
Appeal Decision

Hearing held on 8 December 2016

Site visit made on 8 December 2016

by Elaine Worthington BA (Hons) MTP MUED MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 13th January 2017

Appeal Ref: APP/Y2430/W/16/3154683

Millway Foods Limited, Colston Lane, Harby, Leicestershire, LE14 4BE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Nigel Griffiths, First Provincial Properties Ltd against the decision of Melton Borough Council.
 - The application Ref 15/00673/OUT, dated 24 August 2015, was refused by notice dated 29 January 2016.
 - The development proposed is a residential development following demolition of out buildings and structures.
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Decision

1. The appeal is allowed and planning permission is granted for a residential development following demolition of out buildings and structures at Millway Foods Limited, Colston Lane, Harby, Leicestershire, LE14 4BE in accordance with the terms of the application, Ref 15/00673/OUT, dated 24 August 2015, subject to the conditions in Annex A.

Procedural Matters

2. The application was submitted in outline with all matters apart from access reserved for future consideration. However, a number of indicative plans also accompanied the application to which I have had regard.

Main Issues

3. The main issues in this case are:
 - Whether the site would be in a sustainable location where occupiers of the development would have acceptable access to local services and facilities; and
 - The effect of the development on the character and appearance of the surrounding area.

Reasons

Sustainable location and access to services and facilities

4. The appeal site is a disused cheese factory comprising redundant buildings and surrounding hardstanding. It is outside the village envelope of Harby and therefore in the open countryside is planning policy terms.

5. Policy OS2 of the Melton Local Plan (Local Plan) resists development outside town and village envelopes (subject to a number of exceptions which it is not argued that the proposal would meet). However, Local Plan Policy OS2 pre-dates the National Planning Policy Framework (the Framework) which, rather than resisting development in the countryside, seeks to promote sustainable development in rural areas. In particular it advises that housing should be located where it will enhance or maintain the vitality of rural communities and that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.
6. The site is physically separated from Harby and set apart from it by open countryside. However, there are other farm buildings and houses nearby on the north side of Colston Lane adjacent to main extent of the village and on the opposite side of Colston Lane. As such, whilst it is detached from it, the appeal site is not remote from the village and the proposed houses would not be isolated in the countryside.
7. The site is within walking distance of the centre of Harby where there are some services and facilities including a combined shop, car repair garage and café, a primary school, a village hall, a church hall and a pub. The Council accepts that it is a settlement with a reasonable range of facilities which would support new housing. There is an hourly bus service from the village to Melton Mowbray and a two hourly service to Bottesford and Bingham where there are a wider range of services and employment opportunities. Employment opportunities also exist at Langar Airfield which is around a mile away.
8. A new footpath would be created on the north side of Colston Lane east of the appeal site. This would extend as far as the existing footpath on the south side of the road. A pram crossing point would be provided where pedestrians would need to cross the road to continue on the existing footpath. Local residents are concerned about the proximity of this crossing point to the bend in Colston Lane. However given the speed limit of 30 miles per hour and since the crossing point would be some distance west of the bend, I see no reason why pedestrians would not have adequate sight of approaching vehicles. Although the existing footpath on the south side of Colson Lane is not wide, it is not far from the village and widens again close to the junction with Main Street.
9. The Highway Authority raises no objections in these regards and the proposed improvements could be secured via planning conditions. In my view they would provide a satisfactory route for walking the relatively limited distance to the village. On this basis, overall the Highway Authority considers the site to be reasonably sustainable in transport terms. I also consider the site to have satisfactory accessibility to local services and am content that the future occupiers of the proposed houses would not be unduly reliant on the private motor car. This would align with core planning principle of the Framework to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.
10. The indicative plans show the proposed dwellings arranged around a series of cul-de-sacs which are for the most part contained by existing and proposed planting. Local residents consider that cul-de-sacs with no through pedestrian routes are not a characteristic of the Harby which is criss-crossed with a network of paths. They are concerned that the proposal would result in the creation of an isolated and separate enclave which would be socially detached from, and have no interaction with, the established community.

