

ADDENDUM

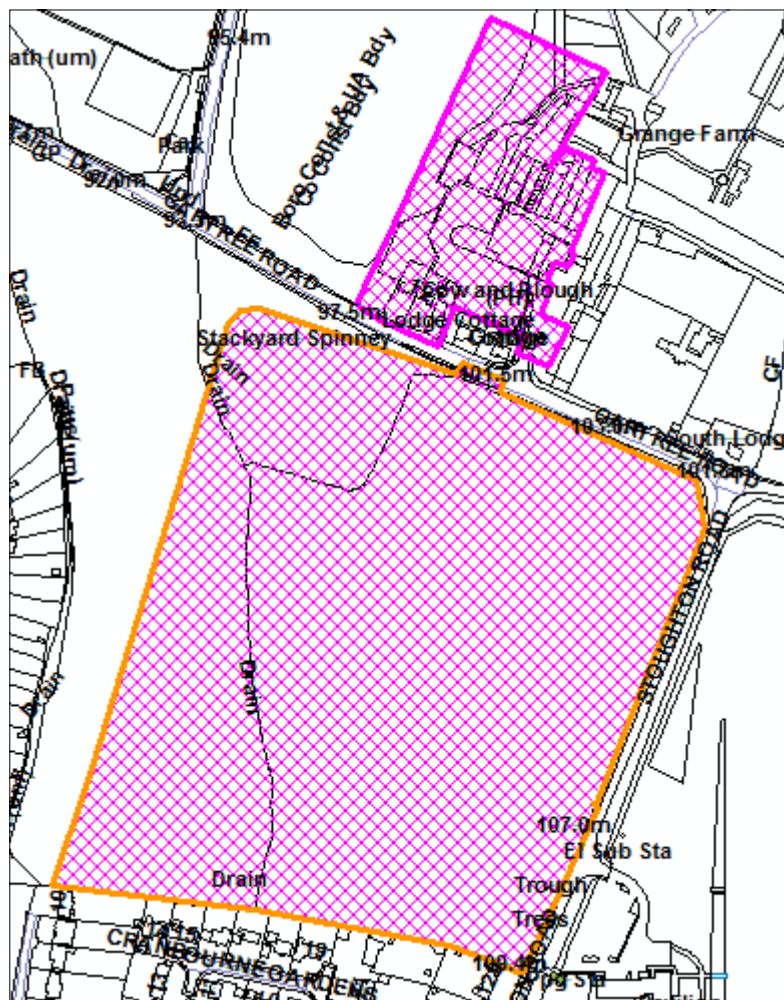
Application Number

Address

Report Items

- | | |
|------------------------|--|
| a. 18/00178/OUT | Land Opposite
Stoughton Farm Park
Gartree Road
Oadby
Leicestershire
LE2 2FB |
|------------------------|--|

a.	18/00178/OUT	Land Opposite Stoughton Farm Park Gartree Road Oadby Leicestershire LE2 2FB
	24 April 2018	Outline planning application, with access, for the demolition of the existing buildings located at Stoughton Grange, including 2x dwellings, and the subsequent construction of up to 310x dwellings across two land parcels (Stoughton Grange and land to the south of Gartree Road), with associated landscaping, public open space, on-site infrastructure and car parking provision including a new reconfigured car park for Stoughton Grange, and private amenity space.
	Case Officer	Richard Redford



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Addendum

Since the main agenda report was published, a further 3 letters have been received from third parties; 1 raising objection, the second commenting and the third providing the residents summary of the public meeting that took place at Brocks Hill on 28th March 2019.

The objection sets out the objection being due to the additional traffic; the size of the development and its implications on the visual amenity of the area. They set out that since moving to the area in 1999 the number of house built / being built has increased contributing to the area being overloaded with traffic and significant tailbacks with the proposal contributing to a worsening of the problem. It reiterates objections set out in the main agenda report that the scheme would add to the overcapacity schools, chemists, doctors, infrastructure and other services in the area.

The second letter, which comments on the proposal, seeks to establish why the proposal cannot be developed with access taken from the extended ring road and that the Highways department could give serious consideration to either building the extension to the ring road or delete it from the plans entirely with it being questionable for it to be included in future planning only to be ignored every time. The question is also raised as to how the Highway Authority obtain their statistics regarding traffic flow.

As indicated above, the third letter received provides the residents of summary of the public meeting.

