

Construction of 30 dwellings with associated access and open space

Report Item No
A2

Land Off Forest Road Hugglescote Leicestershire

Application Reference
15/00032/FULM

Applicant:
Mr Louis Masserella

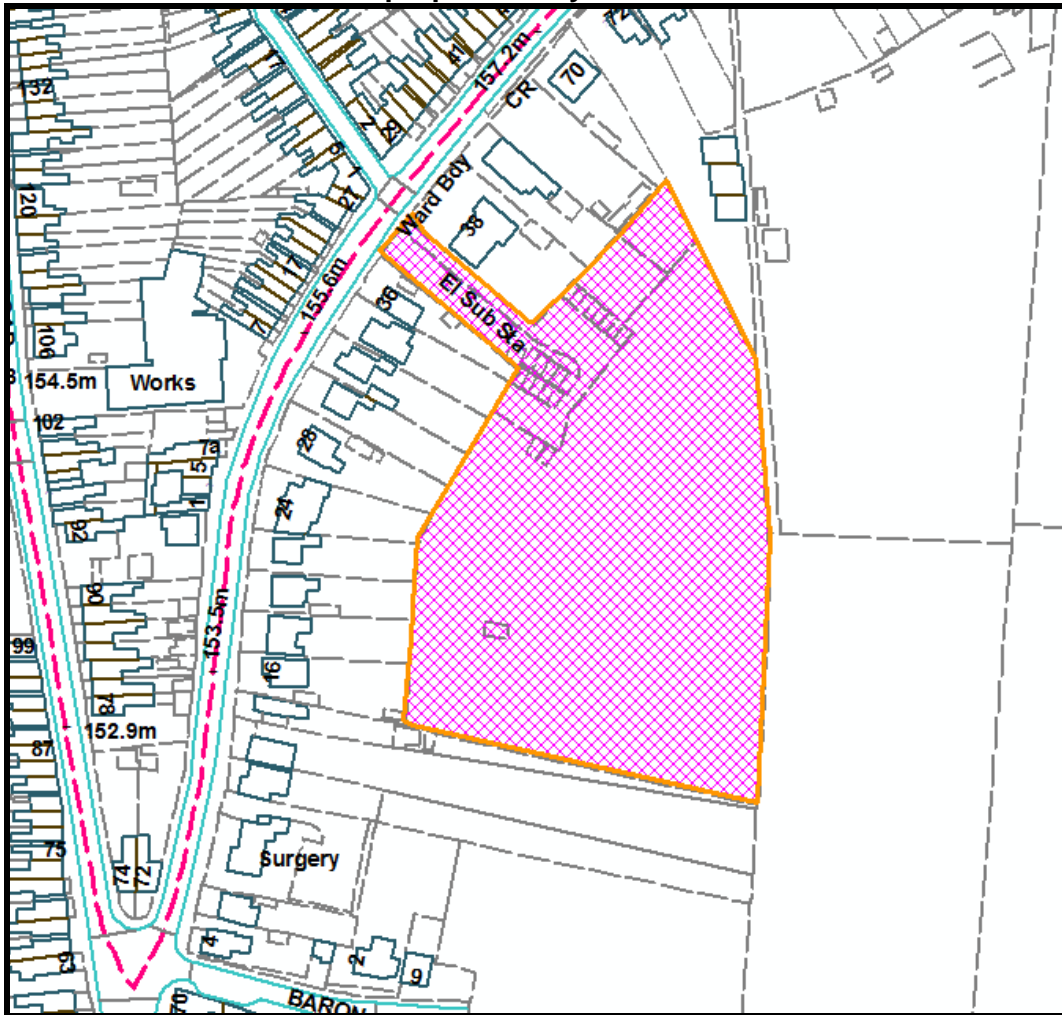
Date Registered
4 February 2015

Case Officer:
James Mattley

Target Decision Date
6 May 2015

Recommendation:
PERMIT Subject to a Section 106 Agreement

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

Proposal

Planning permission is sought for the erection of 30 residential units with associated access on land off Forest Road, Hugglescote.

Consultations

Members will see from the report below that some objections have been received from surrounding neighbours but no objections have been received from any statutory consultees. The Parish Council has raised concerns over highway safety and other comments in relation to trees and bin storage and collection points.

Planning Policy

The application site lies within the limits to development and in a sustainable settlement where the principle of residential dwellings are considered to be acceptable. Also material to the determination of the application, however, is the supply of housing in the context of the National Planning Policy Framework (NPPF) and whether the scheme represents sustainable development.

Conclusion

The site is located in a sustainable settlement and the principle of the development is considered to be acceptable. The proposed development would be acceptable in terms of the residential amenities of existing and future occupiers, and would provide for an appropriate form of design that would be in keeping with the locality subject to the imposition of relevant conditions. The proposal would be acceptable in relation to highway safety subject to appropriate planning conditions. The scheme would not result in significant impacts upon protected species or trees and there would be no flood risk or drainage issues. There are no other relevant material planning considerations that indicate planning permission should not be granted.

A viability appraisal has been submitted by the applicants to demonstrate that the scheme would not be viable with the provision of 20% on-site affordable housing and with the full range of other developer contributions and that the scheme can only afford to provide for a reduced off-site contribution towards affordable housing. This has been independently assessed by the District Valuer and they have confirmed that a reduced level of developer contribution in respect of affordable housing would be acceptable in this particular instance.

RECOMMENDATION:- PERMIT, SUBJECT TO THE IMPOSITION OF CONDITIONS AND SUBJECT TO A SECTION 106 AGREEMENT TO SECURE RELEVANT CONTRIBUTIONS

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning permission is sought for the erection of 30 residential units with associated access on land off Forest Road, Hugglescote. The site is located in a predominantly residential area with dwellings surrounding the site to the north and west. Immediately on the eastern boundary is public footpath N85 and further to the east is land that has a resolution to grant outline planning permission for up to 2,700 dwellings and associated development under planning reference 13/00956/OUTM. A full planning application has been submitted under planning reference 13/00802/FULM by Davidsons for a residential development of 81 dwellings with associated road and service infrastructure, drainage ponds and features, landscaping and open space which is immediately adjacent to the application site. A full planning application has also been submitted under planning reference 15/00641/FULM by Davidsons and David Wilson Homes for a residential development of 190 dwellings with associated road and service infrastructure, drainage ponds and features, landscaping and open space, together with demolition of 104 Forest Road although this does not immediately border the application site. The application site is within Limits to Development as defined in the adopted North West Leicestershire Local Plan.

