

Planning Committee

23rd January 2020

Report of: Assistant Director of Planning
and Delivery

19/00573/REM Land off Grantham Road, Bottesford

Approval of reserved matters related to appearance, landscaping, layout and scale attached to outline approval for the erection 60 dwellings and provision of drainage infrastructure/public open space and associated works

Applicant: Applicant: Bellway Homes Limited (East Midlands) - Sally Smith

1. Summary:



The Application Site is located to the south of Grantham Road, within the village of Bottesford. The application site is an agricultural field with a frontage along Grantham Rd. The River Devon runs to the rear of the site.

The Applicant is promoting revised plans developed in conjunction with advice from Planning Officers and several Design Workshops held with Bottesford Parish Council. This application is seeking planning permission for reserved matters for 60 dwellings with access from Grantham Road and associated drainage infrastructure and public open space’.

Members should note the application follows the previously granted outline planning permission. This application seeks approval of ‘reserved matters’ related to, appearance, landscaping, layout and scale under the conditions attached to outline approval.

By way of background a reserved matters application deals with some or all of the outstanding details of the outline application proposal, in this case these reserved matters relate to the following;

- **appearance** - aspects of a building or place which affect the way it looks, including the exterior of the development
- **layout** - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- **landscaping** - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- **scale** - includes information on the size of the development, including the height, width and length of each proposed building.

The details of the reserved matters application must be in line with the outline approval, including any conditions attached to the permission.

Members should also note that the permitted outline permission was subject to a S106 agreement securing affordable housing etc.

2: Recommendations:

It is recommended the application is APPROVED, subject to the :

- (i) Conditions recommended in Appendix B

3: Reasons for Recommendation:

1. The application site is allocated for housing and outline planning permission for the development has been granted. The principle of the access and the number of units proposed were debated, considered and approved by Members at the outline stage.
2. The proposal as revised would result in a form of development that would now be sympathetic to the character of the locality by virtue of its appearance, landscaping, layout and scale and would not unduly compromise residential amenity or be prejudicial to highway safety. For these reasons, the proposal is considered to comply with Policy D1 of the Melton Local Plan which requires all new development to be sympathetic to the character of the area in which the site is located and comply with the aims and the objectives of the National Planning Policy Framework.

4: Key factors:

Reason for Committee Determination

This application is being considered by the Committee by request of the Chair in view of major significance and scale as an allocated site in the Local Plan.

Relevant Policy Context

The purpose of the planning system is to contribute to the achievement of sustainable development. The planning system is plan-led. Section 38(6) of the Planning and Compulsory Act 2004 law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

Adopted Melton Local Plan (MLP) 2011-2036

The Melton Local Plan was adopted in October 2018 and is the Development Plan for the area. **Policy D1- Raising the Standard of Design** requires all new developments to be of high quality design;

- **Policy C1 (A) Housing Allocations** - seeks to ensure that Housing proposals are delivered within the sites allocated within the Local Plan subject to certain requirements;
- **Policy EN2 – Biodiversity & Geodiversity** seeks to achieve net gains for nature and seeks habitat creation as part of all new development proposals;
- **Policy EN3 – Green Infrastructure Network** seeks to deliver, protect and

enhance green infrastructure;

- **Policy EN8 – Climate Change** states all new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered:
- **Policy EN9:- Energy Efficiency/ Low Carbon developments** required to demonstrate how carbon emissions have been reduced;
- **Policy EN11 - Minimizing Flood Risk** seeks to ensure development proposals do not increase flood risk and will seek to reduce flood risk to others:
- **Policy EN12 – Sustainable Drainage Systems** seeks to ensure that properties are not at risk from surface water flooding allowing for climate change effects

It is worth noting that the number of new homes within Melton Borough relates directly to the sustainability and success of the local economy.

National Planning Policy Framework (Feb 2019)

The Local Plan has been examined and it has been concluded it is compatible with the original NPPF 2012 version and that there are not considered to be any changes in the subsequent 2019 version that renders the policies applicable to this application to be considered 'out of date'.

