

**Planning Committee 20 October 2020
Report of the Planning Manager**

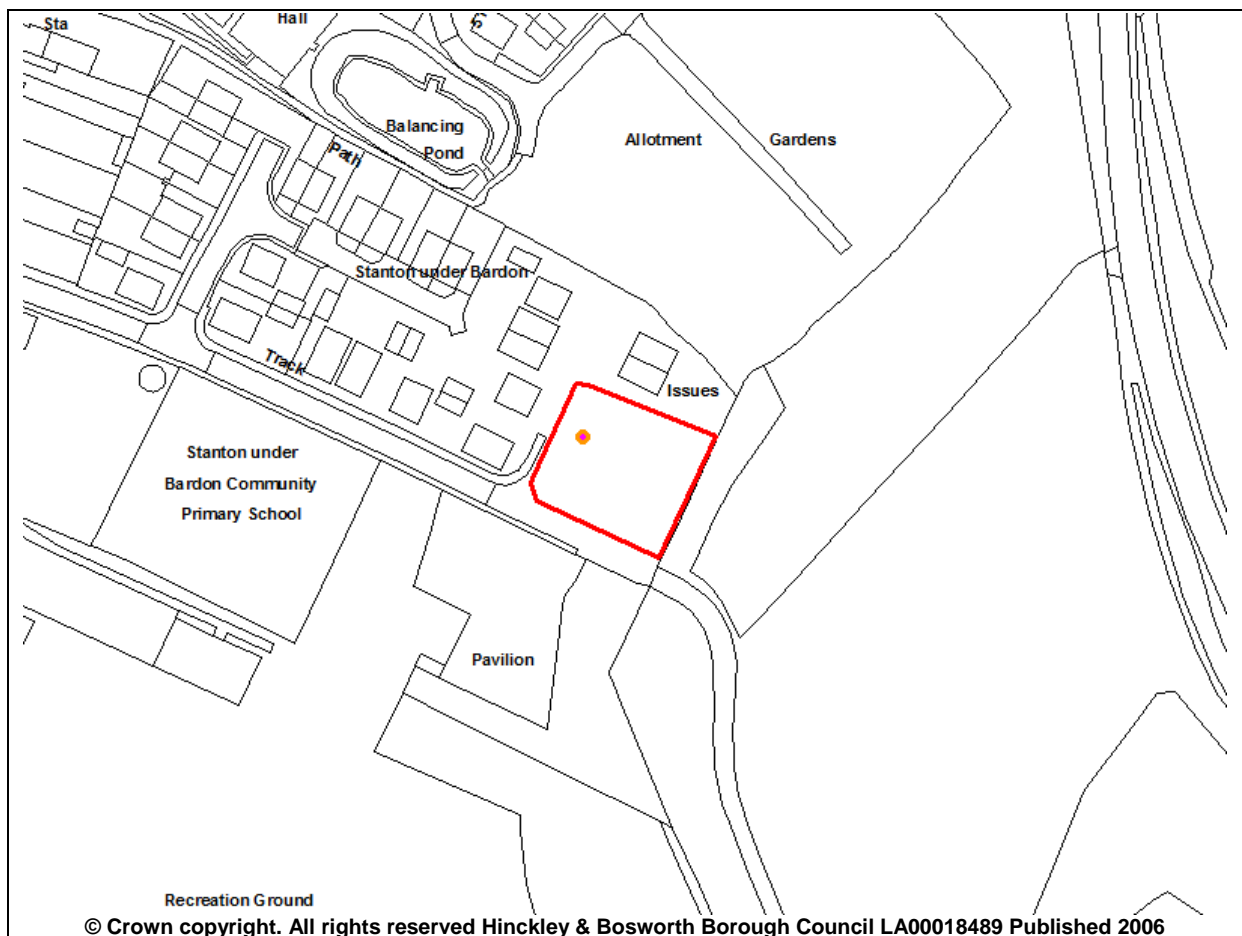
**Planning Ref: 20/00481/FUL
Applicant: Milner Arable
Ward: Markfield Stanton & Fieldhead**



**Hinckley & Bosworth
Borough Council**

Site: Land Adjacent Stanton-Under-Bardon Primary School Main Street Stanton Under Bardon

Proposal: Erection of 4 two storey dwellings including access and parking arrangements to be built on land associated with 12/01052/OUT



1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

1.2. That the Planning Manager be given powers to determine the final detail of planning conditions.

2. Planning application description

- 2.1.** This application seeks planning permission for the erection of 4 dwellings and associated infrastructure. The dwellings are comprised of two pairs of two storey 3 bedroomed dwellings.

