

Land East of The Common, Barwell

Planning Statement

APPENDICES



Appendix Table 8.1 – Large housing sites and settlement boundary status

Appendix Table 8.2 Housing Requirement and Supply by Settlement: 1 April 2022

Out of Settlement Housing Spatial distribution maps – Whole Borough

Out of Settlement Housing Spatial distribution maps - Barwell & Earl Shilton with the application site

Draft Conditions

Draft HoT

Date 18 December 2023



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Table 8.1 Schedule of Large Residential Sites

Planning Ref No	Address	Settlement	Site Size (ha)	Original number of dwellings permitted		Inside Settlement Boundary	Outside Settlement Boundary
				Outline	Detail		
20/00470/FUL	Garden Farm, Bagworth Road	Barlestone	3.58		99	X (part)	X (part)
<i>(21/00096/OUT)</i>	<i>(Land north of Barton Road)</i>	<i>(Barlestone)</i>	3.3	55			X
18/01266/FUL	Barrack House, The Barracks	Barwell	0.2		17	X	
17/00289/REM	29 Moore Road	Barwell	0.09		14	X	
19/00730/REM*	Glebe Farm, Kirkby Road	Barwell	0.03		52	X	
19/00481/COGDO	Former Island House, Arthur Street	Barwell	0.08		15	X	
20/00504/FUL	Former Island House, Arthur Street	Barwell	0.2		14	X	
20/01172/REM	Crabtree Farm, Hinckley Road	Barwell	2.14	25			X
18/00302/FUL	Land South of Amber Way	Burbage	1.02		40	X	
<i>19/01405/OUT</i>	<i>Land North of Deepdale Farm</i>	<i>Burbage</i>	<i>8.92</i>	<i>135</i>			X
<i>21/00225/FUL</i>	<i>Land off Brookfield Road</i>	<i>Burbage</i>	<i>1.04</i>		<i>40</i>	X	
15/01221/HYB	Barons Park Farm, Desford Lane	Desford (Kirby Muxloe)	1.18	14		X	
19/01416/REM	Land Opposite Bosworth College, Leicester Road	Desford	3.54		80		X
20/00347/REM	Land East of Peckleton Lane	Desford	3.89	80			X
19/01442/REM	Westfield Farm Keats Lane	Earl Shilton	15.86		350		X
18/00556/FUL	King William, 1 The Hollow,	Earl Shilton	0.09		11	X	
18/00987/OUT	King William, 1 The Hollow	Earl Shilton	0.18	17		X	
19/00462/REM	Land South of Lindley Wood, Fenn Lanes	Fenny Drayton	2.08		11	X	
06/01322/FUL	Adj 30 Markfield Road	Groby	0.38		20	X	
19/01320/COGDO	79-81 Upper Bond Street	Hinckley	0.16		19		
17/00115/FUL	Land off Paddock Way	Hinckley	1		55		
17/00765/FUL	Former Brick Pit, Land Rear of 44-78 Ashby Road	Hinckley	2.35		60		
15/00188/OUT / 18/00563/REM / 20/00527/REM	Land North East of Triumph Motorcycles (Hinckley West Site)	Hinckley	44	590	260		

19/00445/FUL	Land and Buildings off Willowbank Road	Hinckley	0.53		32		
20/01317/FUL	4 The Horsefair	Hinckley	0.17		44		
19/00982/FUL	Essentia House, 56 Upper Bond Street	Hinckley	0.16		35		
18/01073/FUL**	Transco NTS, Coventry Road	Hinckley	1.2		73		
18/01141/FUL	The Hollybush, Upper Bond Street	Hinckley	0.03		12		
19/00567/FUL	Former Severn Trent Reservoir, Leicester Road	Hinckley	0.57		14		
18/01237/FUL	Leisure Centre, Coventry Road	Hinckley	1.1		73		
18/00058/OUT	Trinity Marina, Coventry Road	Hinckley	2.28	74			
19/00252/FUL	5 Wharf Road	Hinckley	0.01		14		
21/00912/FUL***	Land at Former Clarendon and Sweet Pea Bowling Club, Coventry Road	Hinckley	0.45		67		
(21/01147/OUT)	(Land off Wood Lane)	(Higham on the Hill)	2.6	61			X
21/00379/FUL	Sedgemere, Station Road	Market Bosworth	6.24		73	X	
20/01187/CONDIT	Ambion Court, Southfield Way	Market Bosworth	0.48		23	X	
MKBOS02	Land South of Station Road and Heath Road	Market Bosworth	8	100			
19/01013/FUL	Pinewood Drive	Markfield	0.48		10		X
20/01283/FUL	Land off London Road	Markfield	18.3		282		X
20/00143/FUL	Land South of Bosworth Lane	Newbold Verdon	3.85		116		X
20/00711/REM	Springfield Riding School, Groby Road	Ratby	6.27	168			X
20/00462/FUL	Land South of Markfield Road	Ratby	3.79		90		X
19/01324/OUT	Land at Wykin Lane	Stoke Golding	2.12	55			X
21/00656/OUT	Stoke Fields Farm, Hinckley Road	Stoke Golding	2.92	70			X
20/00779/OUT	Land East of Roseway	Stoke Golding	2.88	65			X
21/00203/FUL	Orton Lane	Twycross	0.84		16	X	
19/00453/REM	Hornsey Rise Memorial Home, Bosworth Road	Wellsborough	2.5		19		X
TOTAL			163.08			436	1,701

