision (APP/Y2430/W/16/3154683) in Harby made clear that ‘a supply of 5 years (or more) should not be regarded as maximum.’ Therefore any development for housing must be taken as a whole with an assessment of other factors such as access, landscape and other factors...”</p> <p>The site is a greenfield site and lies outside of but in close proximity to the built form of the village. The site has been allocated for development in both the Local and Neighbourhood Plan the harm attributed by the development are required to be considered against the benefits of allowing the development in this location. The provision of affordable units with the house types that meet the identified housing needs is considered to offer some benefit, along with promoting housing growth.</p> <p>The proposal would provide both market and affordable housing in the Borough and would contribute to land supply. There would be</p>

	<p>some impact upon the appearance of the area and technical matters which require mitigation.</p> <p>It is therefore considered to be in accordance with the core planning principles of the NPPF.</p>
<p>The (new) Melton Local Plan – Submitted version.</p> <p>Please see ‘common issues’ paper for the current status of the Melton Local Plan and the weight it should attract.</p> <p>The site is allocated as LONG2 within the emerging Local Plan with an expected capacity of 35 subject to the following criteria:</p> <ul style="list-style-type: none"> - Local educational capacity is available, or can be created through developer contributions, to meet the needs of the site. - The new development is sympathetic to the landscape character - drainage infrastructure is available to accommodate the surface water <p>Long Clawson, Hose and Harby Neighbourhood Plan</p> <p>Please see the ‘common issues’ report for details of weight to be given to the Neighbourhood Plan.</p> <p>This site is referenced as NPLONG6 within the Neighbourhood Plan and stated as</p> <p>The site is identified within Policy H2: Housing Site Allocations for 2016 to 2036 which states “Land is allocated for housing development at the locations as shown in Housing Table 3 as Development Sites and on the Limits to Development maps (Housing Figs. 1-3). Reserve sites are listed in Housing Table 4 and will only be allocated for use to take account of any shortfall in delivery by the proposed Development Sites in a subsequent Neighbourhood Plan review or if there is an increase in recognised housing demand across the Borough which requires further increases in the villages of Long Clawson, Hose and Harby.</p> <p>NPLONG6 Hickling Lane/Broughton Lane – Development will be supported provided</p> <ul style="list-style-type: none"> - Local educational capacity is available or can be created; - Drainage infrastructure is available to accommodate surface water from the site without causing or adding to flooding elsewhere; 	<p>Whilst the Local Plan remains in preparation it can be afforded only limited weight.</p> <p>It is therefore considered that it can attract weight, please see additional comments within the statement of common issues as to the weight to be attributed to the Local Plan.</p> <p>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 to the issues that add limited weight in support of the proposal.</p> <p>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.</p> <p>The polices would apply to subsequent reserved matter applications that may be forthcoming.</p>

<ul style="list-style-type: none"> - Up to 32 dwellings are developed; - Landscaping is provided to soften the site boundaries; - A safe and convenient footpath link to existing footpaths is provided; - Dwellings are not more than two storeys high, with some single storey bungalows included adjacent to current dwellings - The layout and architectural design creates an informal, rural feel. <p>The application site does fall within the limits of development identified within the Neighbourhood Plan, Policy H3 sets out the following</p> <p>“Development proposals within the Plan area on sites within the Limits to Development in Housing Figs 1-3 will be supported where they comply with the polices of this Neighbourhood Plan, subject to design and amenity considerations”.</p>	
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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, particularly concerns regarding traffic.

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.

It is considered that balanced against the positive elements are the site specific concerns raised in representations, particularly the impact on the character of the village, and concerns regarding traffic, impact upon character of the area and impact upon existing services.

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, and the allocation of the site in both the emerging Local and Neighbourhood Plans is considered to further add to the weight in favour of the development.

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
 - Housing Mix
 - Materials
 - Landscaping
 - Provision of open spaces/play areas
 - Boundary treatments
 - Details of Ecology Buffers
 - Levels
 - SUDs
 - Visibility splays
 - Gradients to roadways
 - Construction traffic routeing
 - Ecology
 - Archaeology

Officer to contact: Ms Louise Parker

Date: 27th November 2017