

Reference: 14/00136/FUL
Applicant: Springbourne Developments Ltd
Location: Land Adjacent To Trout Ponds Farm Twycross Road Sheepy Magna
Proposal: Erection of 24 new dwellings

RECOMMENDATION:- Grant subject to conditions and the signing of a Section 106 Agreement.

Introduction:-

The application is to be considered by Planning Committee, in accordance with the Scheme of Delegation, as the application has attracted interest from occupiers of five or more addresses (including the Parish Council), the views of which are contrary to the officer recommendation.

Application Proposal

Full planning permission is sought for the erection of 24 dwellings with associated parking and garaging. The scheme comprises 19 market dwellings (14 x three bedroom and 5 x four bedroom) and 5 affordable dwellings (2 x three bedroom and 3 x two bedroom).

20% affordable housing is proposed which would provide 5 affordable dwellings.

The existing farm access would be used, however modifications are proposed which include widening and the addition of a footpath. The improved access is intended to serve both the development and Trout Ponds Farm.

The Site and Surrounding Area

The site area is approximately 0.71ha in size and comprises of two elements divided by the existing drive serving Trout Ponds Farm. The larger area to the north of the drive is a flat open paddock. A mature hedge is planted along the northern boundary with Lodge Cottage.

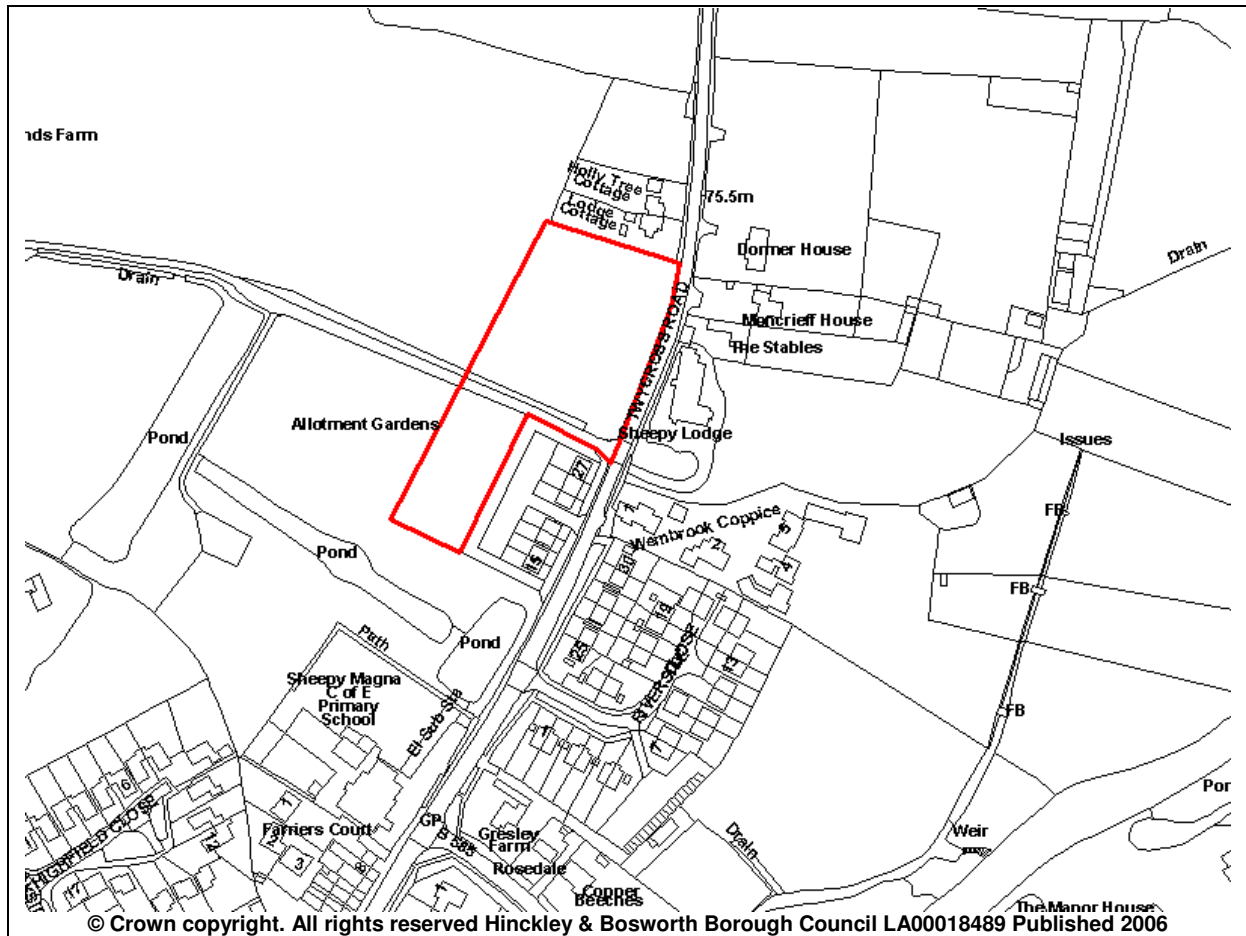
The smaller area south of the drive is adjacent to the private parking area to the rear of properties 15-27 Twycross Road. The boundary to the parking area is screened by mature planting. The land forms a small part of a large allotment area. It is understood that a small number of allotments within the proposed development area are currently worked however, the applicant advises that these tenants can be accommodated on alternative redundant plots.