11. To the west of the appeal site is the Grantham Canal and its tow path which forms part of a well-used circular route from the village linking Colston Lane to Langar Lane. The indicative plans show no routes through the site to the canal or the surrounding countryside. Local residents suggest that an alternative layout could make the appeal site more permeable (a new route through the site from Colston Lane on to the tow path via an existing bridge could be created along with additional pedestrian routes onto Colston Lane).
12. I accept that the proposed housing would be to some extent separate from the village. Nevertheless, notwithstanding that the layout of the scheme is a matter reserved for future consideration, even in the absence of new routes through the site, it would not be far away from the village and would be within easy walking distance of both the settlement and the canal tow path via Colston Lane (the circular village route passes directly in front of the site).
13. A mix of dwelling types and sizes would be provided, including 19 homes which would be affordable to local people (around a third of the site). The appellant confirms that the development would not be a gated or secure. This being so, and given the close relationship between the site and Harby described, I see no reason why the future occupants of the appeal scheme would necessarily live separately from the established community in the village or why the development would lead to a division between new and established residents. Whilst employment opportunities are likely to be located in larger settlements, that is already the case for existing residents in Harby, and have I seen no evidence to suggest that the development would lead to the creation of a commuter village. Thus overall I am content that the appeal proposal would support the services in Harby and nearby and enhance the vitality and the rural community.
14. I therefore conclude on this issue the site would be in a sustainable location where occupiers of the development would have acceptable access to local services and facilities. Whilst the proposal would be contrary to the strict terms of Local Plan Policy OS2, it would accord with paragraph 55 of the Framework, and the underlying aim of the overall strategy for the Local Plan which seeks to reflect the Council's commitment to sustainable development.

Character and appearance

15. Despite the existing development nearby, I accept that the appeal site sits within a wider area of open countryside to the west of Harby which contributes to the overall setting of the village and plays a transitional role between the village and the countryside on the approach to Harby.
16. That said, the site is previously developed land and includes a number of buildings (along with silos and a chimney) which are in part fire damaged. The site has been derelict for a good number of years and attracts vandalism. I appreciate that the buildings are historic infrastructure and note the Council's view that their visual impact on the countryside has been accepted, but am not persuaded that they resemble agriculture buildings or integrate well into the countryside. I am aware that the Council issued a Notice Requiring the Maintenance of Land in 2013 which cited the severe detrimental impact of the fire damaged part of the building on the visual amenities of the area and the character of the open countryside. I agree with those findings and share the appellant's view that the site is currently an eyesore that detracts from appearance of the surrounding countryside.

17. The site is well screened by existing mature boundary vegetation. Despite being in an elevated position in relation to the countryside to the west and north, views of the site from there are in the main limited to the chimney. Although it is seen intermittently at distance from between the buildings and from the rear of the properties on Nether Street and Langar Lane to the east, the Council accepts that there are no long range views of the site. This accords with the findings of the submitted Landscape and Visual Assessment and my own observations on site. As such I am content that that the proposed development would not be seen as a conspicuous or prominent feature from the canal towpath or the surrounding countryside.
18. Views of the proposal when coming into the village from the west along Colston Lane would be screened by the existing and proposed planting to the site frontage and to some extent by the topography and the lower level of the approach. However, on approaching the site from Harby to the east, views of the proposed development would be possible through the existing wide site access on Colston Lane which is to be retained. At the hearing the Council explained that this is its primary concern in terms of views and visual impact.
19. The site is currently only partially developed with buildings and incorporates a large area of surrounding hardstanding. Even so, the structures are visible through the access and are tall, considerable in size and bulk and industrial and dilapidated in appearance. In contrast, whilst they would introduce a residential use and would be greater in number, the proposed houses would be much more modest individual units that would be spaced out between the areas of open space, gardens and wildlife corridors shown on the indicative plans.
20. Although the proposed houses would be likely to be seen through the access, I am not convinced that they would necessarily present a great bulk of built form to Colston Lane as suggested by the Council. Rather, it seems to me that they would appear less intrusive and have less impact on the character and appearance of the area than the existing buildings. Furthermore, the appellant confirms that the intention is to create an open entrance area. I see no reason why a layout whereby the houses are set back from the access with open and natural elements dominating the entrance could not be achieved at reserved matters stage. This would further minimise the visual impact of the proposal in Colston Lane.
21. The indicative plans show up to 53 houses. Local residents consider the scheme to be too dense and lacking in open space, particularly bearing in mind its position outside the village. They estimate the proposal to be twice the density of Harby overall and consider that it would result in a 15% increase in the size of the village. On the other hand, I do not regard the provision of 53 houses on a 2.2 hectare site (at 24 dwellings per hectare) to be particularly high density development. Whilst the overall density of Harby may be lower than the appeal scheme, the village is by no means uniform in character and there are examples of existing pockets of development within it which appear from a plan of the village to be similar in density to the proposal.
22. Although local residents are also concerned that small houses would predominate on the site, a mix of dwelling sizes are intended and could be secured via a planning condition. The indicative plans illustrate how the site might be developed and show a relatively spacious layout that incorporates houses with gardens along with areas of open and natural space.