Relevant History

The site is allocated for residential development in the Melton Local Plan and outline permission has been secured.

Main Issues

The key issues for this application are considered to be:

- Impact of appearance, landscaping, layout and scale upon the character of the area
- Impact upon residential amenities from the reserved matters proposed

5: Report Detail:

5.1 Principle of development

The Application Site forms part of the wider allocated site known at BOT2, which is identified in Policy C1 (A) of the Melton Local Plan 2011-2036. It also benefits from outline planning permission for residential development for up to 60 dwellings. The principle of the development along with details of access and maximum numbers were therefore established at outline stage.

Details of access which covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site have already been approved.

The scheme is considered to be in accordance with Policies set out within C1(A)

With regard to the acceptability of the submitted reserved matters details, this is addressed below, where the proposal is assessed against the other policies of the Melton Local Plan.

5.2 Impact of appearance, layout, scale upon the character of the existing landscape and surrounding countryside

Policy D1 of the Melton Local Plan requires new development to be of high quality design. It requires developments to respect and enhance the character of the area, having regard to scale, massing, height, landscape layout, materials and the protection of amenities. In such areas the revised NPPF requires planning decisions to be responsive to local circumstances and support housing proposals that reflect local need. The NPPF identifies the creation of high quality places and buildings as being fundamental to what good planning should achieve. The revised NPPF sought to strengthen design policy particularly to aid housing delivery. Good design in turn is viewed as a key aspect of sustainable development. The revised NPPF specifically requires design quality to be considered throughout the evolution and assessment of individual proposals and has sought to strengthen design policy particularly to aid housing delivery. Developments are required to be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping. The revised NPPF states that planning permission should be refused for development of poor design.

In assessing this proposal, the development seeks to build on land which is currently open and exposed. Any development of this important site should be designed not only to protect the amenities of surrounding residential occupiers to an acceptable level but also consider the impact upon the wider area.

Layout:

The development has sought to build and improve on the illustrative layout plan considered at the outline stage. The site currently forms open agricultural land, the

perimeter in part is marked by mature hedging/planting and trees forming an established boundary. This development would have an important impact on the character of the locality.

The development as revised essentially consists of predominantly two storey dwellings and bungalows arranged around a primary vehicular access point from Grantham Rd leading to a series of cul de sacs and private driveways. The plot sizes remain largely uniform in terms of scale but there is diversity in the general design and appearance of the amended individual dwellings. The scale and density of the development proposed is acceptable with regard to maximising land use.

The submitted housing scheme has been significantly revised to improve design expectations. Members should note that a number of very detailed design workshops between Officers, the Parish Council, the applicant's Design Advisors have taken place with Ward Members, inputting the views of local residents. The applicants have engaged positively and remain committed to securing a high quality development for the site. The following design changes to the appearance and layout of the scheme have been secured:

- Introduction of a more attractive range of external surfacing materials and the total rejection of some of the initial bricks and tiles initially proposed;
- Introduction of chimneys to help break up the roofscapes and individual buildings;
- The revised layout has also been designed to minimise opportunities for crime by facilitating continuous surveillance over public streets and open space/play areas and walking routes
- Provision of a variety of front entrance doors with a variety of styles and colours;
- More space and consideration given to the provision of enhanced landscaping and biodiversity measures including the provision of bat/bird boxes/bricks;
- Introduction of more planting, and planting to the buffer adjacent to the rear of the site
- Applicants design team have sought to provide distinctive character areas within the layout
- Footpaths originally planned have been rerouted to improve connectivity along the ecological corridor;
- The layout of the scheme appears less regimented and more organic in shape.
- The sustainable drainage area is now a usable space for the community to use.
- Introduction of structural hedging and planting along the perimeter
- Improvements to the setting and layout of the sustainable drainage area;
- Introduction of more semi mature trees/planting throughout the site at the request of the Parish Council.