Table 8.2 Housing Requirement and Supply by Settlement: 1 April 2022

Settlement	Policy Figure (2006 – 26 ¹)	Actual Permissions (2006 – 2022)			% of borough total	
		Number of dwellings	Difference	% change	Policy	Actual
Urban Area						
Hinkley	1120	2491	+1371	+122	17	36
Barwell	2500	369	-2131	-85	37	5
East Shilton	2000	921	-1079	-54	30	14
Burbage	295	994	+699	+237	4	14
Sub-total	5915	4775	-1140	-19	88	68
Key Rural Centres						
Markfield	80	188	+108	+135		
Groby	110	179	+69	+63		
Ratby	75	273	+198	+264		
Barlestone	40	31	-9	-22		
Desford	110	331 ² (456)	+221 (+346)	+100 (+215)	2	5 (6)
Newbold Verdon ³	110	167	+57	+52		
Bagworth & Thornton ⁴	60	210	+140	+250		
Market Bosworth ⁵	100	112	+12	+12		
Stoke Golding	60	171	+111	+185		
Sub-total	685	1662 (1787)	+977(1102)	+142 (+161)	10	24
Rural Villages						
Higham on the Hill	40	67	+27	+67		
Stanton under Bardon	30	99	+69	+230		
Sheepy Magna ⁶	20	69	+49	+245		
Nailstone	20	32	+12	+60		
Twycross	20	7	-13	-65		
Witherley	Limited	8	n/a	n/a		
Cornerstone	10	0	-10	-100	0	

¹ Core Strategy policies , all minimum requirement

² Excludes recent successful appeal for 125 units – those figures are included in brackets