The application site totals 1.18 hectares of predominantly agricultural land but also includes for a number of single storey garages in the northern part of the site which would be demolished to make way for the proposed development. The original scheme included for open space, allotments and off-road car parking spaces for properties along Forest Road but these elements of the scheme have been removed following the submission of amended plans during the course of the application. A number of amended/additional plans have been submitted during the course of the application to address concerns in respect of design, highway safety and comments made by the Parish Council. The amended plans now propose 2 x 2 bed bungalows, 7 x 2 bed houses, 10 x 3 bed houses and 11 x 4 bed houses which, with the exception of the bungalows, would all be two-storey and comprise semi-detached and detached properties. Access to the site would be gained from an existing vehicular entrance point along Forest Road.

The application is accompanied by a design and access statement, ecology and protected species survey, building for life assessment, transport statement and flood risk assessment. In addition a viability report has been submitted which demonstrates that the scheme cannot afford to make the full contribution towards affordable housing.

The application has been called to Planning Committee by Councillor Johnson because of residents concerns and highway safety.

No relevant planning history found.

2. Publicity

35 Neighbours have been notified (Date of last notification 15 June 2015)

Site Notice displayed 27 February 2015

Press Notice published 4 March 2015

3. Consultations

Hugglescote And Donington Le Heath Parish Council consulted 23 February 2015

County Highway Authority consulted 24 February 2015

Environment Agency consulted 24 February 2015
Severn Trent Water Limited consulted 24 February 2015
Head of Environmental Protection consulted 24 February 2015
NWLDC Tree Officer consulted 24 February 2015
County Archaeologist consulted 24 February 2015
LCC ecology consulted 24 February 2015
NWLDC Urban Designer consulted 24 February 2015
National Forest Company consulted 24 February 2015
LCC Development Contributions consulted 24 February 2015
NHS Leicester, Leicestershire And Rutland Facilities Managme consulted 24 February 2015
Head Of Leisure And Culture consulted 24 February 2015
Head Of Street Management North West Leicestershire District consulted 24 February 2015
Manager Of Housing North West Leicestershire District Council consulted 24 February 2015
LCC/Footpaths consulted 27 February 2015
County Archaeologist consulted 14 May 2015
Manager Of Housing North West Leicestershire District Council consulted 14 May 2015
Head Of Street Management North West Leicestershire District consulted 14 May 2015

4. Summary of Representations Received Statutory Consultees

Environment Agency has no objection subject to the inclusion of relevant conditions and notes to applicant.

Hugglescote and Donington Le Heath Parish Council provided comments on the originally submitted scheme and raised concern over the highway safety impacts of the development, requested that off-street car parking should be concealed, requested the removal of public open space on the site and made comments in relation to drainage and the positioning of the bungalows on the site. Following the submission of amended plans the Parish Council welcomes the various variations that have taken place but still raises concerns regarding highway safety and makes other comments in relation to trees and bin storage and collection points.

Leicestershire County Council Archaeologist raises no objection to the proposed development subject to the inclusion of relevant conditions.

Leicestershire County Council Ecologist raises no objection in principle to the development of the site but originally raised a holding objection to the scheme on the basis of the submitted layout plan as it would have impacted upon the hedgerow and trees along the eastern boundary of the site which form a wildlife corridor. Following the submission of an amended plan which shows a buffer zone to the wildlife corridor, the County Ecologist has removed the holding objection subject to the imposition of relevant ecological conditions.

Leicestershire County Council Footpath Officer originally requested that pedestrian links were provided between the application site and public footpath N85 as well as a financial contribution towards improvement works to this footpath. The scheme has been amended to include pedestrian links and amended comments are awaited from the County Council Footpath Officer which will be included on the update sheet (if received).

Leicestershire County Council Highway Authority originally had reservations regarding the geometry and layout of the proposed access and requested additional information. Following

the submission of additional plans in respect of the access arrangements the County Highway Authority are of the view that the residual cumulative impacts of development can be mitigated and are not considered severe subject to relevant conditions and contributions. However, the County Council Highway Authority subsequently requested the submission of a traffic speed survey to ensure that the visibility splays being provided were appropriate. Following the submission of this additional information the County Highway Authority raises no objections subject to the inclusion of conditions and obligations.

Leicestershire County Council Local Education Authority requests a contribution of £140,741.38.

Leicestershire County Council Highway Transportation & Waste Management Authority requests a developer contribution of £1,961 in order to mitigate the impact on civic amenity waste facilities in the local area.

Leicestershire County Council Library Services Development Manager requests a contribution of £900.

National Forest Company requests a contribution of £4,600 towards off-site National Forest Planting.

North West Leicestershire District Council Contaminated Land Officer has no objections subject to relevant conditions.

North West Leicestershire Environmental Protection Section has no environmental observations.

Severn Trent Water has no objections subject to the inclusion of relevant drainage conditions.

Third Party Representations

A total of eight letters of objection have been received from surrounding occupiers objecting to the application on the following grounds:

- highway safety issues given on street parking, location of other access points and the speed and volume of traffic along Forest Road;
- noise and pollution during construction;
- impact upon property prices;
- loss of a greenfield site;
- impacts upon residential amenity;
- impact upon pedestrians and cyclists;
- there is no need for additional dwellings;
- there is inadequate infrastructure to accommodate the development;
- the land was left in trust to be used for grazing land;
- impact upon existing views;
- impact upon protected species;
- request double yellow lines along the access road if planning permission were to be granted;
- windows looking towards existing properties should be obscure glazed;
- the amended vehicle tracking plan is misleading and fails to take into account other relevant highway safety issues.

5. Relevant Planning Policy

National Policies

National Planning Policy Framework

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

Save where stated otherwise, the policies of the North West Leicestershire Local Plan as listed in the relevant section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application.