The revised layout has sought to contribute to the enhancement of good design principles and the current development provides for the creation of attractive frontages along the main route and allows for a defined street scale through out the development. Space has also been designed to allow for enhanced semi mature

street trees and general planting which is controlled by condition. The applicants and their agents have worked hard with the Parish Council and Ward Councillors to provide enhanced landscaping and boundary treatment including the provision of good quality street trees to prevent the scheme from appearing too sparse and urban in form.

On the whole the layout maintains a back to back relationship which allows for adequate levels of privacy for future residents and the overlooking of public space. Each dwelling unit would benefit from having its own usable sized private garden, water butts and sufficient parking provision to represent the number of bedrooms proposed and future proofing for electrical charging. With regard to appearance the proposed dwellings would be varied and of modern appearance and of brick and tiled construction. Care would need to be taken with the materials to be used on the external elevations and details of the chimneys and their numbers have been secured with the applicant's agreement.

The environs are well used and it is recognised that they have significant intrinsic value for local residents. The scheme has been designed to be sympathetic and reflect the local character and now seeks to establish a strong sense of place or neighbourhood within an improved balanced landscape setting. Key design principles have been offered and secured by negotiation with Bellway. These features would also combine to result in improved biodiversity. The scheme would provide good connectivity and the encouragement of healthy activity for future residents, needs to be balanced against ecological issues.

The applicants have sought to create vistas and individual landscaped characters throughout the proposed development, utilising various design techniques to enhance the residential environment for future occupiers. These include the siting and design of individual houses to form nodal areas on key junctions providing focal points along the main avenue and also being arranged in clusters to project a cohesive identity. The applicants propose to distinguish these 'nodal points' by utilising a broad range of buildings materials, architectural detailing through the use of hard and soft landscaping with the support of officers and the Parish Council.

Adequately sized buffer areas would be retained and an enhanced biodiversity corridor would be provided along the southern boundary.

This revised scheme would respect the visual relationships of its immediate locality. It is concluded that the proposal as revised has been largely designed to fit into its surrounding context. Adequate buffer areas would be provided between the existing housing and the proposed area which would be supplemented by further structural planting. The principle of residential development has been previously accepted and the proposal with safeguarding conditions would not detract from the principles previously agreed in the outline planning permission. **The layout is considered to accord with Policy D1 of the Melton Local Plan.**

In addition to the housing, the layout plan provides an area for the sustainable

attenuation works to be provided. This area has offered an opportunity to enhance the site and provide opportunities for biodiversity improvements. The final details of its appearance and design are controlled by a landscaping condition as would the details of the biodiversity corridor sited along the southern boundary.

5.3 Transportation Matters

Details of access were agreed at outline stage. The applicants would continue to propose to utilise an access off Grantham Rd. The scheme as amended takes the form of a well thought out housing estate arranged around a highway network to specifically meet the requirements of the Highway Authority.

Following the specific concerns of the treatment of Grantham Rd raised by local residents on these matters, further discussions need to take place with the Local Highway Authority. The outline planning permission requires that the site is connected along Grantham Rd. to Easthorpe View by extension of the footpath.

5.4 Drainage

The revised NPPF recognises that inappropriate development in areas of risk of flooding should be avoided. Where development is necessary it should be made safe for its lifetime without increasing flood risk elsewhere. Considerable detailed discussions have taken place on this issue and further revisions and improvements have been made to those details considered at the outline stage. Any further comments received will be reported at Committee. Full technical details of drainage are required under a separate condition and are not part of the reserved matters: drainage is relevant to this application as the SUDS are an integral element of the layout.

5.5 Impact upon residential amenities

It is considered the proposal would comply with Policy D1 of the Melton Local Plan which requires new development to ensure that the amenity of future occupiers and of neighbouring properties should not be compromised.

5.6 Affordable Housing

Members should note that this scheme will deliver 41 market dwellings and 19 affordable dwellings. This proportion was secured at outline stage by means of s106. The affordable housing is positioned in groups of limited size within the scheme and as such are considered to accord with the Affordable Housing SPD (July 2020).

5.7 Heritage

Consideration has been given to the setting of nearby heritage assets and Policy E13, the applicants have demonstrated that harm would not arise.