- 2.2. This scheme forms part of a larger (Implemented) scheme for 25 dwellings approved under of 12/01052/OUT.

3. Description of the site and surrounding area

- 3.1. The application site is located in the settlement boundary of Stanton Under Bardon, and forms part of a parcel of overgrown land situated within a wider development, which has been recently constructed and is not occupied.
- 3.2. The application site is situated upon the corner of Horsepool Avenue and is bound by two storey residential dwelling to the north east and north west. To the south east (rear) the site is bound by a pumping station with woodland beyond. A public road of way runs to the south of the site, following the recently constructed highway serving the development, and extends into the woodland which is located beyond to the south.

4. Relevant planning history

12/01052/OUT

- Erection of up to 25 dwellings with associated parking, vehicular access and surface water balancing pond (outline application - access only)
- Appeal Allowed
- 31.03.2014

16/01042/REM

- Approval of reserved matters (appearance, landscaping, layout and scale) of planning permission 12/01052/OUT - erection of up to 25 dwellings with associated parking, vehicular access and surface water balancing pond
- Approval of reserved matters
- 23.03.2018

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and seven letters of objection have been received raising the following objections:
- 1) Stanton Under Bardon does not require more houses
 - 2) Extra cars results additional traffic along Main Street
 - 3) The development would result in a loss of view
 - 4) Occupies pay to maintain the grassed area this development is proposed upon
 - 5) Would result in over development
 - 6) Result in increase of on street parking from visitors
 - 7) Bought the house with the assurance that the land would not be built upon
 - 8) Development would result in a loss of light to the front of the properties on the opposite side of the road
 - 9) Will cause noise and disturbance to the quiet village
 - 10) There are two windows which overlook this site, and could result in the loss of privacy.
 - 11) Will result in loss of sunlight.
 - 12) Building work during construction would be disruptive

6. Consultation

- 6.1. The following consultees have no objections, some subject to conditions:

Leicestershire County Council (Highways)
Leicestershire County Council (Archaeology)
Leicestershire County Council (Ecology)

Environmental Health (Pollution)
Environmental Health (Drainage)
National Forest

- 6.2. Stanton Under Bardon Parish Council have not responded to the consultation

7. Policy

- 7.1. Core Strategy (2009)

- Policy 12: Rural Villages
- Policy 16: Housing Density, Mix and Design
- Policy 19: Green Space and Play Provision

- 7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2019)
- Planning Practice Guidance (PPG)

- 7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Drainage
- Land Contamination
- Infrastructure contributions

Assessment against strategic planning policies

- 8.2 Paragraph 2 of the National Planning Policy Framework (NPPF) (2019) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

- 8.3 Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016).

- 8.4 The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough. Policy 12 of the Core Strategy identifies Stanton under Bardon as a rural village which supports local services. Policy 12 seeks to allocate land for the development of a minimum of 30 new homes within the settlement boundary, taking into account the housing needs.
- 8.5 However, the housing policies in the development plan are considered to be out-of-date as they focus on delivery of a lower housing requirement than required by the up-to-date figure. Therefore, the application should be determined against Paragraph 11(d) of the Framework whereby permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 8.6 Notwithstanding the application of paragraph 11d and the tilted balance, using the Standard Methodology set by MHCLG, as of the 1st April 2020, the Council is able to demonstrate 5.15 years of deliverable housing supply. The most-up-to-date position therefore demonstrates that the Council is planning for its most recently calculated housing need.
- 8.7 This is weighed in the balance of the merits of the application and considered alongside the policies in the Site Allocations and Development Policies DPD and the Core Strategy, which are attributed significant weight as they are consistent with the Framework.
- 8.8 The application site is located within the settlement boundary of Stanton Under Bardon and is identified as a residential allocation with planning permission within the SADMP. As such there is generally a presumption in favour of such development. In addition given its position within the settlement boundary of Stanton under Bardon the site has reasonable access to a range of services and facilities within the village centre accessible by sustainable transport means. As such, the principle of residential development on site would be acceptable in terms of the adopted strategic planning policies, subject to all other planning matters being satisfactorily addressed.