The following sections of the NPPF are considered relevant to the determination of this application:

Paragraph 14 (Presumption in favour of sustainable development)
Paragraph 17 (Core planning principles)
Paragraph 32 (Promoting sustainable transport)
Paragraph 34 (Promoting sustainable transport)
Paragraph 47 (Delivering a wide choice of high quality homes)
Paragraph 49 (Delivering a wide choice of high quality homes)
Paragraph 57 (Requiring good design)
Paragraph 59 (Requiring good design)
Paragraph 60 (Requiring good design)
Paragraph 61 (Requiring good design)
Paragraph 100 (Meeting the challenge of climate change, flooding and coastal change)
Paragraph 101 (Meeting the challenge of climate change, flooding and coastal change)
Paragraph 103 (Meeting the challenge of climate change, flooding and coastal change)
Paragraph 118 (Conserving and enhancing the natural environment)
Paragraph 123 (Conserving and enhancing the natural environment)
Paragraph 173 (Ensuring viability and delivery)
Paragraph 203 (Planning conditions and obligations)
Paragraph 204 (Planning conditions and obligations)

Adopted North West Leicestershire Local Plan (2002)

The application site is outside Limits to Development as defined in the adopted North West Leicestershire Local Plan. The following Local Plan policies are relevant to this application:

Policy S2 - Limits to Development
Policy E3 - Residential Amenities
Policy E4 - Design
Policy E7 - Landscaping
Policy E8 - Crime Prevention
Policy F1 - National Forest General Policy
Policy T3 - Highway Standards
Policy T8 - Parking
Policy H4/1 - Housing Land Release
Policy H4g - Housing Allocations (Grange Road, Hugglescote)
Policy H6 - Housing Density
Policy H7 - Housing Design

Policy H8 - Affordable Housing
Policy L21 - Children's Play Areas

Other Policies

North West Leicestershire District Council Affordable Housing SPD

Key Principle AH2 provides that affordable housing will be sought on all sites of 15 or more dwellings in the Coalville area.

Key Principle AH3 requires a minimum of 20% of residential units to be available as affordable housing within the Coalville area.

North West Leicestershire District Council Play Area Design Guidance SPG

The District Council's Play Area Design Guidance SPG sets out the relevant requirements in respect of children's play provision required in association with residential development.

6Cs Design Guide (Leicestershire County Council)

The 6Cs Design Guide sets out the County Highway Authority's requirements in respect of the design and layout of new development.

6. Assessment

Principle

The site is located within the limits to development where the principle of residential development is considered acceptable subject to compliance with the relevant policies of the adopted North West Leicestershire Local Plan and other material considerations.

Policy H4/1 of the Local Plan relating to the release of land for housing states that a sequential approach should be adopted. Whilst a sequential approach is outdated in the context of the NPPF, the sustainability credentials of the scheme would still need to be assessed against the NPPF.

The concept of new development being directed to locations that minimise reliance on the private motorcar is contained within the NPPF. The application site is located within Hugglescote which is located within Greater Coalville and benefits from a range of local services/facilities and is easily accessible via public transport. Therefore the proposal is considered to score well against the sustainability advice in the NPPF.

The site also forms part of Housing Allocation H4g, the majority of which already benefits from a resolution to grant outline planning permission for a development of up to 2,700 dwellings, up to 2 Ha for a new local centre including up to 2000 sqm for A1, A2, A3, and A5 uses, up to 499 sqm for public house restaurant, up to 400 sqm for children's day nursery and up to 500 sqm for new medical centre; new primary school, on-site National Forest planting and areas of public open spaces, new bus routes and bus infrastructure and associated highways and drainage infrastructure under reference 13/00956/OUTM. A full planning application has been submitted under planning reference 13/00802/FULM by Davidsons for a residential development of 81 dwellings with associated road and service infrastructure, drainage ponds and features, landscaping and open space and this scheme would be located to the east of the application site.

Policy H4g of the Local Plan requires any development to be undertaken in a comprehensive

and phased manner and, therefore, it is necessary to ensure that the proposed scheme would not prejudice development as part of 13/00956/OUTM or 13/00802/FULM. Planning application 15/00641/FULM is less relevant to the determination of this application as it does not immediately border the application site. As planning application 13/00956/OUTM has been submitted in outline, the precise position of the dwellings has yet to be established although the indicative details show the access to the south of the application site. However, Davidsons have an application currently under consideration under reference 13/00802/FULM and this shows dwellings positioned away from the western boundary (and away from the eastern boundary of the application site under consideration).

The proposed layout of the dwellings put forward as part of this application shows dwellings that are sited away from the southern and eastern boundaries such that the proposed dwellings would not cause overlooking towards any new dwellings on the adjacent development. The proposed layout also includes for pedestrian linkages along the eastern boundary into the adjacent development site. A consultation has been sent to Pegasus group who are the agents for planning application 13/00956/OUTM and no response has been received. Having regard to all of these issues, it is not considered that this development would prejudice the wider housing allocation site and the scheme is considered to be acceptable in relation to Policy H4g of the Local Plan.

The NPPF specifically states that decision takers should consider housing applications in the context of the presumption in favour of sustainable development. Consideration must therefore be given to whether the proposals constitute sustainable development (including in its economic, social and environmental roles) given the presumption in favour of such as set out in the NPPF.

- Economic, in this respect developments should contribute towards building a strong competitive economy through ensuring that sufficient land of the right type is available to support growth, and by coordinating development requirements, including the provision of infrastructure. It is considered that the development would benefit the local economy through the creation of jobs for the construction of the development itself. Accordingly the site is considered to be consistent with the 'economic role'.

- Social, in this respect, developments should support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The new population could support and help sustain the local services and facilities that meet local needs and contribute to the creation of sustainable communities. The proposal would include for contributions towards the provision of most local services and facilities. However, the scheme would not provide the full contribution towards affordable housing so this would have to be weighed in the overall planning balance (discussed in more detail in the 'Developer Contributions' section below). Accordingly, the site is not considered to be wholly consistent with the 'social role'.

- Environmental, to fulfil this role development should protect and enhance the natural, built and historic environment. As part of this biodiversity should be improved, natural resources should be used more prudently, waste and pollution should be minimised, and development should help mitigate, and adapt to climate change. The site is within the limits to development and is well related to the existing settlement of Hugglescote. Furthermore, as set out in this report, it is considered that the proposal would not be contrary to the aims of protecting or enhancing the natural environment. Accordingly the site is considered to be consistent with the 'environmental

role'.

Based on the above discussions, the proposed scheme is considered to generally comply with the core principles of the NPPF, and thus in principle, the development is considered acceptable.