³ Includes

⁴ Includes

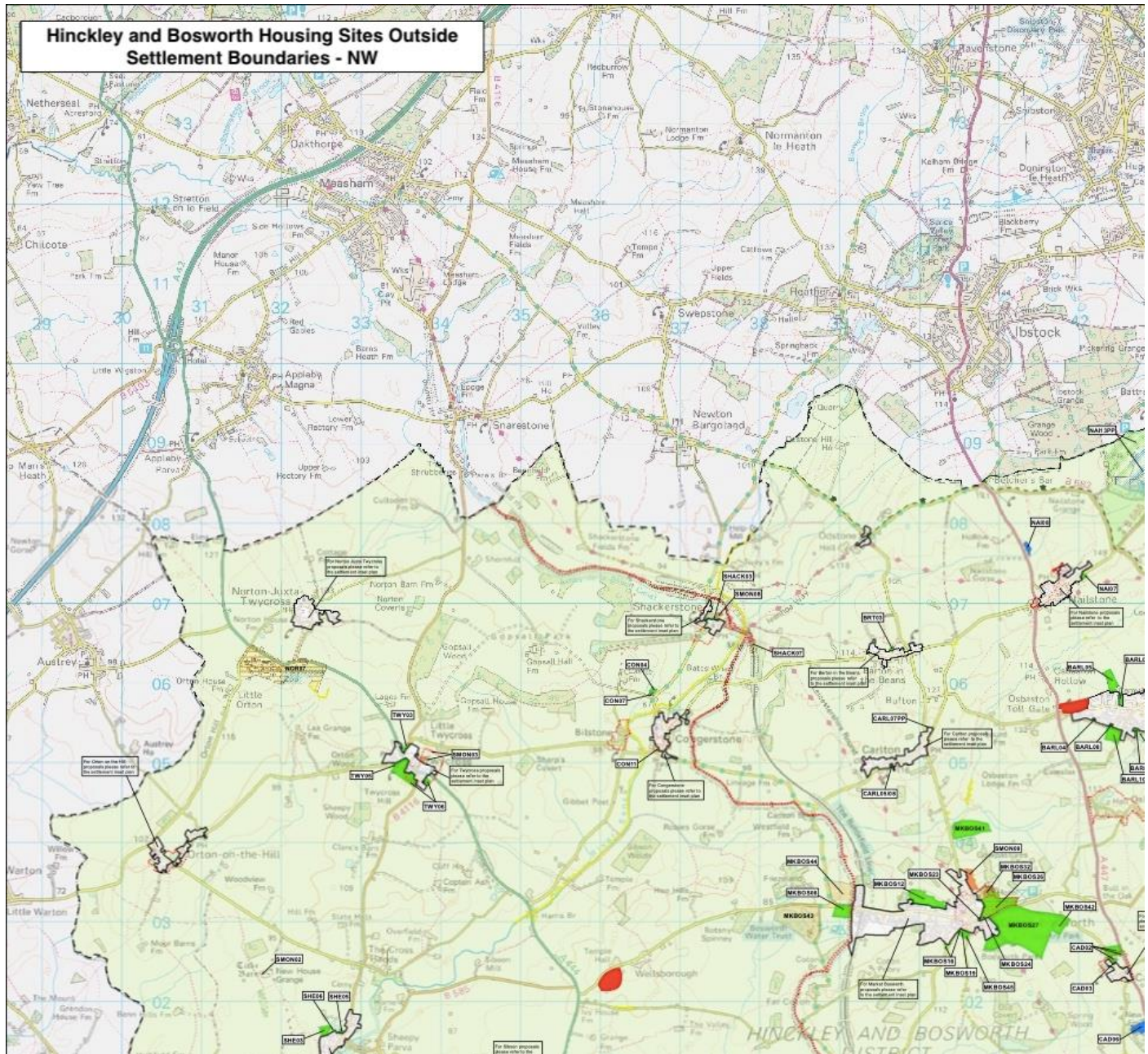
⁵ Includes

⁶ Including Sheepy Parva,

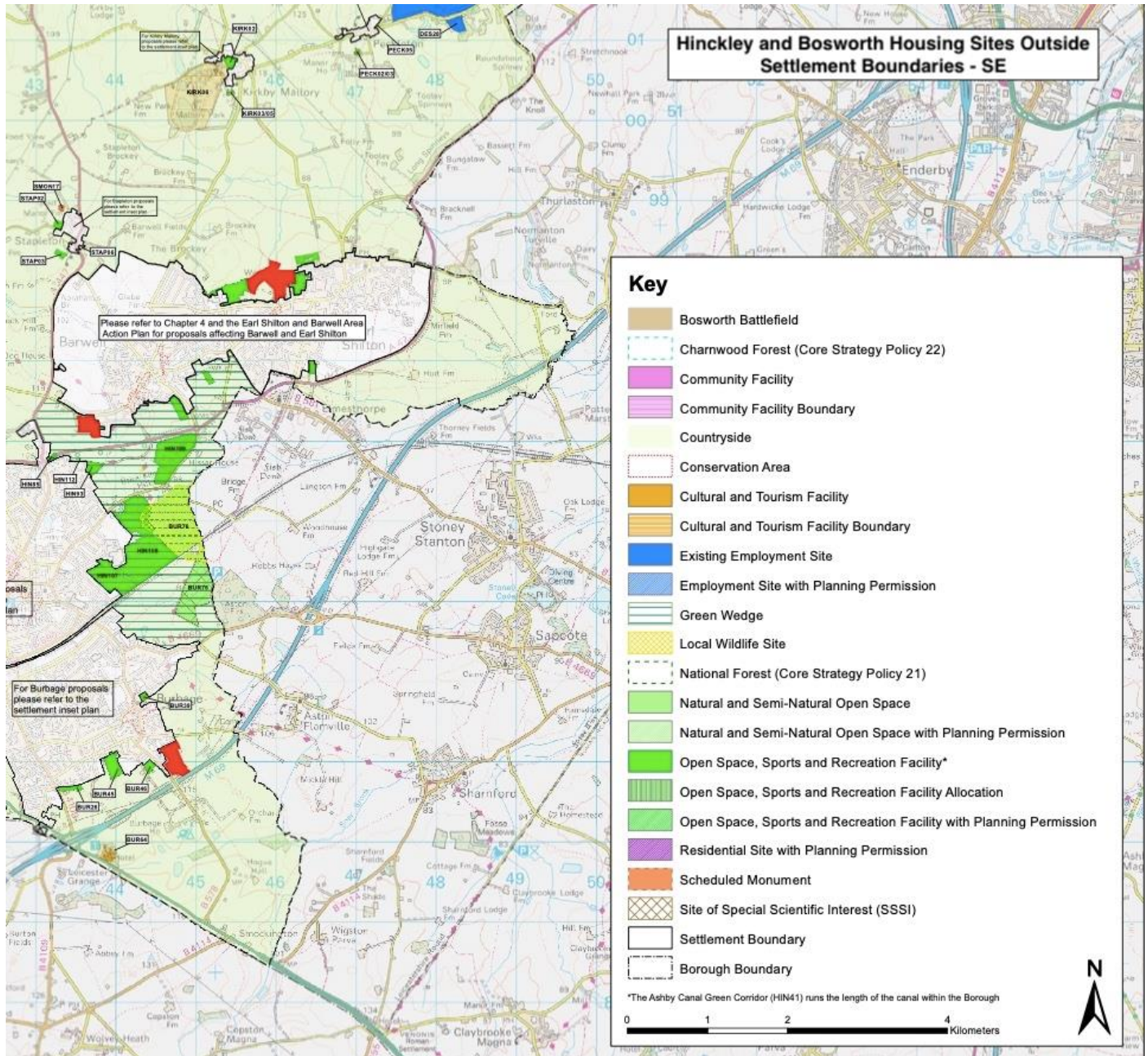
Sub-total	140	282	+142	+101	2	4
Rural Hamlets⁷						
Sub-total		254	n/a	n/a		4
Total	6740	6973 (7098)				