In respect of the main agenda report, please note that the second paragraph on page 18 and the fifth paragraph on page 32 refer to paragraphs 14 (presumption in favour of sustainable development) and 132 (heritage assets) of the 2012 NPPF respectively. Due to the up-date of the NPPF, these references to the NPPF on pages 18 and 32 should read paragraphs 12 regarding sustainability, then paragraphs 193 and 194 for heritage assets of the NPPF up-dated in 2019.

With regards to the conclusions section of the main agenda report on page 36, the second sentence of the first paragraph was inserted in error and should not have been used. Further, and as set out on pages 24 to 29 of the main report, both Leicestershire County Council Highways and Leicester City Council Highways have commented, both stating that they are satisfied the impacts of the proposal can be mitigated against by conditions, informatives and contributions so indicating it will not result in a severe impact sufficient to justify a refusal.

Also since the preparation of the report as set out in the agenda, discussions have taken place between Officers and the agent in respect of both the pre-commencement conditions and other conditions contained within the agenda. The documents to be contained within Condition 7 of the main agenda have also been brought together.

Based on these, it is requested that conditions 2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 23, 24, 25, 26, 28 and 29 be altered to as follows:

➤ Condition 2

Prior to the commencement of work on site on each phase of the development plans and particulars of the layout, scale, appearance of the dwellings to be erected and the landscaping of the site, which shall include details of protection of the existing tree and hedges to be retained, (hereinafter called "the reserved matters") in that phase shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details that have been approved in writing by the Local Planning Authority.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

➤ **Condition 5**

Prior to the commencement of each phase of development a detailed plan (or plans) indicating the positions, design, materials and type of boundary treatment to be erected in that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed prior to the first occupation of the dwelling to which it relates.

Reason: To ensure that an adequate boundary treatment is provided to safeguard the visual amenities of the area, the amenities of the future occupiers of the dwelling and the occupiers of adjoining properties and in accordance with the aims and objectives of the National Planning Policy Framework, Core Strategy Policy 14 and Landscape Proposal 1 of the Oadby and Wigston Local Plan.

➤ **Condition 7**

Notwithstanding the access drawings by Crofts Transport Planning & Design numbered 1675-F02 Rev A dated December 2016 and 1675-F01 Rev D dated December 2016 both contained within the Transport Assessment submitted as part of the application, unless otherwise first approved in writing (by means of a Non-materials Amendment / Minor Material Amendment or a new Planning Permission) by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the following plans and particulars;

- Application form;
- Arboricultural Statement ref CW/8469-AS dated 17 April 2018 by Cheshire Woodlands Arboricultural Consultancy;
- Archaeological Geophysical Survey numbered 3114 by WYAS Archaeological Services dated April 2018;
- Community and Stakeholder Engagement Report dated April 2018;
- Daytime Bat Survey Report dated 2018 by Rachel Hacking Ecology;
- Design and Access Statement by FPCR dated 19 April 2018;
- Drawings by FPCR titled 'Demolition Plan' numbered 7606-L-09 dated 17 April 2018, titled 'Parameters Plan' numbered 7606-L-08 Rev B dated 12 April 2018 and titled 'Site Plan', numbered 7606-L-06 Rec C dated 13 April 2018;
- Energy and Sustainability Strategy Statement Revision 03 dated 19 April 2018 by HOARE LEA;
- Environmental Statement Non-Technical Summary by Barton Willmore LLP under ref 28580/A5/ES Rev 02 dated 20th April 2018;
- Environmental Statement Volume 1 by Barton Willmore LLP under ref 28580/A5/ES Rev 01 dated April 2018;
- Environmental Statement Volume 2 Technical Appendices by Barton Willmore LLP under ref 28580/A5/ES Rev 01 dated April 2018;
- Extended Phase 1 Habitat Survey Northern Parcel dated 2018 by Rachel Hacking Ecology;
- Extended Phase 1 Habitat Survey Southern Parcel dated 2018 by Rachel Hacking Ecology ;
- Floor Risk Assessment and Outline Drainage Strategy ref 064275-CUR-00-XX-RP-C-92001 Rev 02 dated 19th April 2018 by Curtins;
- Heritage Desk Based Assessment Report numbered 18146, issue 5 dated April 2018 by Cotswold Archaeology ;
- NPPF Compliance Note by Barton Willmore LLP under ref 28580/A3/LD/VR dated 17th August 2019;