Density

Policy H6 of the North West Leicestershire Local Plan seeks to permit housing development which is of a type and design to achieve as high a net density as possible, taking into account factors such as housing mix, accessibility to centres and design. Policy H6 of the North West Leicestershire Local Plan also requires a minimum density of 40 dwellings per hectare within locations well served by public transport and accessible to services and a minimum of 30 dwellings per ha elsewhere. The NPPF states that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances.

With a site area of 1.18 hectares, the proposal would have a density of 25.4 dwellings per hectare. It is noted that the policy does not set a maximum density requirement and requires a minimum density of 40 dwellings per hectare in sustainable locations. Whilst the proposed density is lower than that advised in Policy H6, it is not considered unreasonable in this instance given the density of surrounding development and when having regard to the need to provide a buffer to the wildlife corridor on the eastern boundary (discussed further in the 'ecology' section below). On this basis, the density of the scheme is considered to be appropriate although other considerations need to be taken into account including design which is considered in more detail below.

Design

The need for good design in new residential development is outlined not only in Local Plan Policy H7, but also paragraphs 57, 60 and 61 of the NPPF, with paragraph 61 outlining that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. Policy E4 indicates that in the determination of planning applications regard will be had to the wider settings of new buildings; new development should respect the character of its surrounding, in terms of scale, design, height, massing, materials of construction, the spaces between and around buildings and the street scene generally.

The character of the surrounding area is distinctive in places but some developments are less distinctive. The distinctive parts are the terraced streets and the suburban 1930-1950 housing stock. The surrounding dwellings are an eclectic mix of brick, render and timber facades with a mixture of gable and hipped roofs. The scheme seeks to draw upon the distinctive parts of the surrounding area and includes for a variety of materials in order to try and respect surrounding development.

The scheme has been the subject of extensive discussions and negotiations with the District Council's Urban Designer during the course of the application, and has been amended in order to address previously expressed concerns regarding the design quality of the scheme. The concerns principally related to the appearance of the dwellings and whether they were in keeping with the character and appearance of the surrounding area, future connectivity, views in and out of the site, parking provision, demarcation between public and private spaces and bin

storage. Amended plans have been submitted which represent an improvement over the originally submitted plans. The District Council's Urban Designer considers that the scheme now addresses the majority of the previous concerns which have been raised although it would be necessary to attach planning conditions in respect of landscaping and boundary treatments.

In terms of design issues, therefore, it is considered that the proposed dwellings are appropriate in this area, and the requirements of Local Plan Policies E4, H7 and the design advice in the NPPF are considered to be met by the scheme subject to the inclusion of relevant design conditions.

Residential Amenity

Consideration has been given to the impact of the development on surrounding residential properties. The most immediately affected dwellings would be those located off Forest Road which back onto the site and which are adjacent to the proposed access.

Plots 1-7 and 10-13 would be two storey properties although they would have rear garden lengths of at least 11 metres which would ensure that no significant overlooking, overbearing or overshadowing issues would arise. Plot 8 would be located closer to the boundary with No.34 Forest Road but given that it would be single storey in height it is not considered to result in any significant impacts upon residential amenity.

Plot 14 would be two storeys in height and would be located around 1.5 metres away from the rear boundary with No's 16 and 18 Forest Road. Whilst this relationship is not ideal and would result in some overbearing and overshadowing issues, they are not considered to be so severe as to warrant a refusal of the application as the rear gardens to these properties are some 26 metres in length. Plot 14 would not contain any first floor side windows which would ensure that no significant overlooking issues arise.

The existing access is sited between the side elevations of Plots 36 and 38 Forest Road and has historically been used to access garages which are located on the site. Whilst it is accepted that a residential scheme of 30 dwellings would result in an intensification of the use of the access, it is not considered that the level of additional comings and goings would result in significant noise and disturbance to No.36 and 38 Forest Road. In addition, an appeal decision elsewhere in the district found that situations where access drives run close to existing dwellings would not be dissimilar to having a development on a corner site with a side road running close to the dwellings and their rear gardens, which was considered to be a yardstick for an acceptable standard. Therefore, it is considered that a reason for refusal on the grounds of impact from noise and disturbance and fumes resulting from use of the access drive cannot be justified.

It is considered that construction noise is an inevitable temporary, manifestation of any development project, which is not the concern of the planning system unless there would be exceptional amenity harm. When this is the case, a planning condition restricting hours is often applied but in this instance as the Environmental Services Manager raises no issues to the development in this regard, it is not considered necessary. The Environmental Services Manager raises no issues over fumes, noise or any other pollution arising from this residential development.

Having regard to all of the above, it is deemed that the development would not have any significant detrimental impact upon neighbouring residential amenities and is considered to be acceptable in relation to Policy E3 of the Local Plan.

Highway Safety

The application is accompanied by a transport statement which indicates that vehicular access to the site would be provided by upgrading the existing access onto Forest Road. The County Highway Authority (CHA) originally had reservations regarding the geometry and layout of the proposed access and requested additional information. Following the submission of additional plans in respect of the access arrangements the CHA are of the view that the residual cumulative impacts of development can be mitigated and are not considered severe subject to relevant conditions and contributions. However, the CHA subsequently requested the submission of a traffic speed survey to ensure that the visibility splays being provided were appropriate.

This information was supplied by the applicants and after reviewing the submitted information the CHA have confirmed that the access width and radii shown on the submitted plans are regarded as appropriate and will cater for the largest anticipated vehicles, even taking into account existing car parking on the road network. Of greater concern to the CHA was the provision of appropriate visibility to the north of the access, but, taking into consideration the speed survey information provided, satisfactory visibility splays can be provided to the north of the access, without the need for the removal of existing street furniture and statutory undertakers apparatus. On the basis of the above, the CHA have confirmed that it would not be possible to sustain a reason for refusal of the proposals on highway safety grounds.

A range of conditions and obligations are recommended by the County Highway Authority should planning permission be granted.

In terms of proposed parking, the Local Plan includes parking standards in the Annex (based on Leicestershire County Council parking standards) that seeks to ensure that no more than an average of 1.5 off-street car parking spaces are provided per dwelling, and were based on the advice contained in PPG3. PPG3 has now been superseded by the advice in the NPPF which is less prescriptive in terms of parking standards. The advice in the NPPF is that Local Planning Authorities should, amongst other things, take account of expected levels of car ownership, the type, mix, accessibility and use of the development and the opportunities for public transport.