5.8 Sustainability

With regard to sustainability Bellways have draw attention to the following measures;

- Measures will be enacted throughout the construction phase to ensure a sustainable development is created.
- Bellway homes operate a nationwide timber procurement policy and affords advantage to materials with a lesser environmental impact.
- Eco-sanitary ware and flow restriction devices will be included in the construction of every property.
- A site waste management plan will operate at the construction site.
- Energy efficiency measures will be included in the construction specification of every home.

In conclusion the strategy addresses energy efficiency, water efficiency, pollution and material selection.

5.9 Conclusion

The previous outline planning permission established the principle of the nature and form of the development proposed. Taking the proposal as a whole, it is considered that the revised proposals have been designed to be sympathetic to the local character and would result in the creation of a pleasant and balanced neighbourhood and forms a natural extension to the adjacent development, with a mixture of dwelling types being provided subject to conditions securing further details. The details relating to the appearance, landscaping, layout and scale are considered appropriate. It is considered that the proposal would comply with Policy D1 of the Melton Local Plan which requires new development to be of high quality design where siting and layout must be sympathetic to the character of the area and the aims and objectives of the revised NPPF.

The development is considered acceptable for the following reasons;

- The principle of residential development is supported on policy grounds and the site has been allocated in the Local Plan for housing;
- The development would deliver local housing need and in particular deliver affordable housing ;
- The setting of heritage assets would not be harmed;
- The proposed design solution as amended provides an appropriate and exceptional contextual design response;
- The proposal would not harm the amenities neighbouring properties and
- The County Council in their capacity as the Highway Authority and Lead Local Flood Authority are satisfied with the design solutions in terms of transportation and parking related matters and from the risks of surface water drainage.

Consultation & Feedback

Surrounding occupiers were notified and site notices posted. 2 Letters of representations/objection were received in connection with the original layout plan, concerned with sustainability, materials, layout and appearance.

Bottesford Parish Council (n.b. comments relate to the scheme prior to the most recent amendments in which many of the Parish Council's comments were addressed)

The Parish Council commends Bellways and Boyer on their continued cooperation with BPC. The Parish Council objects to the development in light of the following concerns:

Landscaping

Whilst the PC appreciated that Bellways had made improvements to make the lower area of the site more of an amenity, it is still clear that more could be done.

Trees: The Parish Council need to see more trees planted around the lower area in groups in order to create a sense of orientation within the space, to ensure that the development site is less visible from Muston Lane, and to contribute to the need to increase the number of trees in the Parish.

Willows, Alders and other appropriate semi mature trees should be planted to make more of the river edge. Species chosen should be predominantly native and should consider those species that would be more tolerant of climate change.

Hedging: Hedging on Grantham Road should be maintained and enhanced to retain the rural feel of the Bottesford approach.

That the hedging between the housed upper area and the landscaped lower area is well maintained and does not grow higher than 1 metre, so as not to cut off the landscaped lower area from the housed upper area.

Management Contract of the landscaped area: A clear and strict requirement is needed to ensure that the lower area is maintained carefully to retain the paths, benches, trees and hedges and the area as an amenity. If there is ever a doubt that a Management Committee was able to maintain the landscaped lower area, then MBC should have an alternative plan in place.

At that point the MBC may wish to invite the PC to adopt the lower landscaped area. The PC could then consider this option.

The Attenuation Pond: The sides of the attenuation pond must be of a sufficiently low gradient so as not to leave parents concerned about the safety of the pond. The attenuation pond should deliver against the aim stated by Bellways that it is a 'hollow' or 'depression' that occasionally fills with water, and remains at all times safe.

It would be the desire of the PC for all such ponds to be designed to be landscape features and amenities rather than areas of safety concern. To deliver this it would be important for buildings to be built far enough away from the pond to allow a low gradient to the banks of the pond.

Bellways have been asked by MBC to create a cross section of the attenuation pond to be sure we all fully understand the planned gradient. We would like to review this cross-section when available.