- OPUS Phase 1 Geo-Environmental Desk Study Report ref J-B1133.00_R1/1_LMH dated December 2016;
- Planning Statement ref 28580/A3/LD/VR Rev 03 dated 20 April 2018 by Barton Willmore LLP;
- Soils and Agricultural Quality of Land off Gartree Road, Oadby Report ref 1270/2 dated 23rd March 2018 by Land Research Associates;
- Transport Assessment Statement including Travel Plan Framework by Crofts Transport Planning & Design dated April 2018 (EXCLUDING ACCESS DRAWINGS by Crofts Transport Planning & Design numbered 1675-F02 Rev A dated December 2016 and 1675-F01 Rev D dated December 2016 both contained within the Transport Assessment); and
- Tree Constraints Plan ref CW/8469-P-TC dated 19 April 2018 by Cheshire Woodlands Arboricultural Consultancy

all submitted to and received by the Local Planning Authority on 23rd March 2018

Archaeological Evaluation Report by Costwold Archaeology numbered 18462 dated 27 September 2018 submitted to and received by the Local Planning Authority on 2 October 2018;

- Amended Proposed Access Drawings numbered 1675-F01 Rev F and 1675-F02 Rev C both dated October 2018 as contained within the Transport Assessment Addendum dated February 2019 by Crofts Transport Planning & Design submitted to and received by the Local Planning Authority on 7th February 2019
- Transport Assessment Addendum dated February 2019 by Crofts Transport Planning & Design submitted to and received by the Local Planning Authority on 7th February 2019
- Highways Technical Note 1 (1675.TN01) by Crofts Transport Planning & Design submitted to and received by the Local Planning Authority on 26th February 2019
- Highway Technical Note 2 (1675.TN02) by Crofts Transport Planning & Design submitted to and received by the Local Planning Authority on 19th March 2019
- Letter from Crofts Transport Planning & Design dated 22nd March 2019 submitted to and received by the Local Planning Authority on 22nd March 2019

Reason: For the avoidance of doubt as to what is permitted by this permission and in the interests of proper planning.

➤ **Condition 8**

Prior to, or concurrent with the submission of the first application for reserved matters, a phasing plan shall be submitted to Local Planning Authority for approval in writing, and the subsequent development implemented in accordance with the approved plan(s).

Reason: In the interests of environmental, highway and neighbouring amenity and for the avoidance of doubt.

➤ **Condition 9**

Prior to commencement of each phase of the development hereby permitted a Construction Environmental Management Plan for that phase of the development (including the location of the construction access and associated visibility splays, wheel and road cleaning, deliveries including routing, vehicle parking, dust management plan, air quality, ecology, trees and hedgerows, heritage, site compound inc associated structures / cabins lighting and store, construction lighting,

noise and vibration) and a timetable for its provision shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be fully implemented until the completion of development in accordance with the agreed detail.

Reason: In the interests of protecting neighbour amenity, human health, and environmental protection as well as to reduce 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 road and lead to on-street parking problems in the area in accordance with the NPPF.

➤ **Condition 10**

Prior to the commencement of each phase of the development, excluding demolition, site clearance and remediation, details of all materials to be used externally on the dwellings hereby permitted in that phase shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials.

Reason: To safeguard the character and appearance of the building and its surroundings and in accordance with the aims and objectives of the National Planning Policy Framework, Core Strategy Policy 14, and Landscape Proposal 1 of the Oadby and Wigston Local Plan.

➤ **Condition 11**

No building works or associated works or operations shall take place on the site except between the hours of 8.00am and 6.00pm Monday to Friday, 9.00am to 2.00pm on Saturday and there shall be no works at any time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in compliance with landscape Proposal 1 of the Oadby and Wigston Local Plan.

➤ **Condition 12**

Prior to demolition commencing on land to the north of Gartree Road a full asbestos survey of the site and buildings must be carried out, with the resultant report to include mitigation measures where required to include the safe removal and disposal of any asbestos found, submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the agreed details with all such remedial works must be notified to the Environmental Health Department at least 7 days before the work is carried out.

Reason: In the interests of environmental protection.

➤ **Condition 13**

Prior to commencement of the development hereby permitted on each of the land parcels to the north and south of Gartree Road a contaminated land assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:

- a) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- d) Upon completion of the works a verification report shall be submitted to and approved by the LPA. The verification report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the environment and identify potential contamination on-site and the potential for off-site migration and in accordance with the aims and objectives of the National Planning Policy Framework.

➤ **Condition 14**

If during the course of development, contamination not previously anticipated or previously identified is found to be present on the site, then no further development shall be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination shall then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the environment and identify potential contamination on-site and the potential for off-site migration as recommended by the Environmental Health Manager and in accordance with the aims and objectives of the National Planning Policy Framework.