Design and impact upon the character of the area

- 8.9 Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy 16 of the Core Strategy requires a mix of housing types and tenures to be provided taking into account the type of provision that is likely to be required.
- 8.10 The proposed development would be situated on a parcel of land situated to the north west on an area, which was initially identified as a possible drainage attenuation, however the attenuation for drainage was approved and provided further south of the application site, and as such the application site remains as a rough grassed area, which occupies a corner location in the wider development. The application site is bound by two storey dwellings to the north and west, and a pumping station to east.
- 8.11 The proposal relates to the erection of four dwellings, which would be two storeys in height and semi-detached. The proposed dwellings would be constructed of brick and roof tile, and would include details within the proposed elevations in the form of header and cills as well as chimneys. The proposed dwellings have been designed to reflect the scale and mass of the immediately neighbouring dwellings ensuring the dwellings are integrated into the wider development. The proposed parking would be incorporated into the frontage and within the curtilage of the dwellings.

- 8.12 Plots 3 and 4 occupies a prominent location due to being sited on a corner, at the end of the cul-de-sac serving Horsepool Avenue. Given its position regard has been had to ensure that both the north west facing and south west elevations are provided with active frontages, incorporating ground floor bay window and entrances. The proposed dwellings would be positioned to the south of No.51 albeit with a slight stagger within the proposed streetscene, however this is a relationship which can be observed on the opposing side of the road and wider development. The proposal includes a landscaping scheme and boundary treatment, which is reflective of the wider site. The use of planting proposed would ensure that parking spaces within the curtilage are softened and broken up, avoiding large expanses of hard surfacing.
- 8.13 By virtue of the proposed layout, scale, levels and design, and subject to the use of appropriate external materials which can be secured through conditions, the proposed scheme would complement the character of the surrounding area. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.14 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of the occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.15 The closest neighbour to the application site is no.51 Horsepool Avenue, situated to the north east. This property is a two storey semi detached dwelling, the side elevation of which would face towards the application site. No.51 would be positioned forward of plots 1 and 2, set away from the application site due to the intervening off street parking serving this existing dwelling, the proposal would provide approximately 4.2 metres between the existing and proposed side elevation of the dwellings. There is an existing first floor side facing window within the gable end of No.51 which faces towards the application. However this window serves a non habitable room, the bathroom, and at ground floor there is also a small secondary window serving the living room, however although secondary the proposed dwelling would be set back from No.51 to an extent that these windows would be obscured by the proposed development. Given the set back of the dwelling, the rear elevation of plot 1 would extend beyond the rear wall of No.51 by approximately 4.8 metres. However having regard to the separation distance and the orientation of the sun, although there would be some overshadowing the rear amenity in the mid to latter half the day, it would not be detrimentally adverse given the continued orientation of the sun. Plot 1 would have a first floor bathroom window facing No.51 however this would be obscurely glazed, and should permission be granted would be reasonable to condition to retain as such thereafter to protect the privacy of the neighbouring properties.
- 8.16 By virtue of the location of the site, the next nearest neighbouring properties reside on the opposite side of the Horsepool Avenue, No.39 and 41. The proposed dwellings would have a separation distance of 18 metres across an existing road and driveway. Therefore having regard to this relationship along with the separation distances the proposed scheme would not result in any significant adverse impact impacts upon privacy or residential amenities to No.39 and 41.
- 8.17 The proposed dwellings would be served by private rear amenity spaces, however they would fall below the recommended garden size of 80sqm for a three bedroomed dwelling as prescribed within the Good Design Guide. However the dwellings occupy a corner location on the edge of the settlement, in close proximity to Play and Open space provision and woodland walks and would not be overlooked. Therefore

although the garden sizes do not achieved the guideline for garden size in this instance it would not be considered to be adverse. Nevertheless the level of amenity space would be compromised should extensions and additions be carried out. Therefore in this instance it is considered reasonable and necessary to remove Permitted Development rights from occupiers to safeguard the amenity.

- 8.18 The proposal subject to conditions, would therefore be in accordance with Policy DM10 of the adopted SADMP.