Technical Documents submitted with application

Design and Access Statement
Viability Statement and Assessment
Great Crested Newt Survey
Ecology Assessment
Extended Phase 1 Habitat Survey
Archaeology Evaluation

Relevant Planning History:-

None relevant.



Consultations:-

No objection has been received from:-

Environment Agency
Environmental Health (Pollution)

No objection subject to conditions has been received from:-

Severn Trent Water Limited
Leicestershire County Council (Archaeology)
Leicestershire County Council (Ecology)
Leicestershire County Council (Highways)
Environmental Health (Land Drainage)
Street Scene Services (Waste)

As a result of the Developer Contribution consultation, Leicestershire County Council has made the following requests:-

- Director of Environment and Transport (Civic Amenity) requests £1,189
- Director of Adults and Communities (Libraries) requests £1,500
- Director of Children and Young Peoples Services (Education) requests £69,690.30

Sheepy Parish Council do not object to the application; however concerns have been raised in regard to the building line being too close to Twycross Road and asked if these can be moved in line with the original affordable homes to the south of the site.

A site notice and press notice were displayed and neighbours notified.

Five objections have been received from neighbouring properties raising the following issues:-

- a) no post office or shop in the village
- b) bus service has been reduced and is under threat
- c) loss of allotments
- d) highway safety
- e) Speeds along road often raised to 60/70 mph and a speed camera is suggested
- f) building line too near B4116, not in line with existing properties
- g) parking outside dwellings could cause more problems, 24 homes could lead to parking for at least 50 cars and more for visitors
- h) residual housing requirement of 15 dwellings which is notably less than the 24 dwellings proposed
- i) character and design not in sympathy with surrounding area
- j) no proven need
- k) density
- l) increase in demand of school places
- m) devaluation of property
- n) site on agricultural land
- o) drainage issues.

Policy:-

National Policy Guidance

The National Planning Policy Framework (NPPF) 2012
The National Planning Practice Guidance (NPPG) 2014

Hinckley & Bosworth Core Strategy 2009

Policy 12: Rural Villages
Policy 15: Affordable Housing
Policy 16: Housing Density, Mix and Design

Hinckley & Bosworth Local Plan 2001

Policy BE1: Design and Siting of Development
Policy BE16: Archaeological Investigation and Recording
Policy NE5: Development within the Countryside
Policy NE12: Landscaping Schemes
Policy T5: Highway Design and Vehicle Parking Standards
Policy IMP1: Contributions Towards the Provision of Infrastructure and Facilities
Policy REC1: Development of Recreation Sites
Policy REC2: New Residential Development - Outdoor Open Space Provision for Formal Recreation
Policy REC3: New Residential Development - Outdoor Play Space for Children

Supplementary Planning Guidance/Documents

New Residential Development (SPG)
Play and Open Space (SPD)
Affordable Housing (SPD)