A total of 79 car parking spaces are proposed which equates to an average of 2.63 car parking spaces per dwelling. Despite the fact that the provision of car parking spaces will exceed the maximum number set out in the Local Plan, given the change in policy with the introduction of the NPPF and the fact that no objections have been raised by the County Highway Authority, it is considered that the level of car parking for this development is acceptable.

A letter of representation from a surrounding neighbour has indicated that the proposed development should include for parking restrictions along the access road. The County Highway Authority considers the scheme to be acceptable without the need for parking restrictions and, therefore, conditions in this respect would not be necessary or justified.

In conclusion, the County Highway Authority has no objections to the proposed development subject to relevant highway conditions. Therefore, it is not considered that the proposal would conflict with highway safety policies T3 and T8 in the Local Plan or the advice in the NPPF.

Flood Risk and Drainage

Amended plans have been submitted during the course of the application to include for two

balancing ponds in the eastern section of the site. The Environment Agency flood zone maps indicate that the site lies within Flood Zone 1, and on this basis the site would appear suitable for development in principle (and in flood risk sequential terms, would meet the requirements of the NPPF). Conditions would need to be attached to any planning permission to ensure that detailed and satisfactory surface water and foul drainage schemes are provided on the site.

Overall, in terms of issues of Flood Risk and Drainage, it is considered that the scheme is acceptable, and would provide for appropriate drainage solutions to accommodate the proposed development. In coming to this conclusion it is noted that the Environment Agency and Severn Trent Water raise no objections to the proposed development subject to the inclusion of relevant planning conditions and notes to applicant. The Lead Local Flood Authority (LLFA) has been consulted on the application and whilst no comments have been received at this stage, any comments received will be reported on the update sheet.

Children's Play Area

Under the District Council's Play Area Design Guidance Supplementary Planning Guidance (SPG), on-site children's play provision is required at a rate of 20 square metres per dwelling. Given that 30 dwellings are proposed, this would require a play area of not less than 600 square metres. No on-site children's play area is proposed as part of this proposal and no off-site commuted sum is proposed. The Council's SPG regarding children's play areas specifies that the Council will not seek any additional provision where existing play areas, within 400 metres walking distance, satisfy the needs of the area, including the proposed development.

The scheme originally included for an area of open space which could have included a children's play area. However, the Parish Council specifically requested that the public open space be removed from the site with a connecting footpath link being provided to gain access through to open space areas and facilities proposed as part of the South East Coalville development. The plan has now been amended in accordance with the request from the Parish Council. Whilst such an approach would result in a shortfall of children's play provision (as it would be unreasonable for any adjacent developer to have to provide additional areas/equipment for children's play) and could also result in a deficit of children's play areas should the adjacent scheme never be delivered, this has to be weighed against the viability issues on the site (see 'Developer Contribution' section) and the specific request made by the Parish Council. In conclusion, although the scheme would not wholly comply with Policy L21, it is considered an acceptable approach in this instance.

Ecology

The County Ecologist originally raised no objection in principle to the development of the site as the grassland habitats on site are not of significant value. However, concerns were raised over the originally submitted layout as it failed to adequately protect the hedgerow and trees along the eastern boundary of the site which included a disused badger sett along with bat and bird activity.

Following a fundamental re-design of the site layout, dwellings are now positioned away from the eastern boundary. The County Ecologist now considers that the layout includes a reasonable buffer zone protecting the badger sett and eastern hedgerow. Conditions are recommended in respect of an updated badger survey prior to site clearance, if this does not take place within a year of the submitted survey, and a condition requiring vegetation removal/site clearance outside the bird-nesting season. Subject to the imposition of these conditions it is considered that the proposed development would have an acceptable impact

upon ecological interests.

Trees

The application is accompanied by an arboricultural assessment which has been considered by the Council's Tree Officer. The Council's Tree Officer considers that the trees along the eastern boundary are important as a hedgerow and the majority of these trees are shown as being retained. It would be necessary to attach a condition requiring an arboricultural method statement to show how root damage will be prevented when the shared access driveway is constructed.

In the south-eastern corner of the site is an Ash tree (T17) which is considered important for retention. However, the latest plans for the site have necessitated the introduction of a balancing lagoon and pumping station in this area of the site that would result in the loss of the tree. Whilst this is regrettable, the Council's Tree Officer notes that the tree could be felled without the need for a TPO and replacement with advanced nursery stock would mitigate the loss.

The Council's Tree Officer recommends that a detailed landscape plan is conditioned and particular attention should be had to the landscaping of the pumping station.

Having regard to these matters, and subject to conditions, it is considered that the scheme would have an acceptable impact upon existing trees and the scheme is considered to be acceptable in relation to Policy E7 of the Local Plan.

Developer Contributions

Paragraphs 203 and 204 of the NPPF set out the Government's policy in respect of planning obligations and, in particular, provide that planning obligations should be:

- necessary to make the proposed development acceptable in planning terms;
- directly related to the proposed development; and
- fairly and reasonably related in scale and kind to the proposed development.

Equivalent legislative tests are contained within the Community Infrastructure Levy (CIL) Regulations 2010.

The relevant developer contributions are listed below.

Affordable Housing

The Council's Affordable Housing Officer comments that the scheme should provide for 20% affordable housing within the site (which would equate to 6 dwellings). The Council's preferred approach is for this agreed provision to be made on site. Where a developer considers that there are exceptional circumstances why on site provision is not appropriate then an off site commuted sum can be paid in lieu of on site provision.

Transportation Contributions

The County Highway Authority has requested the following developer contributions, required in the interests of encouraging sustainable travel to and from the site, achieving modal shift targets, and reducing car use.

- Provision of Travel Packs; to inform new residents from first occupation what sustainable travel

choices are in the surrounding area (can be supplied by LCC at £52.85 per pack);

- Provision of 6 month bus passes, two per dwelling (2 application forms to be included in Travel Packs and funded by the developer); to encourage new residents to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car (can be supplied through LCC at (average) £350.00 per pass;

- Contribution towards equipping the nearest bus stop with Real Time Information (RTI) system; to assist in improving the nearest bus service with this facility, in order to provide a high quality and attractive public transport choice to encourage modal shift. At a total of £5840.

On 15 January 2013, the District Council's Cabinet considered a report relating to Delivering Growth and Prosperity in Coalville which set out proposals to prioritise highways infrastructure contributions in Coalville above affordable housing contributions given the need for significant transportation infrastructure to be provided so as to enable otherwise stalled development to be delivered. This would not apply in this instance as the scheme is for less than 50 dwellings.