A Play Area: MBC to be sure that there is sufficient play area over the two sites (this site and the Clay Pits site adjacent and to the West) and that this play area is in a safe location and not subject to any fears of contamination. Note if Clay Pits is delayed MBC to ensure that the provision is made on this site Eastern part of the site.

Riverside Path: MBC to be sure that the path across the lower landscaped area matches with a path created on the lower landscaped area of the adjacent site (Clay Pits) to create one longer walk through the lower landscaped area close to the River Devon. This path to be of hard-wearing materials which allow water to drain through.

The Housing Stock

Whilst the housing stock has improved since previous presentations, we still believe that designs used are too generic. We ask that Bellways include more variety and more features and character to be added to the houses to make them look more characterful, and less cookie-cutter (for example: including more chimney pots to be added).

Similarly we ask for more variation in house door style and colour and garage door avoiding plain white – which can look cheap, and unconsidered.

Gardens and fencing

Bellways have agreed to give triple the minimum depth of soil in all gardens across the site so that plants and vegetables can be grown if residents wish. We appreciate this change and we would like to see this commitment within the written proposals.

The Parish Council needs the LPA to be sure that the distance some households would need to move their bins on bin-day is no further than necessary and that any difficulties (steps, etc) are designed out at this stage. The developers should also be specific about how the access to the bin areas at the rear of some dwellings is to be maintained.

Ecological Considerations

Water Butts: Whilst it has been confirmed that all houses on the site will have water butts the drawings are not showing these as yet. The PC request to see these on all drawings.

Photo-Voltaic Panels: Whilst the site is being built without PV solar panel, Bellways have confirmed that the electrical cabling will be going into the roof spaces to allow for PV to be added at a later date, should residents wish. The PC request to see this commitment annotated on all drawings.

Electrical Charging Points in garages: Whilst there are no plans for these on this site, the Planning Committee did ask if it were possible to put in the amperage to each property (i.e. garage where included or driveway/electrical meter box where no garage) to aid the easy installing of electrical charging points should the residents require at a later point. Also the sites infrastructure design with regards to the fourteen (14) properties on the site having only designated on-street parking spaces, should incorporate future proofing to allow easy connectivity to a power supply.

The PC ask the developers to confirm their commitment to this initiative and to specify the commitment in their application and in all drawings.

Contamination: The PC want to be sure that there is no contamination of this site either from the neighbouring (Clay Pits) site, and that if at any point the developers or contactors come across any contamination they have a plan of how to inform the LPA and PC and how to address the issues.

Connectivity

The PC believe it is vital that all provision ins made to ensure connectivity between this site and the adjoining Clay Pits site, so that the estate eventually comes together as one coherent estate, this will mean that paths are ready to be connected as the adjoining site is developed.

The PC also recognises the importance of connectivity from this site to the centre of Bottesford and require foot and cycle paths to be planned. These are not sufficiently described within the current Planning Application. These pats should be on the South side of the road if possible and if not there needs to be adequate crossing to the North side – including a safe zebra crossing, and speed reduction measures.

Vistas and Views

Castle Views: Bellways have confirmed that Belvoir Castle will be visible by a walker walking into the site down the entrance road. This vista will be possible between and over the buildings. The PC ask MBC to be sure that Bellways proposals are accurate and that these views are certain.

View into the site:

The PC have been told that an avenue of semi-mature or mature trees such as Lime trees would herald entrance into the site, as it is this is marked on the map by a series of Red Robin bushes. We look to this to be addressed on the site plans.

The Committee also asked for a different colour of road surface to be considered at entrance to development to mark the start of the residential area.

The committee noted the Police consultees request for the electrical cables that would enable CCTV installation in the future if and when required.

The Build Phase

1. The Parish Council ask that all vehicles arriving and leaving at the building site

arrive and leave directly via the A52/ Grantham Road junction, and that no contractors, sub-contractors and delivery vehicles arrive via the centre of Bottesford village.