⁷ No policy requirement – infilling within the settlement (Core Strategy policy xx). Settlements: Boston in the Beans, Botcheston, Bradgate Hill, Cadeby, Carlton, Dadlington, Fenny Drayton, Kirkby Mallory, Norton Juxta Twycross, Orton on the Hill, Osbaston, Peckleton, Ratcliffe Culey, Shackestone, Sibson, Stapleton, Sutton Cheney

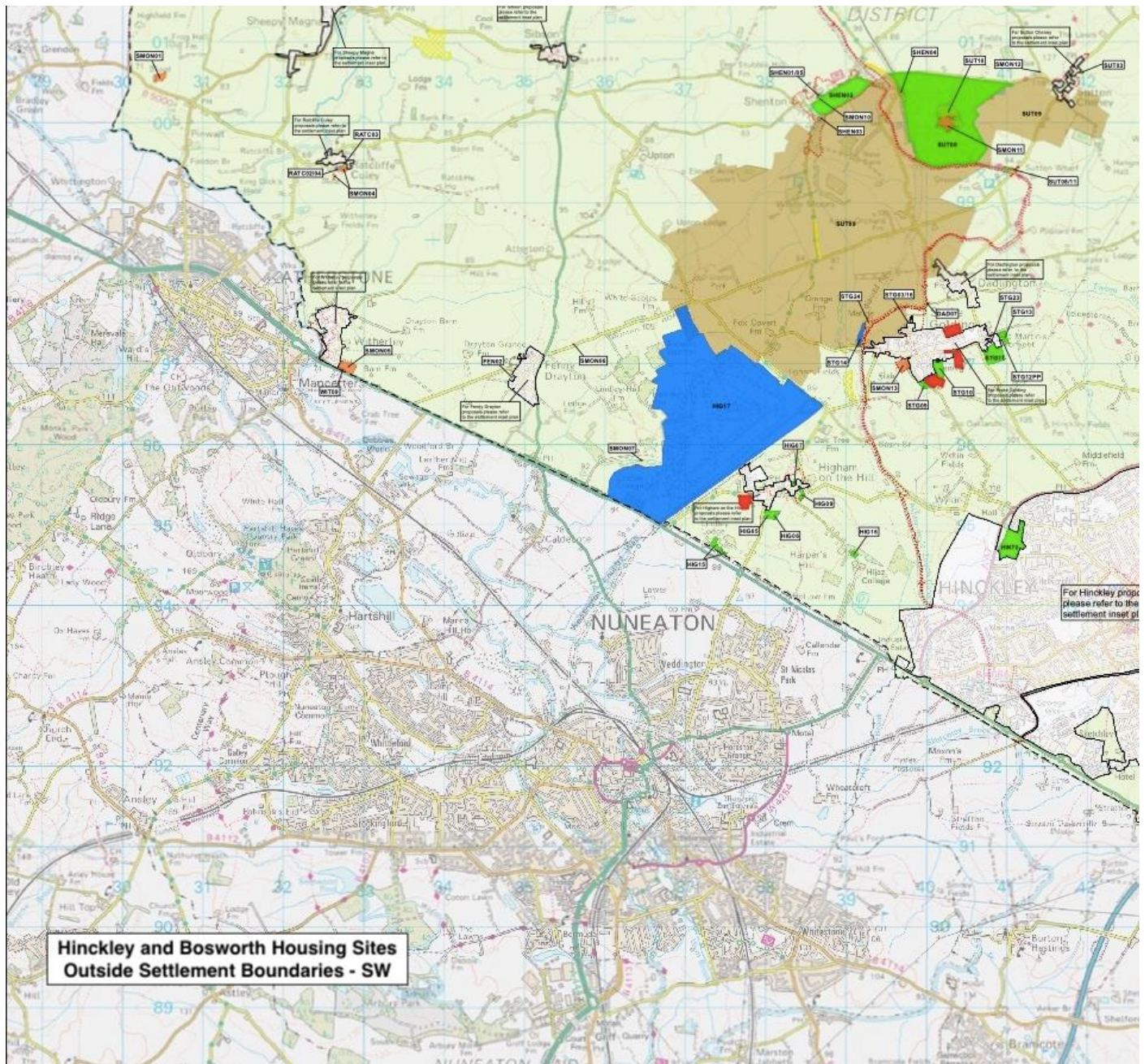
Hinckley and Bosworth Housing Sites Outside Settlement Boundaries