Other Material Policy Guidance

Site Allocations and Development Management Policies Development Plan Document (Pre-Submission) – March 2015

Appraisal:-

The main considerations in the determination of this application are:-

- Principle of development
- Impact upon the character of the area
- Impact upon neighbouring amenity
- Impact upon the highway
- Archaeology
- Ecology
- Affordable Housing
- Developer contributions/viability

Principle of Development

Paragraph 11 - 13 of the National Planning Policy Framework (NPPF) states that the development plan is the starting point for decision taking and that it is a material consideration in determining applications. The development plan in this instance consists of the Core Strategy (2009) and the saved policies of the Local Plan (2001).

Additionally, paragraph 49 states that housing applications should be considered in this context and that policies relating to the supply of housing should not be considered up to date if the local authority cannot demonstrate a five year supply of deliverable sites. At the 1st April 2015, Hinckley & Bosworth Borough Council has a five year housing land supply.

Core Strategy Policy 12 identifies Sheepy Magna as a rural village. Rural Villages are less sustainable than the Key Rural Centres as car travel would be required in most cases to access employment and services. However, these areas will be the focus of limited development as it is considered necessary to ensure existing services and community cohesion is maintained.

The site lies outside of the settlement boundary for Sheepy Magna, as defined on the proposals map of the adopted 2001 Local Plan and is therefore within an area designated as countryside. Saved Local Plan Policy NE5 therefore applies. Policy NE5 seeks to guide sustainable development in rural areas and states that permission will only be granted for development subject to certain criteria. The criteria do not include new build residential development.

The emerging Site Allocations and Development Management Policies DPD (submission document March 2015) identifies part of this site as an allocated site (SHE02 - MSRHE01) for Sheepy Parva for 15 dwellings. The wider site was not allocated as it was identified there were allotments on site and it was considered this land was not available. As this document is at an advanced stage and has been submitted for examination, with the examination date

set for the 29th September 2015, the document comprises a material consideration and carries weight in regard to the determination of this application.

It is therefore considered that, whilst the development is not in accordance with the adopted Local Plan (2001) policies, the council's intention to allocate part of the site for residential development is clear in the Site Allocations and Development Management Policies DPD. It is therefore considered that the principle for residential development upon the element of the site which is an identified residential allocation is acceptable and in accordance with local policy.

However; an area of the site is outside of the identified allocation and would result in a loss of allotment land. Emerging Policy DM8 of the Site Allocations and Development Management Policies DPD seeks to protect open space sport and recreational facilities. This policy states that planning permission will not be granted for proposals resulting in the loss of land as identified in the most recent Open Space, Sport and Recreational Facilities study, except where:-

- a) a replacement equivalent can be made;
- b) there is a demonstrated surplus of that typology; or
- c) the development of a small part of a larger site would result in the enhancement of a facility on the remainder of the site.

The allotment site is a private site and is not identified within the Open Space, Sport and Recreational Facilities study. However, the study does identify that there is a deficiency in the parish of Sheepy (which includes Ratcliffe Culey). No public allotment sites are available to residents within the parish of Sheepy. The applicant has provided supporting information in regard to the use of the allotments. This identifies that approximately 30% of the allotments are in use whilst the remaining 70% of the site is unused. The proposed development would result in the loss of 800 square metres of existing allotment land, which is approximately 20% of the entire allotment site. Due to the underuse of the site these lost allotment plots can be accommodated elsewhere on site and the site would still have a surplus of approximately 50%. The applicant has submitted a plan demonstrating how the existing used allotment plans can be accommodated elsewhere within the wider allotment site.

Whilst there is an identified need for allotments in Sheepy Parish, this private allotment site is underused. The loss of part of the allotment site will require the relocation of existing allotments; however it would still result in additional 'vacant' allotment plots on site. It is considered that with this evidence that there is a surplus of allotment space and therefore the loss of an element of the site (approximately 20%) is acceptable and in accordance with emerging Policy DM8 of the Site Allocations and Development Management Policies DPD.

Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Sustainable development can be viewed as economic, social and environmental, however these points cannot be taken in isolation as they are mutually dependant. It is therefore important to assess the impacts of the scheme in regards to these three issues:-

Environmental - The proposal is on a greenfield site including agricultural and allotment land. This proposal would result in the loss of this open land. However, the design of the development is in keeping with the character of the area (see more detail in section below). Therefore whilst the proposal would result in a loss of open agricultural/allotment land it is considered due to the layout and design of the proposal it will not harm the character of the area and would therefore have an acceptable impact upon the environment.

Social - Sheepy Magna is a small village which includes a public house, memorial hall, church and a primary school. This development will help sustain the school for the future, however it is acceptable that it will also provide additional pressures to the school in regards to increase in pupil number. Additionally the scheme is proposing five affordable homes; there is an identified need for affordable homes within the area. Whilst the proposal will not deliver the 40% affordable housing on site required by Core Strategy Policy 15, the provision of affordable homes will provide much needed affordable housing within the area.

Economic - The site will provided limited economic impacts through the creation of jobs through the construction of housing.

Whilst this site is outside the settlement boundary it cannot be classed as an isolated countryside location, as it is bound on two sides by residential development. The proposal would alter the character of the area from an open field with views to the countryside to a residential estate, however it is considered that the harm would be alleviated by the design of the proposed dwellings and layout of the scheme, which is in keeping with the character of the village. Additionally the proposal will be providing needed affordable housing to the area.

For these reasons above it is considered that the principle of residential development on this site is acceptable and in accordance with national and emerging local policies.

Impact Upon the Character of the Area

Policy BE1 (criterion a) of the Local Plan requires development to complement or enhance the character of the surrounding area with regard to scale, layout, mass and design.

Concerns have been raised through the consultation in regard to the proximity of the proposed dwellings to Twycross Road. The Parish Council have requested that the dwellings are pulled back to be in line with the dwellings to the south of the site. Whilst the proposed dwellings along Twycross Road (Plots 16-22) do not strictly sit in line with the existing dwellings to the south, they are set back from the highway by a minimum of 5 metres. However, due to a slightly staggered building line this increases to 7 metres to the north of the site. It is considered that this provides an acceptable set back distance and includes small front gardens, in keeping with the existing properties along Twycross Road. However, it is important to ensure the landscaping to this frontage is appropriate and open to provide the 'green frontage' along Twycross Road. Therefore a landscaping condition, including boundary treatments is recommended.

The design of the proposed dwellings fronting Twycross Road include more traditional design features, such as porches, dormer windows, bay windows, chimneys and some gable end elements. The glazing proportion is in keeping with the properties to the south of the site. These design elements would provide interest to the street scene and includes existing design features of the surrounding properties within Sheepy Magna. The design of the scheme has ensured that there is no frontage parking for plots 16 to 22 (dwellings fronting Twycross Road). Parking for these plots is served by a shared parking court to the rear of the properties which is accessed from the main access driveway to the development. However, this has resulted in two blank elevations to the street scene, which are the rear elevations of the garages. It is possible that with careful landscaping these blank elevations can be softened with tree planting. Additionally due to the lower ridge height of these elements this provides a variation of roofscape along this frontage, which improves the design of this scheme when viewed from Twycross Road.

The height and scale of the dwellings are similar to the dwellings proposed along Twycross Lane, however the design of the proposed dwellings within the site are more varied. The designs include larger glazing elements, a mixture of roof designs, external and integral

garaging and dormer windows. These provide interest to the street scene and a mix of dwelling types. Whilst these do differ to the more traditional designs of buildings within Sheepy Magna it is not considered that the development will cause a detrimental harm to the character of the area.

It is considered that the layout, scale and appearance of the development is appropriate to its setting and is in accordance with Policy BE1 (criterion a) of the Hinckley and Bosworth Local Plan (2001).

Impact Upon Neighbouring Residential Amenity

Policy BE1 (criterion (i)) of the adopted Local Plan and SPG require that new residential development does not adversely affect the amenities or privacy of the occupiers of neighbouring properties. The proposed development abuts properties to the south (15, 17, 19, 21, 23, 25 and 27 Twycross Road) and north (Lodge Cottage).