Education

In respect of the proposed education contributions, Leicestershire County Council comments as follows:

Primary School Requirements:

The site falls within the catchment area of Hugglescote Primary School. The School has a net capacity of 420 and 959 pupils are projected on the roll should this development proceed; a deficit of 539 pupil places. There are currently 453 pupil places at this school being funded by S106 agreements from other developments in the area to be discounted. This reduces the deficit to 86 pupil places (of which 78 are existing and 8 are created by this development).

There are 4 other primary schools within a two mile walking distance of the development. The overall deficit including all schools within a two mile walking distance of the development is 55 pupil places. A total of 875 pupil places have been discounted that are being funded from S106 agreements for other developments in the area. The 8 deficit places created by this development can therefore not be accommodated at nearby schools and a claim for an education contribution of 8 pupil places in the primary sector is justified.

In order to provide the additional primary school places anticipated by the proposed development the County Council would request a contribution for the Primary School sector of £87,112.87 which would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Hugglescote Primary School.

High School Requirements:

This site falls within the catchment area of Newbridge High School. The School has a net capacity of 590 and 740 pupils are projected on roll should this development proceed; a deficit of 150 pupil places. A total of 141 pupil places are included in the forecast for this school being funded from S106 agreements for other developments in this area and have to be discounted. This reduces the total deficit for this school to 9 (of which 6 are existing and 3 are created by this development).

There are 2 other high schools within a three mile walking distance of the development. The overall deficit including all high schools within a three mile walking distance of the development

is 21 pupil places. A total of 286 pupil places have been discounted that are being funded from S106 agreements for other developments in the area. The 3 deficit places created by this development can therefore not be accommodated at nearby schools and a claim for an education contribution of 3 pupil places in the high school sector is justified.

In order to provide the additional high school places anticipated by the proposed development, the County Council requests a contribution for the high school sector of £53,628.51. This contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Newbridge High School.

Upper School Requirements:

The site falls within the catchment area of King Edward VII School. The College has a net capacity of 1193 and 1232 pupils are projected on the roll should this development proceed; a deficit of 39 pupil places.

There is one other upper school within a three mile walking distance of the development. There is an overall surplus in this sector after including all upper schools within a three mile walking distance of the development of 177 pupil places. An education contribution will therefore not be requested for this sector.

National Forest Planting

The National Forest Company request a financial contribution of £4600 given that no woodland planting or landscaping is proposed on site.

Civic Amenity

A contribution of £1961 is proposed to be made by the developer for Civic Amenity facilities in accordance with the requirements of Leicestershire County Council.

Library Services

A contribution of £900 is proposed to be made by the developer for library services in accordance with the requirements of Leicestershire County Council.

Conclusions in respect of Developer Contributions

The following requests have been made:

National Forest Company	£4,600
Education	£140,741.38
Civic Amenity	£1,961
Library	£900
County Highway Authority	£12,675 (based on 25% take up of bus passes)
Affordable Housing	£180,000 (approx. - based on a commuted sum of 30k per unit)
Total	£340,877.38

Whilst the need for the contributions per se is not disputed, the applicants are of the view that, should all of the contributions requested above be sought, the scheme would become unviable. The applicants have therefore provided a viability assessment, which has been reviewed on the

Local Planning Authority's behalf by the District Valuer. The viability assessment indicates that the scheme could only afford to pay a total of £182,625 and the District Valuer confirms that the findings in the viability assessment are accurate.

The applicant's current position is that they are willing to make full contributions with the exception of affordable housing which the scheme could only afford to provide £21,747.62. Whilst it is noted that some schemes will be acceptable without any affordable housing on site (or any off-site contribution) it is necessary to have regard to the particular circumstances of each application.

Clearly the absence of a full affordable housing contribution would fail to comply with the provisions of the District Council's Affordable Housing SPD which seeks to secure a minimum 20% contribution from new housing development in the Greater Coalville area. As set out above, the NPPF contains a presumption in favour of sustainable development, the dimensions of which include a social dimension, with the planning system's role being to support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. It is considered that, in this sense, the scheme would not perform well. On balance, however, given that the applicants have been able to demonstrate to the District Valuer's satisfaction that the full affordable housing contribution could not be provided from a viability point of view, and that full contributions are being made to other service areas including education, it is considered that a reduced contribution towards affordable housing would not be unacceptable in this case, and when balanced against all other viability considerations and other aspects of sustainable development.

The required Section 106 Agreement could, however, require periodic reviews of the economic viability of the scheme to be undertaken during the course of the development with a view to increasing the required developer contributions in the event of the profitability of the scheme improving.

Other

The County Footpath Officer originally requested that pedestrian links were provided between the application site and public footpath N85 as well as a financial contribution towards improvement works to this footpath. The existing public footpath is considered to provide connectivity to the adjacent housing development as well as other services to the south of the application site such as the doctor's surgery. The scheme has been amended to include pedestrian links and amended comments are awaited from the County Council Footpath Officer in this respect which will be included on the update sheet should they be received. A Grampian condition is recommended in respect of improvement works to Public Footpath N85.

Of those neighbour objections raised that have not already been addressed the impact of the proposal upon property prices, whether the land has been left in trust and the loss of a view are not material planning considerations. The proposed windows to the new properties would be located a sufficient distance away from rear gardens and, therefore, it is not necessary to attach conditions requiring windows to be obscure glazed.

Conclusion

The site is located in a sustainable settlement and the principle of the development is considered to be acceptable. The proposed development would be acceptable in terms of the residential amenities of existing and future occupiers, and would provide for an appropriate form of design that would be in keeping with the locality. The proposal would be acceptable in

relation to highway safety subject to appropriate planning conditions. The scheme would not result in significant impacts upon protected species and there would be no flood risk or drainage issues. There are no other relevant material planning considerations that indicate planning permission should not be granted.

The recommendation to grant planning permission has arisen following careful consideration of the development plan and all other relevant considerations.

Therefore, it is recommended that full planning permission be granted, subject to relevant planning conditions and entering into a Section 106 legal agreement.