Hinckley and Bosworth Housing Sites Outside Settlement Boundaries

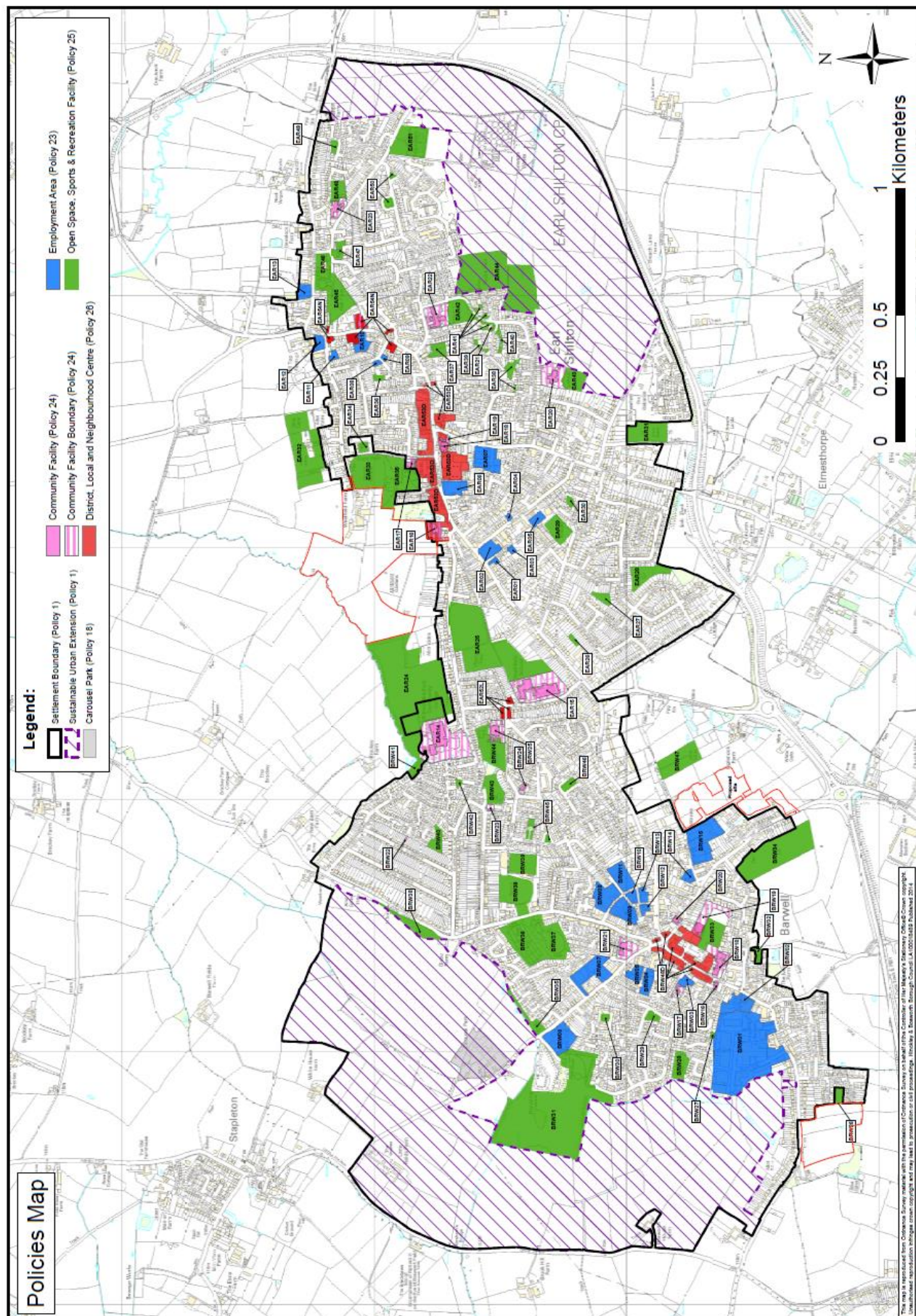


Hinckley and Bosworth Housing Sites Outside Settlement Boundaries



Barwell & Earl Shilton Policies Map:

Out of settlement housing permissions and the application site



DRAFT CONDITIONS – LAND EAST OF THE COMMON, BARWELL

RESERVED MATTERS

1) Details of the internal access arrangements, appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') relating to the development shall be submitted to and approved in writing by the local planning authority before any development begins. Development shall be carried out in accordance with the approved details thereafter.

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).

2) Applications for approval of the reserved matters shall be made to the local planning authority not later than 18 months 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.

3) The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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.

PLANS AND DESIGN CODE

4) The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan: HAR102-1001D

Site Access drawing : 332610546/5501/001 PO3

Parameters Plan HAR102-3051C

Design Code – dated 18 December 2023

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).

DEVELOPMENT PARAMETERS

5) The reserved matters to be submitted in accordance with condition 1 will comply with the Parameters Plans identified in Condition 4 and, for the avoidance of doubt the following parameters:

- A maximum of 3.9 hectares of land for residential development (including roads)
- No less than 7 hectares of green infrastructure, including no less than 4 hectares of grassland
- Buildings to be no more than 9 metres in height

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).

6) All reserved matters applications shall be in general accordance with the Illustrative Master Plan drawing reference HAR102-4001G and the Illustrative Landscape Masterplan drawing reference P20-3536-EN0009 C 0001.

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).

CONTAMINATION

7) Development shall not begin, including works of site clearance and preparation (other than as required to be carried out as part of an approved scheme of remediation) until a scheme for the investigation of any potential land contamination has been submitted to and approved in writing by the local planning authority. The scheme shall include details of how any contamination is to be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be completed prior first use of that part of the site for the intended purpose.