23. I am mindful that the appellant is not tied to them and there may be alternative ways of developing the site. Even so, in my view the indicative plans demonstrate that an acceptable scheme that would be generally inkeeping with the form and character of Harby is capable of being advanced at reserved matters stage. On this basis, overall I am not persuaded that the proposal would appear incongruous or detract from the character and appearance of surrounding area. Nor would it cause any harm to the intrinsic character and beauty of the countryside.
24. A previous scheme for a business centre, live-work units and dwellings was dismissed on appeal in 2010¹. The previous Inspector dealing with that proposal found that, although in visual terms it would lead to an overall improvement to the general appearance of the area, the introduction of housing would nevertheless be unacceptable since it would extend the built-up area of the site to completely infill the area between the existing factory and the canal. However, unlike the proposal before me, that scheme concerned a larger site which took in the open land to the west of the buildings between the current appeal site and the canal.
25. I therefore conclude that the proposal would cause no harm to the character and appearance of the surrounding area. As such, there would be no conflict with Local Plan Policy BE1 which is permissive of new buildings provided that amongst other things, they are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing (criterion A). The proposal would also accord with the core planning principle of the Framework to seek to secure high quality design, and paragraphs 56, 58 and 61 of the Framework.

Other matters

Emerging Local Plan and Neighbourhood Plan

26. The Framework identifies Local Plans as the key to delivering sustainable development that reflects the vision and aspirations of local communities, and is clear that planning should be genuinely plan-led. The emerging Draft Melton Local Plan (Emerging Local Plan) has recently been the subject of publication consultation (during November and December 2016) and the Council intends to submit the plan at the end of February 2017. Based on a recent study of objectively assessed need, the Emerging Local Plan identifies a need for around 100 houses in Harby, which is defined as a Service Centre, and accordingly identifies 5 housing allocations (for a total of 117 dwellings).
27. The Clawson, Hose and Harby Neighbourhood Plan (Neighbourhood Plan) has been subject to public consultation, but remains at an early stage of production. The Parish Council refers to a steady but modest rate of housing completions across the Parish's three villages over the past 25 years, and more recently a high number of applications and considerable speculative demand for development. It highlights 35 homes which are in the process of being built in the village and raises concerns about the cumulative effects of piecemeal uncoordinated development. However, the Parish Council confirms that it accepts the uplift in housing anticipated for Harby in the Emerging Local Plan, is working with the Council to pursue its housing figures and is generally supportive of the proposed allocations for the village.