RECOMMENDATION - PERMIT, subject to the following conditions and subject to a legal agreement to ensure appropriate contributions are made;

- 1 The development shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The proposed development shall be carried out strictly in accordance with the following schedule of plans, unless otherwise required by a condition of this permission:

Drawing number 150M (Proposed Site Plan) deposited with the Local Planning Authority on 25 August 2015;

Drawing number 270A (Proposed Plot 30) deposited with the Local Planning Authority on 3 August 2015;

Drawing number 271 (Proposed Plot 18) deposited with the Local Planning Authority on 3 August 2015;

Drawing number 251C (Proposed Plot 1, 2 and 3 - Elevations) deposited with the Local Planning Authority on 6 July 2015;

Drawing number 252B (Proposed Plot 4, 5, 6 and 7 - Floor Plans) deposited with the Local Planning Authority on 6 July 2015;

Drawing number 250B (Proposed Plot 1, 2 and 3 - Floor Plans) deposited with the Local Planning Authority on 6 July 2015;

Drawing number 253C (Proposed Plot 4, 5, 6 and 7 - Elevations) deposited with the Local Planning Authority on 6 July 2015;

Drawing number 261C (Proposed Plot 21 - Plans and Elevations) deposited with the Local Planning Authority on 29 June 2015;

Drawing number 259C (Proposed Plot 15, 19 and 28 - Plans and Elevations) deposited with the Local Planning Authority on 29 June 2015;

Drawing number 267 (Proposed Plot 20 - Plans and Elevations) deposited with the Local Planning Authority on 29 June 2015;

Drawing number 254C (Proposed Plots 8 and 9 - Plans and Elevations) deposited with the Local Planning Authority on 29 June 2015;

Drawing number 255C (Proposed Plot 10, 13 and 18 - Plans and Elevations) deposited with the Local Planning Authority on 29 June 2015;

Drawing number 258B (Proposed Plots 14 and 27 - Plans and Elevations) deposited with the Local Planning Authority on 29 June 2015;

Drawing number 256B (Proposed Plot 11 and 29 - Plans and Elevations) deposited with the Local Planning Authority on 12 June 2015;

Drawing number 260B (Proposed Plot 16 and 17 - Floor Plans and Elevations) deposited with the Local Planning Authority on 12 June 2015;
Drawing number 263B (Proposed Plots 22 and 23 - Floor Plans and Elevations) deposited with the Local Planning Authority on 12 June 2015;
Drawing number 257B (Proposed Plot 12 - Plans and Elevations) deposited with the Local Planning Authority on 12 June 2015;
Drawing number 264B (Proposed Plots 24 and 25 - Plans and Elevations) deposited with the Local Planning Authority on 12 June 2015;
Drawing number 450 B (Proposed Street Scenes) deposited with the Local Planning Authority on 12 June 2015;
Drawing number 265A (Proposed Plot 26 - Plans and Elevations) deposited with the Local Planning Authority on 12 June 2015;
Drawing number 158A (Proposed Land to be Maintained by Management Company) deposited with the Local Planning Authority on 25 August 2015;
Drawing number 157A (Proposed Fencing Plan) deposited with the Local Planning Authority on 25 August 2015.

Reason - To determine the scope of this permission.

- 3 Notwithstanding the submitted plans, nor condition 2 above, no dwelling shall be erected above damp proof course until full details of both hard and soft landscaping works and boundary treatments have first been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) Means of enclosure and boundary treatments to and within the site;
 - b) Hard surfacing materials;
 - c) Details of soft landscaping including schedules of plant species, plant sizes, planting plans and proposed numbers/densities where appropriate;
 - d) An implementation programme for the hard and soft landscaping and boundary treatments.

Reason - In the interests of visual and residential amenities.

- 4 Any tree or shrub which may die, be removed or become seriously damaged shall be replaced in the first available planting season thereafter and during a period of 5 years from the first implementation of the approved landscaping scheme or relevant phase of the scheme, unless a variation to the landscaping scheme is agreed in writing with the Local Planning Authority.

Reason - To provide a reasonable period for the replacement of any trees.

- 5 No dwelling shall be erected above damp proof course until such time as a scheme for the parking courtyards, including numbering of spaces and illumination, has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall be carried out in accordance with the agreed details.

Reason - To ensure the development provides for a satisfactory form of design, in the interest of amenity.

- 6 No development (except any demolition permitted by this permission) shall commence on site until a Risk Based Land Contamination Assessment has been submitted to and approved in writing by the Local Planning Authority, in order to ensure that the land is fit

for use as the development proposes. The Risk Based Land Contamination Assessment shall be carried out in accordance with:

- BS10175:2011+A1:2013 Investigation Of Potentially Contaminated Sites Code of Practice;
- BS 8576:2013 Guidance on Investigations for Ground Gas - Permanent Gases and Volatile Organic Compounds (VOCs)
- BS8485:2007 Code of Practice for the Characterisation and Remediation from Ground Gas in Affected Developments; and
- CLR 11 Model Procedures for the Management of Land Contamination, published by The Environment Agency 2004.

Should any unacceptable risks be identified in the Risk Based Land Contamination Assessment, a Remedial Scheme and a Verification Plan must be prepared and submitted to and agreed in writing by the Local Planning Authority. The Remedial Scheme shall be prepared in accordance with the requirements of:

- CLR 11 Model Procedures for the Management of Land Contamination, published by The Environment Agency 2004.

The Verification Plan shall be prepared in accordance with the requirements of:

- Evidence Report on the Verification of Remediation of Land Contamination Report: SC030114/R1, published by the Environment Agency 2010;
- CLR 11 Model Procedures for the Management of Land Contamination, published by The Environment Agency 2004.

If, during the course of development, previously unidentified contamination is discovered, development must cease on that part of the site and it must be reported in writing to the Local Planning Authority within 10 working days. Prior to the recommencement of development on that part of the site, a Risk Based Land Contamination Assessment for the discovered contamination (to include any required amendments to the Remedial Scheme and Verification Plan) must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details and retained as such in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the land is fit for purpose and to accord with the aims and objectives of paragraph 120 of the NPPF.

7 Prior to occupation of any part of the completed development, a Verification Investigation shall be undertaken in line with the agreed Verification Plan for any works outlined in the Remedial Scheme and a report showing the findings of the Verification Investigation relevant to either the whole development or that part of the development shall be submitted to and approved in writing by the Local Planning Authority. The Verification Investigation Report shall:

- Contain a full description of the works undertaken in accordance with the agreed Remedial Scheme and Verification Plan;
- Contain results of any additional monitoring or testing carried out between the submission of the Remedial Scheme and the completion of remediation works;
- Contain Movement Permits for all materials taken to and from the site and/or a copy of the completed site waste management plan if one was required;
- Contain Test Certificates of imported material to show that it is suitable for its proposed

use;

- Demonstrate the effectiveness of the approved Remedial Scheme; and
- Include a statement signed by the developer, or the approved agent, confirming that all the works specified in the Remedial Scheme have been completed.