Plots 1, 6, 22 and 23 have been designed to avoid any potential overlooking to existing properties 15/27 Twycross Road. Plot 1 is designed to ensure no windows, except an obscure glazed bathroom window, are included within the side (east) elevation to avoid overlooking the existing properties to the east and Plot 6 is set back 6 metres from the boundary by the access road. Additionally a parking area exists to the rear of the existing property adding an additional separation distance of approximately 17 metres. Plots 22 and 23 sit to the north of the existing dwellings and the proposal would have a separation distance of 7.5 metres (which is the access road and footpath) and additionally an existing planted buffer sits between no. 27 Twycross Road and the proposed development. This separation distance and the planted boundary would alleviate the potential additional noise due to increased traffic movements along the access and would remove overlooking to the private rear gardens of the existing properties. It is therefore considered that the proposal would not be detrimental to the privacy or overlooking of existing residential properties 15-27 Twycross Road.

Plots 13 - 16 abut the boundary of Lodge Cottage. Plots 14 - 16 are set back from the boundary by a minimum of 8 metres and a maximum of 10 metres to allow for private rear gardens. Along the boundary with Lodge Cottage are three trees and some hedging, which would help screen and prevent overlooking from the proposed development to Lodge Cottage. Plot 13 does not include a separation distance similar to plots 14-16, however it is designed to ensure the principle windows are to the rear (west) elevation. A window at the first storey level is included within the north elevation, however this serves a bathroom and would be obscure glazed. It is therefore considered that this would not cause any overlooking or overbearing impact upon the residential amenity of Lodge Cottage.

It is therefore considered that the proposal would not harm existing residential amenity and includes appropriate private amenity space for each proposed dwelling and is therefore in accordance with Policy BE1 (criterion i) of the adopted Local Plan (2001) and the SPG on New Residential Development (2000).

Impact Upon Highway Safety

Policy T5 of the Local Plan states that proposals should not impact upon highway safety or the satisfactory functioning of the local highway network. Additionally paragraph 32 of the National Planning Policy Framework states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Concerns were originally raised by Leicestershire County Council Highways in regard to the visibility to the south of the access to the proposal. However, additional information has been submitted by the applicant which demonstrates that whilst a small area of land to the south is not within their ownership there is an existing Section 106 Agreement for planning permission ref: 98/00243/FUL which requires the land not to be built on to achieve a visibility for the existing development. In light of this information the Highway Authority consider that appropriate visibility can be achieved for this development and remove their objection to the proposal, subject to several conditions. It is considered that some of the conditions requested by the Highway Authority are not reasonable or necessary, including requirement of works to footpath and waiting restrictions which can be secured through a separate s278 Agreement. Additionally conditions in regard to pedestrian visibility splays to all private access points, parking and turning facilities, gradient of drive, set back of garage doors and vehicular gates are not considered necessary as the details are either not required or have been provided on the submitted plans.

Off site parking is provided for all proposed properties. The proposed affordable dwellings have one off street parking space per dwelling with three visitor parking spaces. All proposed market three bedroomed properties have at least two off street parking spaces, which includes either integral or separate garages the dimensions meet the requirements to be classed as parking spaces. Two of the four proposed four bedroomed dwellings include parking for three vehicles, which is in accordance with the adopted parking standards. However plots 16 and 17 only provide two parking spaces, which is below the adopted parking standards. The Highways Authority have not objected to the parking on site however have requested a condition requiring a plan indicating parking off site for the development. Discussions are still underway with the applicant to seek amendments to the parking provision on site which will be reported as a late item

It is therefore considered that this proposal is acceptable and would not have a detrimental impact upon highway safety and is therefore in accordance with Policy T5 of the Local Plan (2001).

Archaeology

Paragraph 129 of the NPPF requires the local planning authority to consider the impact of the development upon any heritage assets, taking into account their particular archaeological and historic significance.

The submitted archaeological evaluation identifies that the site lies in an area of significant archaeological potential. The archaeological evaluation revealed below-ground archaeological remains of medieval occupation, including property boundaries and refuse pits, throughout the application site.

