

**Planning Committee 21 January 2025
Report of the Head of Planning**

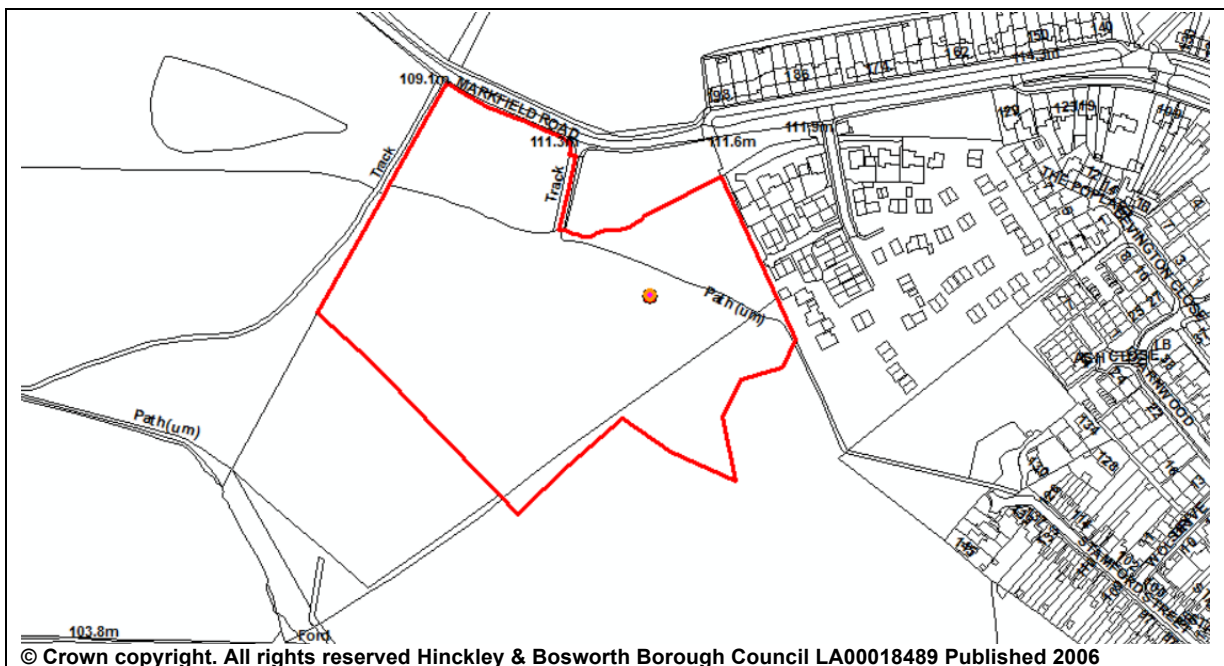
**Planning Ref: 24/00461/REM
Applicant: LAGAN HOMES LIMITED
Ward: Ratby Bagworth And Thornton**



Hinckley & Bosworth
Borough Council

Site: Land south of Markfield Road, Ratby, Leicestershire

Proposal: Approval of Reserved Matters (appearance, landscaping, layout and scale) for outline application 22/00648/OUT for residential development of up to 75 dwellings alongside associated site infrastructure, open space and discharge of Condition 2



1. Recommendations

- 1.1. Approve Reserved Matters details subject to:
- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks approval of Reserved Matters comprising appearance, landscaping, layout and scale further to outline permission ref 22/00648/OUT for residential development of up to 75 dwellings alongside associated site infrastructure, open space and the discharge of Condition 2 of the outline permission which requires the submission of reserved matters details before development can commence on site.
- 2.2. The mix of accommodation on site will comprise the following:
- 4x 1 bed maisonettes
 - 16x 2 bed houses
 - 36x 3 bed houses

- 19x 4+ bed houses
 - 75 dwellings in total
- 2.3. Affordable housing provision on site has been agreed at the outline stage as part of the S106 legal agreement and comprises 8x Affordable First Homes, 11x Affordable Rent and 11x Shared Ownership units.
- 2.4. Site access has already been approved as part of the outline permission 22/00648/OUT.
- 2.5. The existing Public Right of Way which runs through the site will be maintained and will provide a link to the Phase 1 development site which lies to the east of this development.
- 2.6. As originally submitted, the application was considered to require some further information/clarification in relation to the following matters:
- Layout
 - Drainage details
 - Open space
 - Boundary treatments
 - Garden sizes
- 2.7. Further information was subsequently submitted by the applicant and a re-consultation carried out.