2. We ask that Bellways and Boyer meet with the Parish Council's Planning Committee on a quarterly basis during the build phase. Local residents and the Planning Officer from MBC will be invited to take part in these meetings. The meetings will be designed to allow the residents and the PC to voice their views about the build and there will be an obligation upon the developer and contractors to be sure that the concerns are responded to and addressed.

3. There must be a commitment from Bellways not to build more homes than the number proposed in this application.

Relevant Financial Implications:

None

Background Papers:

Planning Application - **18/00632/OUT** Outline application for residential development for 60 units

Appendices:

A: Summary of Statutory Consultation responses
B: Planning Conditions
C: List of Planning Policies

Report Timeline:

Assistant Director Approval

15th January 2020

Report Author: Reddy Nallamilli - Development Management

☎: 01664 502427

Appendix A : Summary of Consultation responses

.

LCC Ecology

Prefer to see existing hedgerows retained.

LCC – Developers contributions

Contributions would usually not provide a response for Reserved Matters applications because we would have provided our contributions/comments for the original application 18/00632/OUT, which have been confirmed in the S106 Legal Agreement signed on 5th December 2018.

Network Rail

No observations to make.

LCC – Highway Authority

Satisfied that there is sufficient evidence to support the reserved matter at this stage. No objections received to latest revised plans.

LCC – Archaeology

Site has low archaeological potential, warranting no further archaeological involvement.

Lead Local Flood Authority

Advised the site layout has been altered since the outline application with the road layout and attenuation basin changed. Therefore, the applicant should submit a revised drainage strategy to suit the amended layout.

Environment Agency

No comments to make on this reserved matters application. The built development is situated outside of the flood zones.

Leicestershire Police – Designing out Crime Officer

No objection to principle

Appendix B : Conditions

1. The reserved matters hereby granted shall be completed strictly in accordance with the following approved plans and details;
 - C4014 P001 Planning Site Layout K (Colour)

- C4014 P002 Materials Dispersion Plan Rev E
- C4014 P003 Boundary Treatments Plan Rev C
- GL1159 01E Detailed Landscape Proposals
- GL1159 02E Detailed Landscape Proposals
- GL1159 03 Landscape Masterplan
- BOTTESFORD – House-type pack (Submitted 08 Jan 20)
- BOTTESFORD – 27_Affordable Block 1
- BOTTESFORD – 28_Affordable Block 2
- BOTTESFORD – 29_Affordable Block 3
- 100-53 Rev C – Double Garage – G4
- 100-61 Rev A – Single Garage – G13
- 100-62 Rev C – Twin Garage – G14

Reason: For the avoidance of doubt.

2. Within three months of the commencement of the development hereby permitted, details of the agreed materials to be used in the construction of the external surfaces of the development hereby permitted (Brickwork and tiles) at a least a metre squared (showing where appropriate the proposed coursing, method of pointing and colour of mortar) shall be erected on site for consideration and subsequent written approval. The development shall be implemented in accordance with the approved details.

Reason: To protect the visual amenities of the locality and comply with Policy D1 Adopted Melton Local Plan (MLP) 2011-2036 and comply with the aims and objectives of the NPPF.

3. Prior to the commencement of the development hereby permitted, details of a soft and hard landscaping scheme shall be submitted in writing to the Local Planning Authority for written approval. The scheme shall include the following;
 - a) Fully annotated planting plans showing the locations of individually planted semi – mature trees. Other information shall include planting schedules, noting species, plant sizes and proposed numbers and densities, method of cultivation and details of the proposed planting implementation programme;
 - b) The landscaping, planting, boundary treatment and site level details of the biodiversity corridor on the southern boundary of the site;
 - c) Surfacing treatment of the pedestrian circulation areas and paths;
 - d) within a period of 6 years from its date of planting, any tree which is uprooted, removed or is destroyed or dies or in the opinion of the Local Planning Authority becomes seriously damaged or defective then a replacement tree of the same species and size as that originally planted shall be planted in the same position, or another position approved by the local planning authority;
 - e) Details of the sting, appearance and design of bird/bat brick/boxes/tubes to