Impact upon highway safety

- 8.19 Policy DM17 of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety. Policy DM18 of the SADMP seeks to ensure parking provision appropriate to the type and location of the development.
- 8.20 The application site would be served from a currently unadopted road off Main Street, which is subject to a S38 agreement to be adopted by the Highway Authority. Horsepool Avenue was built as part of planning permission 12/01502/OUT for the erection of up to 25 dwellings and has been surfaced with adequate width, radii and visibility splays in accordance with Leicestershire Highways Authority standard. In the last five years there are no recorded personal injury collisions within 500 metre of the application site and therefore Leicestershire Highways Authority have no objection to the use of the existing access.
- 8.21 The proposed dwellings would be provided with 2 car parking spaces to serve each three bedroomed property, which is in accordance with Highway parking standards. Leicestershire County Council (Highways) has assessed the application and the submitted information and subject to the imposition of conditions to ensure the parking and turning facilities have been implemented in accordance with the submitted plan have no objection to the proposed development. Therefore subject to the imposition of conditions the proposed development would be in accordance with Policies DM17 and DM18 of the adopted SADMP.

Drainage

- 8.22 Policy DM7 of the SADMP seeks to ensure that surface water and groundwater quality are not adversely impacted by new development and that it does not exacerbate flood risks.
- 8.23 The wider development site approved under 12/01052/OUT indicated that the ground is not suitable for drainage by infiltration. HBBC (Drainage) has assessed the application and, as no drainage details have been submitted, recommends a condition to require surface water drainage details, incorporating sustainable drainage principles, to be submitted for the prior approval and for any agreed scheme to be implemented prior to the construction of the foundations. The condition would be reasonable and necessary to demonstrate that the development would not create or exacerbate flooding in accordance with Policy DM7 of the adopted SADMP.

Land Contamination

- 8.24 Policy DM7 of the SADMP seeks to ensure that adverse impacts from pollution are prevented, this include impacts from noise, land contamination and light.
- 8.25 The application site was investigated for land contamination from the previous approval of the wider site (Ref: 12/01052/OUT) and subsequent remedial actions from that investigation were carried out as part of the development. However details of the remedial actions have not been provided as part of the application, and therefore it is considered necessary to impose conditions relating to contamination of the site to protect future occupants. Therefore the proposed development is considered to accord with Policy DM7 of the SADMP.

Infrastructure contributions

- 8.26 Policy DM3 of the adopted SADMP requires development to contribute towards the provision and maintenance of necessary infrastructure to mitigate the impact of additional development on community services and facilities.
- 8.27 The request for any planning obligations (infrastructure contributions) must be considered against the requirements contained within the Community Infrastructure Levy Regulations 2010 (as Amended) (CIL) and paragraph 56 of the NPPF (2019). The CIL Regulations and NPPF confirm that where developer contributions are requested they need to be necessary to make the development acceptable in planning terms, directly related and fairly and reasonably related in scale and kind to the development proposed.
- 8.28 Policy 19 of the adopted Core Strategy seeks to address existing deficiencies in the quality, quantity and accessibility of green space and children's play provision within settlements. The Open Space and Recreation Study 2016, updates these standards and also identifies the costs for off-site and on-site contributions. The application site is within close proximity to Stanton Under Bardon Recreation Ground, which is identified as formal park with a quality score of 73%. The quality target score as for all typologies is 80%. Although the quality score falls below the 80% target score, the wider development provided a monetary contribution towards the improvements of the play provision within Stanton Under Bardon. Therefore when having regard to the relatively high quality score and the existing contribution paid from the wider development of 25 dwellings, the addition of four dwellings would not have a significant impact upon the quality of the existing play and open space, therefore it is not considered reasonable nor necessary to require a contribution and would be considered to be acceptable, and therefore any request would not be CIL compliant. Therefore, notwithstanding Policy DM3 of the adopted SADMP and Policy 19 of the adopted Core Strategy, no contribution has been pursued in this case.