3. Description of the site and surrounding area

- 3.1. The site is located off Markfield Road, west of Ratby, Leicestershire. The site comprises approximately 13.52 acres (5.47 hectares) of two arable fields and is bordered to the north by a natural green buffer (Martinshaw Wood) against Markfield Road which also forms the site access. To the west of the site there is more natural buffer land where Pear Tree Wood is located, to the south lies rough natural pasture land and to the east is the development area phase 1 under construction (Planning Ref.20/00462/FUL).
- 3.2. The site is surrounded by hedges along the boundary except for the south western edge and also along both sides of the current access to the site. There is also an additional hedgerow stretching across the site from the west to end of the access road. The topography of the site varies but generally slopes from the centre to the west with a 5m drop in height from the centre to the western edge of the site.

4. Relevant planning history

22/00648/OUT

- Outline Planning Application for residential development of up to 75 dwellings alongside associated site infrastructure and open space (All matters reserved except for access)
- Approved subject to conditions and S106 Agreement
- 18.09.2023

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 a notice was displayed in the local press.

5.2. 6 public comments have been received, raising the following concerns/objections:

- The destruction of the countryside
- Loss of wildlife
- Pressure on local infrastructure
- Traffic levels will increase and create further congestion
- Air quality concerns
- The erosion of green spaces is shameful
- Where is the evidence for this housing demand?
- What steps have been taken to audit the existing brownfield land in the district rather than using greenfield sites?
- Very little is done to placate the people most affected
- Anti-social behaviour will increase
- Flooding concerns
- Why do developers not provide bungalows?
- Loss of green space
- The development should have provided a school
- Doctor appointments will be even more difficult to get

6. Consultation

6.1. No objection has been received from:

- Historic England
- Environment Agency
- LCC Archaeology
- LCC Minerals and Waste
- HBBC Environmental Protection Team
- LCC Tree Officer
- HBBC Conservation Officer
- Leicestershire Police
- LCC Ecology (subject to condition)
- Natural England
- HBBC Drainage

6.2. Following the submission of further information or clarification, no objections have been received from:

- HBBC Affordable Housing
- HBBC S106 Monitoring and Open Spaces Officer
- Lead Local Flood Authority (LLFA)

6.3. Local Highway Authority (LHA) – Following amendments, the internal road layout is now suitable to be considered for adoption by LCC. As advised previously, the

site is crossed by Public Footpath R50. The LHA response issued on 25th November 2024 raised various questions about the treatment of this public right of way (PRoW). Of the various amended plans added to the LPA website on 18/12/2024, none of them makes any material change to the treatment of the PRoW. The issues previously raised, and further issues identified are:

1. Current plans have a physical path approximately 1.5 metres south of the official alignment of Footpath R50 legally fixed by the Definitive Map of public rights of way.
2. The physical footpath will be hemmed-in on the north side by fencing immediately next to the tarmac surface in front of plots 59-62 and plots 64-67.
3. Proposed tree planting is very close to the tarmac surface of the physical footpath that approximately corresponds to Footpath R50.
4. The physical footpath will be further hemmed-in by two Shared Bin Collection Points (BCPs) backing onto the physical footpath parallel to the line of tree planting, creating two narrow corridors each approximately 6.5 metres long.

However, subject to conditions, in particular a condition for the treatment of the PRoW, the application is considered to be acceptable.

- 6.4. HBBC Waste Team - I have viewed the plans to consider the implications for the recycling and refuse collections. If all or part of the new road to the new properties is to be private (un-adopted) or there are private driveways then consideration will need to be given to adequate and safe collection point space next to the adopted highway boundary for the placement of all the containers on collection day (up to 2 bins per property at one time).