It is therefore recommended by Leicestershire County Council Archaeology that a condition is included requiring a full archaeological investigation is undertaken on the site prior to the commencement of development to ensure the identified heritage asset is fully assessed. This would involve full archaeological excavation of the application site, to enable the archaeological remains present to be investigated and recorded prior to any other ground disturbance commencing.

Subject to the inclusion of the suggested condition it is considered that this development would not harm any identified heritage assets and is therefore in accordance with the NPPF.

Ecology

Paragraph 109 of the NPPF recognises the wider benefits of ecosystems and that the planning system should minimise impacts on biodiversity.

The applicant has submitted a Phase 1 Habitat Survey with the application. Leicestershire County Council Ecology have raised no objections; however a request has been made to ensure a native species hedge is planted along the western edge alongside open countryside. This can be secured through the landscaping condition recommended.

It is therefore considered that this proposal would not be detrimental to biodiversity or existing ecosystems and is therefore acceptable and in accordance with paragraph 106 of the NPPF.

Affordable Housing

Policy 15 of the Core Strategy requires developments of 4 dwellings or more in rural areas (of which Sheepy Magna is classed under) to provide 40% affordable housing with a tenure split of 75% social rented and 25% intermediate housing. The applicant has presented a viability appraisal to state that that it is not possible to achieve the full 40% affordable housing requirement and an offer of 20% has been proposed instead.

This would equate to 5 affordable dwellings on site as follows:-

- 2 x three bedroom 5 person homes for rent
- 3 x two bedroom 4 person homes for shared ownership

This mix would be secured by way of a Section 106 agreement. Whilst the proposed amount would not comply with the requirements as set out in Policy 15 of the Core Strategy it is considered that the 20% proposed would be acceptable in this instance.

Developer Contributions/Viability

Due to the scale of the proposal developer contributions are required to mitigate the impact of the proposed development upon existing community services and facilities in accordance with saved Policy IMP1 of the adopted Local Plan (2001).

In addition to the contributions raised by Leicestershire County Council, a contribution of £44,102.40 is also required in line with policy REC3 and the Plan and Open Space Supplementary Planning Document.

The lawfulness of developer contributions must be considered alongside the requirements contained within the Community Infrastructure Levy Regulations 2010 (CIL). The regulations require that where developer contributions are requested they need to be necessary, directly related and fairly and reasonably related in scale and kind to the development proposed.

The applicant has submitted a viability assessment stating that it would not be viable to deliver the scheme with the contributions requested.

An independent evaluation of the applicant's Viability Assessment has been undertaken and has found that the figures submitted are considered acceptable and reasonable. The evaluation therefore concludes that the request for contributions would render the development as unviable.

The NPPF states that to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Following receipt of the applicant's viability appraisal which has been accepted by the council's independent assessors it is considered that developer contributions cannot be secured in this instance.

It has been raised that the proposal will have an impact upon the local school provision and without the payment of contributions the scheme will not address or alleviate this issue. Additionally the scheme will not contribute to the improvement and maintenance of the existing play and open space in Sheepy Magna. However, it is considered on balance that the delivery of market and affordable housing on site outweighs the harm of the impact to local school provision and play and open space and is therefore sustainable.

Conclusion

Part of the site is identified as a residential allocation within the emerging Site Allocations and Development Management Policies DPD and therefore the principle of development is considered acceptable. However, a part of the proposal site is an allotment site; this site is underused with only 30% of plots in use. Evidence has been submitted by the applicant to clarify that the plots in use lost by the proposal can be accommodated elsewhere on the site. It is therefore considered that the loss of part of the allotment site is acceptable and in line with policy. Therefore the principle of residential development on the proposed site is considered to be acceptable.

It is considered that the proposed design and layout of the scheme is acceptable and will not be detrimental to the character of the area or the amenity of existing residents. Subject to several conditions the proposed development would be in accordance with both national and local planning policy.

RECOMMENDATION:- Grant subject to conditions and the signing of a Section 106 Agreement.