Other matters

- 8.29 Objections have been raised in respect to the sale of the surrounding houses based upon the land not coming forward to development. However the land formed part of an area for possible drainage attenuation which was not required and therefore reverted to an unused parcel of land within a wider development. Any misleading sales is a matter between interested parties at the time of sale and not a material consideration of the planning application.
- 8.30 With regard to comments relating to dust and dirt, such issues would normally be expected during the construction phase of any development. The mitigation of such would be likely to be included within a construction management plan should levels be expected to need to be appropriately managed.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.2. The housing policies in the adopted Core Strategy and the adopted SADMP are now considered to be out of date as they focussed on delivery of a lower housing requirement than required by the up-to-date figure. However the Council can demonstrate a 5 year housing land supply. Therefore, the 'tilted' balance in paragraph 11(d) of the Framework applies where the permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 10.3. The application site is within the settlement boundary of Stanton Under Bardon where residential development is generally acceptable in principle subject to all other planning matters being satisfactorily addressed. By virtue of the layout, scale, design and subject to satisfactory external materials and boundary treatments the proposed scheme would complement the character and appearance of the surrounding area and would not result in any significant adverse impacts on the privacy or amenity of any neighbouring properties or highway safety. The proposed scheme would be in accordance with Policy 12 of the adopted Core Strategy and Policies DM1, DM10, DM17 and DM18 of the adopted SADMP and the overarching principles of the NPPF (2019).
- 10.4. Paragraph 11 of the NPPF states that that any harm identified should be significant and demonstrably outweigh the benefits of the scheme. Given that no harm has been identified, the proposal is found to be sustainable development and is therefore recommended for full planning permission subject to conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:
- Planning conditions outlined at the end of this report
- 11.2 That the Planning Manager be given powers to determine the final detail of planning conditions.

11.3 Conditions and Reasons

1. The development hereby permitted 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 by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

Site Location Plan

Detailed Planning Proposals Dwg No. 19.3786.06

Detailed Planning Proposals Dwg No. 19.3786.07

Detailed Planning Proposals Dwg No. 19.3786.08

Detailed Planning Proposals Dwg No. 19.3786.09

Detailed Planning Proposals Dwg No. 19.3786.10

Received by the Local Planning Authority on the 19 May 2020

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwelling hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The dwelling hereby permitted shall be constructed in accordance with the approved finished floor level on Proposed Site Plan Drawing No. Detailed Planning Proposals Dwg No. 19.3786.06 received by the Local Planning Authority on the 19 May 2020.

Reason: To ensure that the development has a satisfactory appearance and in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. Notwithstanding the submitted details prior to first occupation of Plot 1 hereby permitted, the first floor bathroom window on the north east side elevation of the dwelling hereby permitted facing No.51 Horsepool Avenue shall be top-opening and fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and once so provided shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of the neighbouring dwelling from potential overlooking in accordance with Policy DM10 (criterion a) of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development hereby permitted shall not be occupied until such time as off street car parking provision with turning facilities has been provided and hard surfaced in accordance with Drawing No. 19.3786.06 received by the

Local Planning Authority on the 19 May 2020. Thereafter the on-site parking and turning provision shall be permanently so maintained at all times thereafter.

Reason: To ensure that adequate off-street parking and turning provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policy DM17 and Policy DM18 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraphs 108 and 110 of the National Planning Policy Framework (2019).

7. Development shall not begin until surface water drainage details and calculations, incorporating sustainable drainage principles (SuDS) have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the full details prior to the completion of development.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site to accord with Policy DM7 of the Site Allocations and Development Management Policies DPD and to ensure that surface water from the site is not deposited in the highway causing dangers to road users in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD (2016) and Paragraph 108 and 110 of the National Planning Policy Framework (2018).

8. The hard and soft landscaping scheme as detailed within Detailed Planning Proposal (Site Plan) Drawing No.19.3786.06 shall be completed prior to first occupation of any dwelling hereby approved. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

9. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be

dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the future occupants, to ensure adequate private amenity space is retained in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12. Prior to the commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored.

The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. Construction work of the development, hereby permitted, shall not take place other than between the hours of 07:30 hrs and 18:00 hrs on weekdays and 08:00 hrs and 13:00 hrs on Saturdays and at any time on Sundays and Bank Holidays unless other agreed in writing.

Reason: To minimise disruption to the neighbouring residents in accordance with Policy DM7 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

14. Prior to the commencement of development full details for the provision of electronic communications infrastructure to serve the development, including full fibre broadband connections, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and the infrastructure fully available prior to the occupation of each dwelling/unit on the site.

Reason: To ensure the provision of a high quality and reliable communications infrastructure network to serve the development to accord with paragraph 112 of the National Planning Policy Framework (2019).

11.4 Notes to applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
3. Where soakaway drainage is initially proposed, the suitability of the ground strata for infiltration should be ascertained by means of the test described in BRE Digest 365, and the results submitted to the Local Planning Authority and approved by the Building Control Surveyor before development is commenced. If the ground strata proves unsuitable for infiltration, alternative SuDS proposals will require the further approval of the Local Planning Authority before this condition can be discharged.