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).

8) Any contamination that is found during the course of development that was not previously identified, shall be reported immediately to the local planning authority. Development on the affected part of the site shall be suspended until an addendum to the scheme for the investigation of all potential land contamination and implementation pursuant to condition 7 above is submitted 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 in accordance with the agreed implementation period before development on that part of the site is resumed or continued.

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).

ECOLOGY

9) An Ecological Constraints & Opportunities Plan, taking into account the findings of the Ecological Survey & Assessment PCAJ199/V2 dated Dec 2023, shall be submitted to and approved in writing by the Local Planning Authority. The ECOP should identify the following, in accordance with BS 42020:2013 Clause 5.4:

1. Areas and features including appropriate buffer areas that, by virtue of their importance, should be retained and avoided by both construction activities and the overall footprint of the development.
2. Areas and features where opportunities exist to undertake necessary mitigation and compensation.
3. Areas and features with potential for biodiversity enhancement, in line with the submitted Defra metric.
4. Areas where ongoing ecological management is required to prevent deterioration in condition during construction/implementation.
5. Areas needing protection on site during the construction process.
6. Areas where biosecurity measures are necessary to manage the risk of spreading pathogens or non-native invasive species.

Thereafter the development shall be carried out in accordance with the approved ECOP.

Reason: To ensure that protected species are not harmed by the development and that Net Gains are achieved in accordance with SADMP policy DM6 and the advice contained in the NPPF together with the Habitats Directive

10) Details with respect to a Biodiversity Net Gain Plan (the Plan) taking into account the BNG Assessment PCAJ83/BNG/V2/Final dated Dec 2023 shall be submitted to and approved in writing by the LPA. The Plan shall be based on the Biodiversity Net Gain metric spreadsheet completed by PCA Ltd. The Plan shall include the following details:

- A) Location plan of the areas to be used for Biodiversity Net Gain;
- B) Description of existing habitats on site;
- C) Description of planned habitat creation/enhancement, including species to be planted/sown;
- D) Timetable for implementation of habitat creation/enhancement;
- E) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required;
- F) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan.

The Plan shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that protected species are not harmed by the development and that Net Gains are achieved in accordance with SADMP policy DM6 and the advice contained in the NPPF together with the Habitats Directive.

11) The development hereby permitted shall not commence until an Ecological Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks for badgers, otters, reptiles and breeding birds and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The Construction and Ecological Management Plan as approved shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development in accordance with SADMP policy DM6 and the advice contained in the NPPF together with the Habitats Directive.

WASTE

12) A waste management plan shall be submitted to and approved in writing by the LPA. The waste management plan shall include a site wide scheme of waste and recycling storage containers and collection which shall be submitted to and approved in writing by the Local Planning Authority. The scheme should provide details of accessibility to storage facilities and demonstrate that adequate space is provided to store and service wheeled containers. The approved site wide scheme of waste and recycling shall be implemented prior to the first occupation of the development and retained in accordance with the approved scheme thereafter.

Reason: To aid the separate storage and collection of recyclable and non-recyclable waste in accordance and to ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

MATERIALS

13) Details of the construction materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include samples of the types and colours of materials to be used on the external elevations of the dwellings. The development thereafter shall be implemented in accordance with those approved details.

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).

DRAINAGE MAINTENANCE SCHEME

14) Prior to the first occupation of the development hereby approved there shall first be submitted to and approved in writing by the Local Planning Authority full details of the long-term maintenance of the surface water drainage system and sustainable urban drainage elements. The details shall include responsibilities and schedules for routine maintenance, remedial actions and monitoring of the separate elements of the system, and, procedures that may need to be implemented in the event of pollution incidents within the development site. The development thereafter shall be carried out in accordance with the approved surface water drainage system maintenance plan.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development to reduce the risk of flooding on the site or elsewhere in accordance with the advice contained in the NPPF.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

15) Prior to the commencement of the development hereby approved a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall include detail of how the potential impact of dust, odour, noise, smoke, light and land contamination shall be prevented or mitigated. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. Thereafter the development shall be carried out in accordance with the approved Construction Environmental Management Plan

Reason: To protect the amenity of neighbouring occupiers and to avoid nuisances or risk to health arising from dust, odour, noise, smoke, light and land contamination in accordance with SADMP policies DM7 and DM1 and the advice contained in the NPPF.

SURFACE WATER MANAGEMENT

16) Prior to the commencement of the development hereby approved (excluding access works) there shall first be submitted to and approved in writing by the Local Planning a scheme to manage surface water on site during the construction of the development. The development thereafter shall be carried out in accordance with the approved details.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase to reduce the risk of flooding on the site or elsewhere in accordance with the advice contained in the NPPF.