¹ APPP/Y2430/A/09/2114336

28. The Council accepts that the weight to be afforded to the Emerging Local Plan is very limited. Having regard to the advice at Annex 1 of the Framework, and since I am not aware of the extent of any unresolved objections arising from the recent consultation and the plan is yet to be examined, I agree with this position. For the same reasons, I also afford only very limited weight to the draft Neighbourhood Plan.
29. Whilst the appeal site is not proposed as a housing allocation in the Emerging Local Plan (rather it forms part of HAR6 which is a reserve housing site) two potential housing sites on the land immediately to the east of the appeal site between it and the village (HAR4 and HAR5) are put forward. The Parish Council considers that to allow the appeal scheme would prejudice the proper planning of the area, and in particular would make the adjacent allocations (which would provide a total of 50 houses) more difficult for the Council to resist. It is concerned that such a situation would result in a harmful stretch of development along the Colston Lane frontage and an overprovision of homes against the assessed level of housing need in Harby. It also raises issues concerning about the cumulative impact of the appeal site alongside other sites to the west of the village, and the resultant strain they would put on local infrastructure including the already congested road network at the village core.
30. However, from what I saw at my visit HAR4 and HAR5 which adjoin the appeal site to the east appear to be greenfield sites. As such they are materially different from the appeal scheme which concerns a brownfield site in a state of long term dereliction. As such, whilst the merits of those allocations are not before me, I am satisfied that there are different considerations at play and see no reason why allowing the appeal scheme would necessarily preclude the Council from refusing development on those sites should it wish to. Matters relating to the whether the village's infrastructure and traffic conditions are conducive to the wider growth anticipated for Harby are matters for the Emerging Local Plan.
31. Moreover, I am mindful of the advice in Planning Practice Guidance (the Guidance) which states that the refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. This being so, and since the proposal is not so substantial and its cumulative effect would not be so significant that to grant permission would undermine the plan making process by pre-determining decisions about the scale, location of phasing of new development that are central to the Emerging Local Plan or Neighbourhood Plan, I do not regard the dismissal of the appeal on the grounds that it is premature to be justified.

Planning Obligation

32. Local Plan Policy OS3 concerns planning obligations and advises that the Council will seek to enter into a legal agreement with an applicant under Section 106 of the Town and Country Planning Act 1990 for the provision of infrastructure which is necessary to serve the proposed development. A section 106 agreement has been submitted with provides for a range of contributions if the appeal were to be allowed. I have considered this in the light of Regulations 122 and 123 (3) of the CIL Regulations and paragraph 04 of the Framework.

33. The agreement includes the provision of 36% affordable housing (19 units) and financial contributions towards the new village hall, open space, education, sustainable transport and the Police.
34. The Council's need for affordable housing is set out in Local Plan Policy H8 and the 36% requirement arises from its Housing Needs Assessment. The total cost of the village hall project is estimated to be £625,000 and the contribution sought from the appeal scheme has been calculated on the basis of the number of dwellings proposed as a % of the village. The Council confirmed at the hearing that this would be the third such contribution for this specific infrastructure project. The requirement for the off-site public open space is explained in Local Plan Policy H11 and the detailed contributions have been calculated by the Council's Parks Department. The money will be used to improve the existing play area on School Lane which has not benefited from such contributions previously.
35. Leicestershire County Council's requirement for an education contribution for Harby Primary School would fund 3 pupil places and is the first request for that school. The contribution would help to address the Parish Council's concern that the local school has insufficient capacity. Additionally the agreement includes contributions to provide travel packs to inform new residents of sustainable transport choices, bus passes to bus use, and improvements to the two nearest bus stops (including raised and dropped kerbs to allow level access and the provision of information display cases). The County Council explains that these are bespoke one off payments specific to the impact of the proposed development. Contributions are also sought by Leicestershire Police to secure additional infrastructure to meet the increased demand for police services arising from the appeal scheme. These are based on an analysis of current policing demand in the area and the money would be spent on infrastructure to serve the appeal scheme and would not be pooled.
36. Additionally the agreement includes a monitoring fee of £300 to cover the County Council's administrative costs of confirming compliance with the education and sustainable travel contributions. Whilst some of these concern one off payments, the education and the bus pass contributions would be provided in instalments and would necessitate monitoring. I am satisfied that this does not fall within the scope of everyday functions of the County Council, particularly since it has no direct planning function.
37. None of the contributions are in dispute between the parties. The County Council and Leicestershire Police have submitted evidence to justify the requirements and the figures sought. At the hearing we discussed the Council's requirements and the basis for them. On the basis of the evidence before me, I am satisfied that the contributions sought are necessary to make the development acceptable in planning terms, directly related to the development, and fair and reasonably related in scale and kind to the development proposed. As such, the agreement meets the tests as paragraph 204 of the Framework and the provisions of Regulations 122 and 123 (3) of the CIL Regulations.