Please ensure adequate space on properties to store the various containers, preferable in rear gardens. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins will be brought to the collection point and returned back to private properties after collections have taken place, please ensure occupiers are advised of the procedure and bin collection point. We request the following condition:

No development shall take place until a scheme makes adequate provision for waste and recycling storage of containers and collection across the site which has been submitted to and approved in writing to the Local Planning authority. The details should address accessibility to storage facilities and confirm adequate space is provided at the adopted highway boundary to store and service wheeled containers.

*A refuse plan has been provided as part of the reserved matters details.

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 14: Rural Areas: Transport
- Policy 15: Affordable Housing
- Policy 16: Housing Density, Mix and Design
- Policy 17: Rural Needs
- Policy 19: Green Space and Play Provision

- Policy 20: Green Infrastructure
- Policy 21: National Forest
- Policy 24: Sustainable Design and Technology

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the countryside and settlement separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM9: Safeguarding Natural and Semi-Natural Open Spaces
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highway Design Guide
- Ratby Village Design Statement SPD (2011)

8. Appraisal

8.1. This is a reserved matters application following approval of outline planning permission. Access was a detailed consideration at the outline stage and therefore the following matters represent the key issues:

- Principle of development
- Layout
- Appearance
- Landscaping
- Scale
- Other matters

Principle of development

8.2. The principle of development (including access) has already been established following the granting of outline planning permission under planning permission reference 22/00648/OUT. This report therefore specifically focuses on the matters

that remain outstanding for consideration – i.e. the Reserved Matters, these include the appearance, landscaping, layout and scale of the development proposal.

- 8.3. As previously stated, affordable housing numbers, mix and tenure was considered and agreed at the outline stage and is set out within the S106 legal agreement. Therefore, this is not a consideration at this reserved matters stage.

Layout

- 8.4. Policy DM10(c), (d) and (e) of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally and incorporates a high standard of landscaping.
- 8.5. Policy DM4 of the SADMP requires that development in the countryside does not have an adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside, does not undermine the physical and perceived separation and open character between settlements and does not create or exacerbate ribbon development.
- 8.6. The Good Design Guide outlines that building plots should be a similar size to the wider context and the layout should not adversely impact upon the prevailing grain of development. Built development should also be of similar scale, mass and roof form to the wider context, allowing it to sit comfortably within the street scene.
- 8.7. Entrance to the site is from Markfield Road with existing and replacement hedgerows framing the site on arrival. A main internal spine route runs north-south through the site with housing on either side of this route.
- 8.8. Similar to the housing located to east of the site, the built development is to be set back from Markfield Road. This allows the field adjacent to Markfield Road along with Martinshaw Wood to be designed as a green space area for habitat creation which includes introducing blocks of new broadleaved woodland and tree planting.
- 8.9. There are three main areas of the site comprising a triangular area of housing development to the north eastern section of the site, north of the Public Right of Way. A central core of development which comprises the most amount of housing in one large block with a drainage basin and open space to the south. The western section of the site is made up of two blocks of housing development with open space, recreational routes and on site play provision also on the western side of the development.
- 8.10. Larger detached dwellings are located around the periphery of the development looking onto the Public Open Space, whilst smaller and semi-detached homes are clustered more centrally within the site.
- 8.11. The layout includes a large number of properties with their outlook facing onto or towards the on-site open space. This provides a visually attractive outlook for residents but also helps to provide natural surveillance for users of the recreational routes and the on-site play area.
- 8.12. Back to back distances between properties have been checked and comply with the Good Design SPD to ensure appropriate privacy and minimise overlooking for

future occupiers of the site. Garden sizes have also been reviewed and a revised plan has been submitted to ensure that dwellings have appropriate private amenity space relative to the size of the dwelling.