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:-

01A - Site Location Plan received 31 October 2014
04F - Site Layout received 27 March 2015
23B - Street Scenes received 03 September 2015
23 - Garages received 31 October 2014
28 - House Type C - handed received 31 October 2014
07 - House Type C received 31 October 2014
10 - House Type E received 31 October 2014

11A - House Type F plans received 31 October 2014
12A - House Type F elevations received 31 October 2014
08A - House Types D1 received 31 October 2014
09A - House Type D2 received 31 October 2014
35 - House Type G3 plans received 9 February 2015
36 - House Type G3 elevations received 9 February 2015
14 - House Type A2 received 31 October 2014
13A - House Type B2 received 31 October 2014
14 - House Type A2 received 31 October 2014
36 - House Type G3 elevations received 9 February 2015
35 - House Type G3 plans received 9 February 2015
09A - House Type D2 received 31 October 2014
08A - House Type D1 received 31 October 2014
12A House Type F elevations received 31 October 2014
11A - House Type F plans received 31 October 2014
10B - House Type E received 3 September 2015

- 3 No development shall commence until details of the external facing and roofing materials have been submitted to and agreed in writing by the local planning authority. The development shall then be carried out in accordance with those approved details.
- 4 No development shall commence until details of the proposed ground levels of the site, and proposed finished floor levels shall be submitted to and approved in writing by the local planning authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.
- 5 The development hereby permitted shall not commence until surface water drainage details, incorporating sustainable drainage principles (SuDS) and an assessment of the hydrological and hydrogeological context of the development, and disposal of foul water sewage, have been submitted to and approved in writing by the local planning authority. The development shall be implemented in full accordance with the approved details.
- 6 No development shall take place until a programme of archaeological work (detailed archaeological excavation) including a Written Scheme of Investigation is submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions; and:-
 - a) The programme and methodology of site investigation and recording
 - b) The programme for post investigation assessment
 - c) Provision to be made for analysis of the site investigation and recording
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No works shall take place other than in accordance with the approved Written Scheme of Investigation.

- 7 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation, required by Condition 6, and the

provision made for analysis, publication and dissemination of results and archive deposition has been secured.

- 8 No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme.
- 9 All changes in ground levels, hard landscaping, planting seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding seasons (October - March inclusive) following the commencement of the development. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damages or diseased shall be replaced in the next planting season with others of a similar size and species.
- 10 Before first use of the development hereby permitted, a visibility splay of 2.4 metres by 43 metres to the left hand side (north) shall be provided at the junction of the access with Twycross Road. This shall be maintained in perpetuity; nothing shall be allowed to grown above a height of 0.6 metres above ground level within the visibility splay.
- 11 No dwelling hereby permitted shall be occupies or be permitted to be occupies unless and until its access drive and any turning space has been surfaced with a hard bound porous material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary this shall be so maintained at all times.

Reasons:-

- 1 To comply with the requirements of Section 19 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 (criterion a) of the adopted Hinckley and Bosworth Local Plan 2001.
- 4 In the interests of visual amenity, to accord with Policy BE1 (criterion a) of the adopted Hinckley and Bosworth Local Plan 2001.
- 5 To minimise the risk of flooding to accord with Policy NE13 of the adopted Hinckley & Bosworth Local Plan.
- 6&7 To ensure satisfactory archaeological investigation and recording in accordance with the National Planning Policy Framework (Section 12, paragraph 141 and Policy BE13 of the Hinckley and Bosworth Local Plan 2001.
- 8 To ensure that the development has a satisfactory external appearance to accord with Policy BE1 (criterion a) of the adopted Hinckley & Bosworth Local Plan 2001.
- 9 To ensure the approved landscaping scheme is undertaken in a timely fashion and is continually maintained to accord with Policy NE12 of the adopted Hinckley & Bosworth Local Plan 2001.

- 10 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 in line with Policy T5 of the adopted Hinckley & Bosworth Local Plan 2001.
- 11 To avoid displacement of loose material onto the highways in the interests of highway safety in accordance with Policy T5 of the adopted Hinckley & Bosworth Local Plan 2001.

Notes to Applicant:-

- 1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- 2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.
- 3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).
- 5 The proposed landscaping scheme should include a native species of hedge in keeping with the request of Leicestershire County Council Ecology.

Contact Officer:- Helen Wilson Ext 5691