Other issues

38. Local residents and the Parish Council raise other issues including the loss of employment land and the possible use of the site by another business. However, the application was supported by an Employment Land Appraisal and

the Council confirms that it has no policy basis to safeguard employment sites. It refers to paragraph 22 of the Framework which advises that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. As such, it raises no objections to the scheme on these grounds.

39. Concerns are also raised in relation to protected species. That said, on the basis of the submitted Great Crested Newts Mitigation Strategy and Ecology Phase 1 Habitat Survey and Protected Species Assessment, and provided that the development is carried out in accordance with these reports, both the County Council's ecologist and the Council raise no objections to the scheme. There are worries that existing drainage and sewerage systems would be put under pressure with risk of pollution. However, I have seen no evidence to suggest that the site could not be adequately drained. The submission of further details in this regard could be secured via a planning condition.
40. There are objections that an increase in local vehicle traffic would add to existing congestion problems at a number of points in the centre of the village. However, neither the Council nor the Highway Authority raise any objections on these points and I am not convinced that the appeal scheme would be of such a scale as to unduly increase traffic in the village to the extent that highway safety would be compromised.
41. Whilst I appreciate the concern that local services and facilities are stretched and would not be able to accommodate the increased demand arising from the appeal scheme, particularly taking into account the cumulative effects of other permitted and proposed development nearby, I have seen no firm evidence to suggest that local services and facilities are at crisis point. I am also conscious that the contributions included in the planning obligation would to some extent address these concerns. The Council raises no objections to the scheme on these points.
42. Therefore, bringing matters together, I have seen no substantiated evidence that would lead me to a different view to the Council on any of these matters and am content that the scheme is satisfactory in these regards.

The Planning Balance

43. I have found that the proposal would conflict with Local Plan Policy OS2, but would nevertheless be in a sustainable location with satisfactory access to local services and facilities and would cause no harm to the character and appearance of the area. Thus it would support the underlying aims of the Local Plan's overall strategy and paragraph 55 of the Framework. The proposal would also make effective use of land by re-using land that has been previously developed as supported by the Framework. Furthermore it would align with the Framework's aim to boost significantly the supply of housing and would contribute to the provision of both market and affordable housing. These factors count in favour of the scheme and I consider that the benefits of the proposal are sufficient to outweigh the conflict with the adopted Local Plan.
44. There is disagreement between the parties as to whether the Council can demonstrate a 5 year supply of deliverable housing land. The Council have recently assessed potential housing sites across the borough to support the Emerging Local Plan. Its Five Year Land Supply and Housing Trajectory Position Statement dated 2 November 2016 sets out 7.6 years of housing land

supply. This is a considerable increase since the previously stated position of 2.2 years in its Annual Monitoring Report of August 2016. The appellant has a number of concerns as to how the November position was arrived at, including the method by which it was calculated, which we discussed at the hearing.

45. Nevertheless, since the proposal would not give rise to any significant harm, issues relating to housing supply are not central to my decision. I am also mindful that a supply of 5 years (or more) should not be regarded as maximum. Even if the Council were able to demonstrate a supply of housing of the quantum claimed, it would not make any difference to my decision to allow the appeal. As such, despite the discussions that took place at the hearing, it has not been necessary for me to reach a conclusion on the existence or otherwise of a five year supply.