- 8.13. Amended plans have also been received in respect of the internal road layout and parking spaces to ensure routes and spaces are wide enough and accord with the requirements of the local highway authority.
- 8.14. All properties include on plot car parking provision except for a parking court located in the central part of the development which comprises 10 spaces for Plots 44-52. However, these spaces are directly opposite or in close proximity to the respective dwelling they provide parking for. Each plot also has an EV charging point and the plans as submitted show the location for these points.
- 8.15. The Waste team for HBBC have been consulted on the application and have stated that if all or part of the new road to the new properties is to be private (un-adopted) or there are private driveways then consideration will need to be given to adequate and safe collection point space next to the adopted highway boundary for the placement of all the containers on collection day (up to 2 bins per property at one time). They have requested a condition to ensure that there is adequate provision for waste and recycling storage of containers and collection across the site. However, the applicant has submitted a refuse plan which shows bin storage and collection points across the site which is considered to satisfy the waste team's comments.
- 8.16. Comments were received from the local highway authority requesting that the roads were built to adoptable standards. Revised plans were submitted on 18 December and a re-consultation was carried out. The LHA consider that the roads are now suitable for adoption and are satisfied with the parking provision on site. They have raised concerns about the Public Right of Way but have stated that the matters can be satisfactorily addressed by means of a suitably worded condition.
- 8.17. Subject to conditions proposed by the local highway authority, the revised layout of the site is considered to be acceptable and in compliance with Policy DM10 of the SADMP, the Good Design Guide SPD and the requirements of the NPPF.

Appearance

- 8.18. House type designs as proposed are based on traditional forms and simple vernacular style characteristics. Materials for the dwellings comprise predominantly red facing bricks and some of the properties will have render. Roof tiles proposed are red, brown and grey. An array of colours are proposed for front doors and garage doors are to be white.
- 8.19. Boundary treatment details have been provided as part of the application submission. A feature stone wall will frame the entrance to the site from Markfield Road. Knee rail treatment will run along the Public Right of Way and help to define the public and private realm areas of the development. Stone walls will form the boundary treatment for rear gardens of dwellings that are located side onto a highway or are prevalent from the public realm in order to help raise the quality of the development. Close boarded fences are limited to rear gardens that cannot be viewed from the public realm or as boundaries between rear gardens of neighbouring properties.
- 8.20. Ratby lies within the National Forest. Policy 21 of the Core Strategy expects a proportion of new development in this location to be woodland planting and

landscaping. The plans as submitted show the provision of woodland planting and scrub to the western edge of the application site.

- 8.21. It is a verdant development overall, set back from Markfield Road and will provide a sympathetic and complementary appearance when considered against the adjacent countryside and green backdrop beyond the development edges. The site provides for a good amount of on-site open space. This is set out in more detail in the landscape section below.
- 8.22. This development is therefore considered to accord with the design and appearance requirements set out within the Good Design Guide SPD, Policy 21 of the Core Strategy and the Ratby Village Design Statement.

Landscaping

- 8.23. A Landscape plan has been provided as part of the reserved matters submission. It shows the provision of replacement hedgerows and also the retention of a number of existing hedgerows on site. Proposed hedgerow species include common dogwood, hazel, common hawthorn, holly, common honeysuckle and dogrose.
- 8.24. Street trees and shrubs are proposed along the main spine road of the development and several Hornbeam trees are to be sited along the Public Right Way which runs through the site. Street furniture e.g benches will also be provided along the PRow for people to sit and/or meet up.
- 8.25. The site includes a drainage basin located to the south western part of the development and comprises wetland grass mix surrounded by flowering lawn and species rich meadow mix.
- 8.26. As part of the landscape provision across the site, to the west of the development, there will be woodland planting and woodland scrub planting to help soften the western edge of the development and respect the adjacent natural environment. Proposed tree species include field maple, silver birch, crab apple, wild cherry and rowan.
- 8.27. Bulb planting comprising daffodils, snowdrops, crocuses and bluebells will be provided along the main spine route of the site in addition to shrubs, grassland and individual trees and are clearly shown on the landscape details as submitted.
- 8.28. Open space on site includes the required typologies as stipulated by the S106 legal agreement. This includes:
- Equipped Children's Play Area
 - Local Area of Play (LAP)
 - Accessible Natural Greenspace
 - Casual/Informal Open Space and
 - Woodland
- 8.29. Further information in respect of on-site open space was sought as part of the consultation process and a meeting was held with the applicant, case officer and S106 monitoring and open space officer. Open space typologies on site have been further defined and a revised plan submitted to satisfy the concerns raised by the Open Space Officer.