INFILTRATION TESTING

17) Prior to the commencement of the development hereby approved (excluding access works) there shall first be submitted to and approved in writing by the Local Planning Authority details of infiltration testing results (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy to reduce the risk of flooding on the site or elsewhere in accordance with the advice contained in the NPPF.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

18) Prior to the commencement of the development hereby approved there shall first be submitted to and approved in writing by the Local Planning Authority 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.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area in accordance with SADMP policies DM17 and DM18 and the advice contained in the NPPF.

ARB METHOD STATEMENT – MAIN SITE

19) No development shall take place until an Arboricultural Method Statement for the site as a whole (excluding the approved access works which is subject of condition 20), taking into account the Trevor Bridge Associates Arboricultural Impact Assessment Rev A dated December 2023, and including details of the position, species, size and condition of each existing tree and hedgerow on and adjacent to the site, and identifying those trees and hedgerows to be retained, has first been submitted to and approved in writing by the local planning authority. This shall include full details of measures for the protection of trees and hedgerows to be retained during the course of development. The veteran ash (T5, T7, T8 and T42) trees, which meet Local Wildlife Site criteria, and the veteran oak (T39) must be retained and protected during the course of the development. During the construction period, none of the trees or hedges indicated to be retained shall be cut down, uprooted or destroyed, nor shall be topped or lopped other than in accordance with the approved plans, without the written approval of the Local Planning Authority. If any of the trees or hedges to be retained are removed, uprooted or destroyed, or die, a replacement shall be planted at the same place and that tree or hedge shall be of such size and species, and shall be planted at such time, as maybe specified in writing by the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved Arboricultural Method Statement.

Reason: To ensure that the trees on site are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 170 of the National Planning Policy Framework (2021).

ARB METHOD STATEMENT – SITE ACCESS

20) No development of the approved access works shall take place until an Arboricultural Method Statement for the access works, taking into account the Trevor Bridge Associates Arboricultural Impact Assessment Rev A dated December 2023, and including details of the position, species, size and condition of each existing tree and hedgerow on and adjacent to that part of the site, and identifying those trees and hedgerows to be retained, has first been submitted to and approved in writing by the local planning authority. This shall include full details of measures for the protection of trees and hedgerows to be retained during the course of development. During the construction period, none of the trees or hedges indicated to be retained shall be cut down, uprooted or destroyed, nor shall be topped or lopped other than in accordance with the approved plans, without the written approval of the Local Planning Authority. If any of the trees or hedges to be retained are removed, uprooted or destroyed, or die, a replacement shall be planted at the same place and that tree or hedge shall be of

such size and species, and shall be planted at such time, as maybe specified in writing by the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved Arboricultural Method Statement.

Reason: To ensure that the trees on site are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 170 of the National Planning Policy Framework (2021).

GROUND LEVELS & FINISHED FLOOR LEVELS

21) The detail to be submitted in accordance with condition 1, to be approved in writing by the local Planning Authority shall include existing and proposed ground levels and, where relevant, proposed finished floor levels, have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

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).

NOISE MITIGATION

22) The details to be submitted in accordance with condition 1, to be approved in writing by the Local Planning Authority shall include a scheme of noise mitigation for internal and external spaces (private gardens) protecting the proposed dwellings that are located within that part of the site identified in the Noise Impact Assessment by Spectrum Acoustic consultants dated 18 December 2023 as requiring protection, from noise from commercial operations and road traffic. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the amenities of the future occupiers of the site in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

RESTRICTION ON GATES

23) 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 vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected on private driveways within a distance of 5 metres of the highway boundary.

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 the National Planning Policy Framework (2021).

HOURS OF WORK

24) Site preparation and construction shall be limited to the following days and times;

Monday – Friday 07:30 – 18:00

Saturday 08:00 – 13:00

No working on Sundays and Public and Bank Holidays

Reason: To protect the neighbouring occupiers from disturbance during the construction phase in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

HOUSING MIX

25) The reserved matters application submitted for approval by the LPA shall include details of the proposed housing mix for the development which shall be in general accordance with the Illustrative Master Plan drawing reference HAR102-4001G and the mix set out in the Ryan & May Planning Statement dated 18 December 2033.

Reason: To ensure an appropriate housing mix to meet the housing needs of the locality is provided in accordance with Policy 16 of the Core Strategy 2009.

SCHEME OF HARD & SOFT LANDSCAPING

26) The details to be submitted in accordance with condition 1 shall include a scheme of hard and soft landscaping works in general accordance with the Illustrative Landscape Masterplan drawing reference P20-3536-EN0009 C 0001, including boundary treatments and street furniture, for the site. An implementation scheme shall also be submitted for approval by the LPA . The development shall be carried out in full accordance with the approved landscaping scheme. 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 adopted Site Allocations and Development Management Policies Development Plan Document (2016).

LANDSCAPE MANAGEMENT

27) The details to be submitted in accordance with condition 1 shall include a landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens. The landscape management scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner The landscape management plan shall be carried out as per the approved details.

