

DPP Planning

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Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Ref: 5975LEa/L001

Date: 30 January 2025

Dear Sir/Madam

SUBMISSION OF DOCUMENTS RESERVED BY CONDITIONS 5, 7, 8, 10, 16, 21, 22 AND 23 OF PLANNING APPLICATION 22/00527/OUT AT LAND SOUTH OF 295 MAIN STREET, STANTON UNDER BARDON, LEICESTERSHIRE

Introduction

On behalf of our client, Allison Homes, we hereby submit details reserved by conditions 5, 7, 8, 10, 16, 21, 22 and 23 of planning permission reference 22/00257/OUT, relating to an outline permission for development of 50 dwellings with all matters reserved except access at land south of 295 Main Street, Stanton under Bardon, Leicestershire.

The application has been submitted via the Planning Portal today (with Planning Portal reference number PP-13722199), and the application fee has been paid directly through the Planning Portal.

In addition to this cover letter and the application forms, the application includes the following:

- Geoenvironmental Appraisal by Lithos (reference 4252/2, dated August 2023)
- Section 104 Layout by BM Civil Engineering Ltd (reference 24001-BMC-2-XX-DR-C-500, revision P03)
- Surface Water Management Plan by Allison Homes (reference SUB/SWMP/01, dated 27 January 2025)
- Construction Traffic Management Plan by Allison Homes (reference SUB/CTMP/01, dated 22 January 2025)
- Planning Layout by Allison Homes (reference SUB/PL/001, revision C dated 13 January 2025))
- Detailed Soft Landscaping Proposals Sheet 1 of 2 by Pegasus Group (reference P24-1430_EN_0002_S1_REV A)
- Detailed Soft Landscaping Proposals Sheet 2 of 2 by Pegasus Group (reference P24-1430_EN_0002_S2_REV A)
- Ecological Assessment Extract by Tyler Grange (reference 13791_R04c, Revision C)
- NAV Water, Wastewater Adoption, Electricity and Fibre Installation Proposal by Infrastructure Gateway Ltd (reference W24-5558-MU Rev B)

Condition 5

Condition 5 is worded as follows:

“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 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.”

In respect of this condition, a Geoenvironmental Appraisal (4252/2, dated August 2023) has been prepared by Lithos. This Appraisal finds that land contamination is mostly within suitable levels to not require any further treatment.

Condition 7

Condition 7 is worded as follows:

“No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority. The development must be carried out in accordance with these approved details, which shall be completed prior to first occupation.”

To discharge this condition, a Section 104 Layout (reference 24001-BMC-2-XX-DR-C-500, revision P03) has been prepared by BM Civil Engineering Ltd. This layout shows stormwater sewers in the development flowing into an attenuation pond, itself draining to a watercourse, with the flow to watercourse controlled by a storm brake.

Condition 8

Condition 8 is worded as follows:

“No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by, the Local Planning Authority. Details shall demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided. The construction of the development shall be carried out in accordance with these approved details.”

To discharge this condition, a Surface Water Management Plan (reference SUB/SWMP/01) has been prepared by Allison Homes. The plan shows surface water discharging into the proposed attenuation basin and watercourse to the southeast of the site, with both protected by silt fencing to prevent contamination.

Condition 10

Condition 10 is worded as follows:

“No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude the requirement for testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.”

Within the aforementioned Geoenvironmental Appraisal (4252/2, dated August 2023) as submitted for Condition 5, the results of infiltration testing are included within Section 9. It is concluded that infiltration is unsuitable for the site as a drainage element, and thus the current method of controlled discharge to watercourse is adopted.

Condition 16

Condition 16 is worded as follows:

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

To discharge this condition, a Construction Traffic Management Plan (reference SUB-CTMP-01, dated 22/01/2025) is submitted. The CTMP shows the flow of site traffic through the site (using the main access road), with a wheel washing facility located outside the site compound, as well as the locations of car parking, storage units and skips within the compound. Wheel washing is to be provided upon commencement of ground works.

Condition 21

Condition 21 is worded as follows:

“No development shall take place until a scheme for the treatment of the Public Right of Way (R19) has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include details of surfacing, width, structures, signing, landscaping, and management during construction, in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. The scheme shall be implemented in full prior to the first occupation of any dwelling.”

To discharge this condition, the Planning Layout, and two Detailed Soft Landscape Proposals are submitted. All show the PROW at 2 metres wide, bounded by some soft landscaping, and with one dwelling fronting onto the path. There will be no structures or signage built on or relating to the PROW. During the construction phase the PROW is planned to be temporarily closed for a period of 18 months from start of development in order to allow essential works to be carried out.

Condition 22

Condition 22 is worded as follows:

“Before any development commences on site, including site works of any description, a Tree Protection Plan for the Category B Tree, T23, as identified within the submitted Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan (submitted: 01.06.2022), which has been prepared by a suitably qualified arboriculturist shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include protective barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left unsevered. The development shall be implemented in accordance with the approved Tree Protection Plan.”

To discharge this condition, an excerpt of the ecological assessment (with reference 13791_R04c) has been provided which relates to trees and the protection of T23 in paragraph 3.21.

Condition 23

Condition 23 is worded as follows:

“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 must be fully available prior to the occupation of each dwelling/unit on the site.”

To discharge this condition, an agreement between the client and Infrastructure Gateway Ltd (reference W24-5558-MU, Revision B) is submitted. The agreement includes details of the infrastructure to be provided to serve the development, including freshwater, electricity and full fibre broadband.

Conclusion

In light of the above, and the details hereby submitted, it is considered that the relevant conditions can be discharged.

We look forward to receiving your confirmation that this application has been registered. If in the meantime there is anything else you require, please do not hesitate to contact me.

Yours sincerely



Andison Iu
Assistant Planner

DPP