8.30. The plans as submitted denote a Childrens' Play Area in the north western part of the site. Further details of this will be required as part of a suitably worded condition to ensure the provision of suitable play equipment/materials for this development.

8.31. Overall, the details as submitted are considered to be suitable with respect to landscaping considerations and comply with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Scale

8.32. The proposal comprises predominantly two storey dwellings with just two plots comprising two and a half storeys (Housetype Hollymount). These dwellings are located at the far end of the main spinal route, on the edge of the development (towards the southern part of the site).

8.33. The scale of the housing development proposed is considered to be in keeping with the surrounding local context and is therefore in compliance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016.

Other matters

8.34. Policy DM6 of the SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including long term future management. Paragraph 180 of the NPPF states that planning decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.

8.35. The Ecologist team were consulted on the application. They have reviewed the updated BNG metric and BNG technical note, as well as the Detailed Landscape Plan prepared by FPCR (March 2024). They consider that the documents are acceptable and demonstrate a commendable increase in biodiversity units. They have recommended a condition should Members be minded to approve the application in order to ensure that the landscape and ecological features are suitably implemented and maintained.

8.36. Therefore, subject to a Landscape and Ecological Management Plan condition, this application is considered to be acceptable with respect to ecological matters and in compliance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

8.37. Policy DM7 of the SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding.

8.38. The 5.47ha application site is located within Flood Zone 1 being at low risk of fluvial flooding and a very low to surface water flooding. The proposals seek to discharge at 9.9 l/s to the on-site watercourse.

8.39. The LLFA were consulted on the application and initially requested further information. The applicant provided the requested details and a re-consultation was carried out. The LLFA have confirmed that the application documents as submitted are sufficient to support the approval of the reserved matters. The proposal is therefore in accordance with Policy DM7 of the Site Allocations and

Development Management Policies DPD 2016 and the requirements of the NPPF with respect to drainage considerations.

Planning Balance

- 8.40. 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.
- 8.41. Subject to the imposition of conditions as set out below this reserved matters application is considered to be acceptable in planning terms and recommended to Members for approval.
- 8.42. Condition 2 of the outline permission 22/00648/OUT is also discharged as part of this proposed approval.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

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 Officer have taken this into account and given due regard to this statutory duty in the consideration of this 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. Recommendation

- 10.1 **Approve Reserved Matters consent subject to Conditions.**
- 10.2 **That the Planning Manager be given powers to determine the final detail of planning conditions**