Conclusion and Conditions

46. For the reasons given, I therefore conclude that the appeal should be allowed.
47. The Council has suggested a number of conditions that we discussed at the hearing and which I have considered against the advice in the Guidance. I have attached conditions limiting the life of the planning permission and setting out requirements for the reserved matters in accordance with the requirements of the Act. Other than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of proper planning.
48. Conditions relating to the reserved matters (landscaping, layout and appearance) should not be imposed at this stage. However, a condition to secure a mix of housing is required to meet the area's local market housing need. A condition requiring the details of the drainage works is necessary to ensure the site is properly drained and to minimise pollution risks. Conditions relating to the investigation of contamination and importing of top soil are required to prevent pollution and to ensure adequate living conditions for the future occupiers of the development. Conditions to secure off site highway works and to ensure development takes place in accordance with the County Council's highway and access design guide are necessary in the interests of highway and pedestrian safety. A construction method statement is needed in the interests of the living conditions of nearby residents and highway safety.
49. A condition to ensure development is undertaken in accordance with the recommendations of the Habitat Survey, Protected Species Assessment and Great Crested Newt Mitigation Strategy is required to ensure protected species and habitats are not adversely affected. A condition requiring the surveys to be updated is suggested, but since the Council considered the planning application on the basis of the originally submitted surveys I have also made my decision on this basis. As such, and since the trigger date of August 2016 has already passed, I see no reason for the suggested condition.

Elaine Worthington

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Rob Hughes (MTCP MRTPI)
Nigel D Griffiths
Philip Weston-Hardy
Alex van Spyk

Hughes Planning
First Provincial Properties
New West Ltd
First Provincial Properties

FOR THE LOCAL PLANNING AUTHORITY:

Pat Reid
Gemma Dring
Louise Parker
Leigh Higgins

Melton Borough Council
Melton Borough Council
Melton Borough Council
Deputy Leader Melton Borough Council

OTHER INTERESED PARTIES:

Pam Baguley
Phillip Tillyard
Phil Goodman
Nick Bacon
Andrew Tyrer
Deborah Weatherill

Ward Councillor
Parish Council
On behalf of the Parish Council
Local resident
Leicestershire County Council
Melton Borough Council

DOCUMENTS SUBMITTED AT THE HEARING

- 1 Statement by Long Clawson, Hose and Harby Parish Council
- 2 Maps A, B and C submitted by Nick Bacon
- 3 Planning Appeal Decision APP/F2415/W/16/3152485 submitted by Andrew Tyrer in relation to planning obligations
- 4 Planning Committee Report submitted by Pat Reid in relation to contributions to Harby Village Hall
- 5 Signed and dated Planning Obligation

Annex A

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan 001_062015/001, Existing conditions 002_0602015/001, Existing conditions 003_0602015/001 and Proposed access layout F14032/01 Rev A, but only in respect of those matters not reserved for later approval.
- 5) The reserved matters shall provide for a mix of types and sizes of dwellings to meet the area's local market housing need.
- 6) No development shall take place until details of a sustainable drainage scheme including its implementation, maintenance and management have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.
- 7) No development other than ground clearance works shall take place until a supplementary phase two site investigation of the nature and extent of contamination (particularly in relation to the existing and historic storage tanks on the site) has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures (and those in the GeoDyne combined phase one desk study and phase two exploratory investigation reference 26127 dated 14 November 2014) before development begins. The dwellings shall not be occupied until a verification report including details of all the approved remedial/ground works undertaken has been submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

- 8) No top soil shall be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development in accordance with a methodology which has been submitted to and approved in writing by the local planning authority.
- 9) No development shall take place until a scheme of works for the proposed alterations to the highway (and a timetable for their implementation) has been submitted to and approved writing by the local planning authority. The scheme shall include footway facilities on Colston Lane from the site access to the junction with Main Street including a pram crossing point where the footway changes from one side of Colston Lane to the other. Development shall be carried out in accordance with the approved scheme prior to the occupation of the dwellings.
- 10) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: commencement and completion dates; the hours of operation of the construction works; the parking of vehicles of site operatives and visitors; wheel washing facilities; details of the routing of construction traffic; and a timetable for implementation.
- 11) Development shall be carried out in accordance with Leicestershire County Council's highway access and design standards.
- 12) Development shall be carried out in accordance with the approved EMEC Ecology Great Crested Newts Mitigation Strategy (dated October 2015) and the EMEC Ecology Phase 1 Habitat Survey and Protected Species Assessment (reports dated August 2014, September 2014 and July 2015).