<p>be incorporated in to the development;</p> <p>f) Details of the layout, design, biodiversity enhancement, boundary treatment and planting for the proposed drainage infrastructure;</p> <p>g) Details of the siting of the structural planting for the pumping station.</p> <p>Reason: To protect the visual amenities of the locality and comply with Policy D1 Adopted Melton Local Plan (MLP) 2011-2036 and comply with the aims and objectives of the NPPF.</p>
<p>4. The landscaping details approved under Condition 3 above shall be implemented as follows:</p> <ul style="list-style-type: none"> - Landscaping to be implemented in the first planting season following first occupation of the development. - Individual plot landscaping and bird/bat box/brick installation to be completed before the dwelling is occupied. - All other landscaping to be completed prior to the end of the first planting season following the substantial completion of the development. <p>Reason: To secure the satisfactory development of the site and comply with Policy D1 Adopted Melton Local Plan (MLP) 2011-2036 and comply with the aims and objectives of the NPPF.</p>
<p>5. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details;</p> <ul style="list-style-type: none"> a) A site waste management plan; b) a Traffic Management Plan incorporating which shall include the routing of construction traffic and details of heavy vehicle patterns (including earliest and latest times and suspension of trips during peak traffic times; c) Measures to minimise and control noise, vibration, dust and fumes during site preparation works; d) Details of the site parking of all vehicles of site operatives and visitors; e) The location, extent and duration of any temporary stockpiling areas; f) Measures to prevent mud being deposited on the surrounding highway; g) A programme of implementation for items (a) to (f) above. <p>Reason: To secure the satisfactory development of the site, protect residential amenity and comply with Policy D1 Adopted Melton Local Plan (MLP) 2011-</p>

2036 and comply with the aims and objectives of the NPPF.
<p>6. No construction activities shall take place outside the hours of 08:00 to 18:00 Mondays to Fridays or 0900 to 1400 on Saturdays and not at any time on Sundays or Bank/Public Holidays.</p> <p>Reason: To secure the satisfactory development of the site, protect residential amenity and comply with Policy D1 Adopted Melton Local Plan (MLP) 2011-2036 and comply with the aims and objectives of the NPPF</p>
<p>7. Prior to the commencement of the development hereby permitted, details of the disposal of foul water drainage shall be submitted to the Local Planning Authority in writing for approval. The development shall be implemented in accordance with the approved details.</p> <p>Reason: To secure the satisfactory development of the site and comply with Policy D1 Adopted Melton Local Plan (MLP) 2011-2036 and comply with the aims and objectives of the NPPF.</p>
<p>8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order 2015 or any Order amending, revoking and/or re-enacting that Order, with or without modification. No extension or alterations relating to Class A, B, C & E of Part 1 of Schedule 2 or Part 2 Class A of Schedule 2 shall be erected without the prior written consent of the Local Planning Authority.</p> <p>Reason: To secure the satisfactory development of the site, protect residential amenity and comply with Policy D1 Adopted Melton Local Plan (MLP) 2011-2036 and comply with the aims and objectives of the NPPF.</p>

Appendix C : Applicable Development Plan Policies

Local Plan

- Policy C1 (A) – Housing Allocations
- Policy C2 Housing Mix - seeks to manage the delivery of a mix of house types, tenures and sizes to balance the current housing offer;
- Policy EN2 – Biodiversity & Geodiversity seeks to achieve net gains for nature and seeks habitat creation as part of all new development proposals;
- Policy EN8 – Climate Change states all new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered:
- Policy EN9:- Energy Efficiency/ Low Carbon developments required to demonstrate how carbon emissions have been reduced;
- Policy EN11 - Minimizing Flood Risk seeks to ensure development proposals do not increase flood risk and will seek to reduce flood risk to others:
- Policy EN12 – Sustainable Drainage Systems seeks to ensure that properties are not at risk from surface water flooding allowing for climate change effects.
- Policy EN13 – Heritage Assets

- Policy IN2: Transport, Accessibility and Parking