Conditions and Reasons

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

- Site Location Plan 0201 D5 P1 received 13 May 2024
- Site Layout Plan 0230 D5 P3 received 18 December 2024
- Detailed Landscape Plan 0009-0012-P08 received 18 December 2024
- Open Space Provision Plan 10783-FPCR-XX-XX-DR-L-0008 P09 received 18 December 2024
- Grass Provision Plan 10783-FPCR-XX-XX-DR-L-0016 P03 received 18 December 2024
- External Materials and Boundary Treatment Plan 0231 D5 P3 received 18 December 2024
- Surfacing Materials Plan 0232 D5 P3 received 18 December 2024
- Affordable Tenure Plan 0233 D5 P3 received 18 December 2024
- Refuse Management Plan 0234 D5 P3 received 18 December 2024
- Parking Strategy Plan 0235 D5 P3 received 18 December 2024
- Garden sizes Plan 0236 D5 P3 received 18 December 2024
- EV Charging Plan 0237 D5 P3 received 18 December 2024
- PV Plan 0238 D5 P3 received 18 December 2024
- Bushmills Housetype and Elevations 0105 D5 P2 received 13 May 2024
- Killykeen Housetype and Elevations 0106 D5 P2 received 13 May 2024
- Enfield Side Patio Housetype and Elevations 0109 D5 P3 received 29 October 2024
- Enfield Rear Patio Housetype and Elevations 0110 D5 P3 received 29 October 2024
- Tollymore Side Patio Housetype and Elevations 0111 D5 P3 received 29 October 2024
- Greencastle Housetype and Elevations 0113 D5 P3 received 29 October 2024
- Hollymount Housetype and Elevations 0114 D5 P2 received 13 May 2024
- Castletown Housetype and Elevations 0115 D5 P3 received 29 October 2024
- Knightstown Housetype and Elevations 0116 D5 P2 received 13 May 2024
- Kinnegad Housetype and Elevations 0117 D5 P3 received 29 October 2024
- Palmerstone Housetype and Elevations 0118 D5 P3 received 29 October 2024
- Cavan Housetype and Elevations 0119 D5 P2 received 13 May 2024
- Cookstown Housetype and Elevations 0122 D5 P2 received 13 May 2024
- Cavan FH Housetype and Elevations 0123 D5 P2 received 13 May 2024
- Aff1B Maisonette Housetype and Elevations 0124 D5 P2 received 13 May 2024
- Carlow Housetype and Elevations 0127 D5 P2 received 13 May 2024
- Cavan SO Housetype and Elevations 0128 D5 P2 received 13 May 2024
- Cavan SO_R Housetype and Elevations 0129 D5 P2 received 13 May 2024
- Lettermore Housetype and Elevations 0135 D5 P1 received 29 October 2024

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

2. No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following details:

- A. description and evaluation of the features to be created/enhanced
- B. aims and objectives of management

- C. appropriate management options for achieving aims and objectives
- D. prescriptions for management actions
- E. work schedule
- F. species/seed mixes to be planted/sown
- G. ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

Reason: To enhance the ecological value of the development hereby approved in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) and the requirements of the NPPF.

3. No development shall take place until a scheme for the treatment of the Public Right of Way (R50) has been submitted to and approved in writing by the Local Planning Authority. A scheme shall include management during construction (including proposed temporary route(s)); ensuring plans reflect the correct legally-recorded PRow alignments; and any new construction works. Physical construction should address width, surfacing, drainage, structures, signposting, and impacts of any landscaping and boundary treatments in accordance with the principles set out in the Leicestershire County Council's adopted guidance on Development and Public Rights of Way. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

Reason: To ensure layout and design quality of the scheme in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016 and to ensure the Public Right Way of Way is appropriately provided and treated in accordance with the Leicestershire County Council's adopted guidance on Development and Public Rights of Way and the requirements of the NPPF.

4. No development shall commence until a scheme for the provision of Children's Equipped Play Space and LAP on site is submitted to and approved in writing by the local planning authority. The scheme shall include the number and type of play equipment items, their design, materials, surfaced path details to the LEAP and a timeframe for implementation. The scheme shall be implemented in accordance with the agreed details.

Reason: To ensure satisfactory and appropriate provision of on-site play space in accordance with Policy 19 of the Core Strategy and the requirements of the NPPF.

5. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with McBains drawing numbers LWRAT MCB ZZ ZZ DR A 0235 D5 Rev. P3 (Parking Strategy Plan) and LWRAT MCB ZZ ZZ DR A 0232 D5 Rev. P3 (Surface Materials Plan). Thereafter the on-site parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking 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 accordance with Policy DM17 of the Site Allocations and

Development Management Policies DPD 2016 and the requirements of the NPPF.

6. The development hereby permitted shall not be occupied until such time as 1 metre by 1 metre pedestrian visibility splays have been provided on both sides of the private driveways or shared private drive serving each plot. Nothing within these splays shall be higher than 0.6 metres above the level of the back of the footway/verge/highway and, once provided, these splays shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

7. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway 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 road users in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

8. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.