Reason - To ensure that the land is fit for purpose and to accord with the aims and objectives of paragraph 120 of the NPPF.

- 8 Notwithstanding the submitted details, no development shall commence on site until such time as a tree protection plan and arboricultural method statement (including foundation designs and/or no-dig construction) has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall be carried out in accordance with the agreed details.

Reason - To ensure that existing trees are adequately protected during construction in the interests of the visual amenities of the area.

- 9 Notwithstanding the submitted plans, nor Condition 2 above, no development shall commence on site until such time as precise details of the treatment of all hard surfaces (including all access roads, footways, drives and parking / manoeuvring areas) have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the development provides for a satisfactory form of design, in the interest of amenity.

- 10 Notwithstanding the submitted plans, nor Condition 2 above, no dwelling shall be occupied until such time as precise details of the positioning and finishes of utility boxes to individual units have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure an appropriate form of design.

- 11 No development shall take place until the detailed design of the surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 100 year plus 30% (for climate change) critical rain storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Limiting the discharge rate and storing the surface water run-off generated by all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site - As outlined in the approved Flood Risk Assessment dated January 2015, Ref: CO14_474_12 undertaken by JMS;
- Detailed design (plans, cross, long sections and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall

arrangements;

- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.

Reason - To prevent the increased risk of flooding, both on and off site.

12 No development shall commence on site until such time as a scheme to dispose of foul drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the agreed details and timescales.

Reason - To protect the water environment.

13 If site clearance has not commenced by 30 November 2016 then an updated survey in relation to badgers (which shall include any mitigation measures) shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed the development shall thereafter be carried out in accordance with the agreed recommendations and any mitigation measures once provided shall thereafter be so retained.

Reason - To ensure that protected species are adequately protected and their habitat enhanced.

14 Unless first agreed in writing by the Local Planning Authority, no site clearance operations that involve the destruction or removal of vegetation on the site shall be undertaken during the months of March to August (inclusive).

Reason - To ensure that breeding birds are not adversely affected, in the interests of nature conservation.

15 No development shall commence on the site until a programme of archaeological work, commencing with an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation first submitted to and agreed in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions, and:

- The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme);
- The programme for post-investigation assessment;
- Provision to be made for analysis of the site investigation and recording;
- Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- Provision to be made for archive deposition of the analysis and records of the site investigation; and
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

No development shall take place at any time other than in accordance with the agreed Written Scheme of Investigation. None of the dwellings shall be occupied until such time as the site investigation and post investigation assessment has been completed in accordance with the programme set out in the agreed Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive

deposition has been secured.

Reason - To ensure satisfactory archaeological investigation and recording, and to comply with the NPPF.

- 16 Before first occupation of any dwelling hereby permitted, a visibility splay of 2.4 metres by 43 metres to the left hand side (south-west) shall be provided at the junction of the access with Forest Road; this shall thereafter be so maintained in future. Nothing shall be allowed to grow above a height of 0.9 metres above ground level within the visibility splay.

Reason - To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.

- 17 Before first use of the development hereby permitted, 1.0 metre by 1.0 metre pedestrian visibility splays shall be provided on the highway boundary on both sides of each access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway, in accordance with the current standards of the Highway Authority and shall be so maintained in perpetuity.

Reason - In the interests of pedestrian safety.

- 18 Off-street car parking and turning facilities shall be provided within the application site in accordance with the details shown on the submitted plan; the parking and turning areas shall be surfaced and marked out prior to the development being brought into use, and shall thereafter be so maintained at all times.

Reason - To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area and to enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

- 19 No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason - To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.

- 20 Nothing shall be set, nor allowed to grow to a height exceeding 0.6 metres above the level of the adjacent adopted carriageway.

Reason - To afford adequate visibility at the accesses/junctions to cater for the expected volume of traffic joining the highway network and in the interests of general highway safety.

- 21 Before first occupation of any dwelling, its access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose

aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.

Reason - To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

- 22 Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway including private access drives, and thereafter shall be so maintained.

Reason - To reduce the possibility of surface water from the site being deposited in the highway causing dangers to highway users.

- 23 Unless any alternative timescale is first agreed in writing by the Local Planning Authority, none of the dwellings hereby permitted shall be brought into use until such time as a scheme for the hard surfacing of public right of way N85 has been implemented in full in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Reason - To provide for improved pedestrian access to nearby services, in the interests of ensuring the development is sustainable in transportation terms.

- 24 Notwithstanding the submitted details, nor Condition 2 above, no work shall commence in respect of the construction of the proposed pumping station until such time as precise details of all associated above-ground works have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure an appropriate form of development, and to comply with Policies E4 and H7 of the North West Leicestershire Local Plan.

Notes to applicant

- 1 The pumping station requires landscape screening and it is recommended that suitable details are contained within the detailed landscaping scheme (Condition 4).
- 2 Your attention is drawn to the advice provided by the Environment Agency (Ref: LT/2015/119256/03-L01).
- 3 A section 106 legal agreement is required in order to secure the following:
 - partial contribution towards an off-site affordable housing contribution (£21,747.62)
 - Off site National Forest Planting contribution (£4,600)
 - education contribution (£140,741.38)
 - library contribution (£900)
 - civic amenity contribution (£1,961)
 - travel packs (can be supplied by LCC at £52.85 per pack)
 - 6 month bus passes, two per dwelling (£350 per pass)
 - equipping the nearest bus stop with Real Time Information (RTI) system (£5840)
 - review of the viability of the scheme within a certain period (i.e 3 years)
 - section 106 monitoring
- 4 Your attention is drawn to the comments made by the Council's Waste and Recycling Team dated Mon 20/07/2015 12:29.
- 5 Planning permission has been granted for this proposal. The Local Planning Authority

acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 6 Written requests to discharge one or more conditions on a planning permission must be accompanied by a fee of £97 per request. Please contact the Local Planning Authority on 01530 454666 for further details.