Reason: To ensure that the work is carried out within a reasonable period and thereafter maintained in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

OFF-SITE WORKS (TRAFFIC CALMING)

28) No part of the development shall be occupied until such time as the offsite works (traffic calming measures) shown on Stantec drawing number 332610546/5501/001 PO3 (or an appropriate amended scheme, following public consultation/ detailed design) have been implemented in full.

Reason: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2021).

ACCESS IMPLEMENTATION

29) No part of the development hereby permitted shall be occupied until such time as the access arrangements, visibility splays and 2.0m wide footway to tie in to existing footway provisions on The Common shown on Stantec drawing number 332610546/5501/001 PO3 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

TRAVEL PLAN

30) No part of the development hereby permitted shall be first occupied until a full Travel Plan which sets out actions and measures with quantifiable outputs and outcome targets and is in general accord with the Stantec Draft Travel Plan REV B dated 13 December 2023 has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.

Reason: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (2021).

SUSTAINABILITY COMMITMENTS

31) The reserved matters application submitted for approval by the LPA shall include details of the proposed Sustainability Commitments that shall be in general accordance with the Energy Statement by Mainer dated 18 December 2023.

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) and advice in the NPPF.

Head of Terms

Agreement pursuant to Section 106 of the Town and Country Planning Act 1990

Land on East of The Common, Barwell, Leicester

BETWEEN:

- (1) HINCKLEY & BOSWORTH BOROUGH COUNCIL OF HINCKLEY HUB, RUGBY ROAD, HINCKLEY, LEICESTERSHIRE LE10 0FR ("THE BOROUGH COUNCIL")
- AND
- (2) REDROW HOMES LIMITED (COMPANY REGISTRATION NUMBER 01990710) OF REDROW HOUSE, ST DAVID'S PARK, EWLOE, DEESIDE, CH5 3RX ("THE OWNER")

OBLIGATION SCHEDULES:

1. **Affordable Housing & First Homes** - 30% of the Dwellings within the Development.
2. **Public Open Space and Estate Management** – by a residents management company in accordance with an Estate Management Scheme and Landscape Plan.
3. **Outdoor Sports Contribution** - a sum calculated by multiplying the number of Dwellings to be developed at the Property pursuant to the Planning Permission by £1,035.26 (or such figure adopted by the Borough Council at the time of the resolution to grant planning permission) to be paid to the Borough Council and applied towards the provision of outdoor sports facilities within Barwell.
4. **Health Care Facilities Contribution** - A sum be calculated in accordance with the following formula;

$(A \times B) \times (C \times D) = \text{Health Care Facilities contribution}$

Where

A is 1.5 (the number of persons per Dwelling)

B is the number of Dwellings to be erected on the property

- C is 0.0869 (the standard area m2/per person based on the list size of approximately 28,868)
- D is £2,516.00 (costs of extensions including fees £/m2)

Payable by the Owner to the Borough Council towards the improvement of services at Barwell and Holycroft Medical Centre and Heath Lane Surgery consequent upon the impact of the Development.

5. **Local Employment and Training Strategy** - submitted in relation to the construction of the Development to the Borough Council for approval.
6. **Public Realm Contribution** – a sum calculated by multiplying the number of Dwellings to be developed at the Property pursuant to the Planning Permission by £402.00 (or such figure adopted by the Borough Council at the time of the resolution to grant planning permission) to be paid to the Borough Council and applied towards the provision of Public Realm Improvements.
7. **Education Contributions** - Sums calculated by:

multiplying the number of Dwellings to be developed at the Property pursuant to the Planning Permission by £4,187.56 (or such figure adopted by the Borough Council at the time of the resolution to grant planning permission) up to a maximum of £460,632.00 to be paid to the Borough Council and applied towards the provision of SEND (special educational needs and disabilities), primary, secondary and post-16 education in the Borough; and

multiplying the number of Dwellings to be developed at the Property pursuant to the Planning Permission by £564.53 (or such figure adopted by the Borough Council at the time of the resolution to grant planning permission) up to a maximum of £62,098 (sixty two thousand and ninety eight pounds) to be paid to the Borough Council and applied towards SEND provisions in the Borough.
8. **Highways Improvement/Public Transport Contribution** - a sum of £7,500.00 to be paid to the Borough Council and applied towards the consultation, promotion and delivery of the Traffic Regulation Order relating to extending the 30 mph speed limit which is currently in place on The Common, Barwell; and a sum of £6,000.00 to be paid to the Borough Council and applied towards the monitoring of the Framework Travel Plan.
9. **Libraries Contribution** – a sum of £3,320.00 to be paid to the Borough Council and applied towards the provision of improvements to the Earl Shilton Library.
10. **Waste Contribution** – a sum of £5,448.00 to be paid to the Borough Council and applied towards the provision of additional containers, waste storage areas and infrastructure at Barwell Household Waste Recycling Centre in Barwell.
11. **Monitoring Fees** - £6,357 payable to the Borough Council towards the additional resource costs arising from the monitoring of the Development and the obligations arising under this Deed.

12. **Borough Council's Covenants** - To ensure that the Contributions shall only be applied towards the purposes identified in this Deed unless otherwise agreed with the party that paid the relevant Contribution.