➤ **Condition 17**

Details of any temporary external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development as outlined in the outline planning submission. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

➤ **Condition 18**

Prior to the commencement of each phase of the development a scheme for the protection of the retained trees in that phase, in accordance with BS 5837:2012, including a tree protection plan(s)

(TPP) and an arboricultural method statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of any construction within the RPA or that may impact on the retained trees.
- c) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing
- d) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- e) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- f) Boundary treatments within the RPA of retained trees.
- g) The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policy 37 - Biodiversity and Geodiversity and Policy 44 - Landscape and Character of the emerging local plan and pursuant to section 197 of the Town and Country Planning Act 1990.

➤ **Condition 19**

Prior to the development hereby approved commencing on land to the south of Gartree Road a woodland management plan, prepared by a qualified and experienced forestry or arboricultural consultant, shall be submitted to and approved in writing by, the Local Planning Authority. It should include the following elements:

- a) A statement of the overall design vision for the woodland and for individual trees retained as part of the development - including amenity classification, nature conservation value and accessibility.
- b) Type and frequency of management operations to achieve and sustain canopy, understorey and ground cover, and to provide reinstatement including planting where tree loss or vandalism occurs.
- c) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas
- d) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).
- e) Special measures relating to Protected Species or habitats, e.g. intensive operations to avoid March - June nesting season or flowering period.
- f) Recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained without the loss of their canopy or value as habitat.
- g) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.
- h) The development shall be carried out and woodland managed in accordance with the agreed details.

Reason: Required to ensure that woodland areas are satisfactorily safeguarded, managed and maintained in the long term /in perpetuity in the interest of nature conservation and the visual amenity of the area and to accord with policies (Policy 37 - Biodiversity and Geodiversity and Policy 44 - Landscape and Character - new local plan) and the NPPF.

➤ **Condition 20**

Prior to the occupation of the first house in each phase of the development, maintenance details for the trees and hedgerows in public areas in that phase shall be submitted to and approved in writing by the Local Planning Authority. The trees and hedgerows shall then be maintained in accordance with the approved details.

Reason: In the interests of the maintenance of trees and hedgerows across the site as well as in the interests of visual amenity and ecology.

➤ **Condition 21**

No development shall commence on each phase of development until an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority in writing for that phase. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: To ensure satisfactory archaeological investigation and recording.

➤ **Condition 23**

Prior to the commencement of each phase of the development hereby permitted, a surface water drainage scheme for that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be implemented in accordance with the agreed details.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

➤ **Condition 24**

Prior to the commencement of each phase of the development hereby permitted, details relating to the management of surface water on site during construction of the development of that phase (and for future phases as necessary) shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be implemented in accordance with the agreed 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 through the entire development construction phase.

➤ **Condition 25**

Prior to the commencement of each phase of the development hereby permitted, details relating to the long term maintenance of the sustainable surface water drainage system within that phase of the development have been submitted to, and approved in writing by, the Local Planning Authority.

The development shall then be implemented, managed and maintained in accordance with the agreed details.

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 sustainable drainage system within the proposed development.

➤ **Condition 26**

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out to confirm (or otherwise) the suitability of the site for the use of infiltration as a drainage element, and the flood risk assessment (FRA) has been updated accordingly to reflect this in the drainage strategy. The requirements of this condition may be discharged separately for land to the north and south of Gartree Road.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.

➤ **Condition 27**

Prior to the commencement of each phase of the development hereby permitted, a scheme for the disposal of foul sewage for the site, or for that phase of development, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the first dwelling in the relevant phase of the development and shall be maintained as such for the life of the development.

Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment as recommended by Severn Trent Water Limited and in accordance with the aims and objectives of the National Planning Policy Framework.

➤ **Condition 28**

During the period of construction works vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.

Reason: To ensure that adequate off-street parking provision is made within the site and to reduce the possibilities on-street parking problems in the area during construction works and in accordance with the aims and objectives of the National Planning Policy Framework and Core Strategy Policy 4.

➤ **Condition 29**

For the period of the construction of the development wheel cleansing facilities shall be provided within the site and all vehicles shall have their tyres and wheels cleaned (as may be necessary) before leaving onto the public highway.

Reason: To reduce the possibility of deleterious material (mud/stones etc) being deposited on the public highway during construction works in the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework and Core Strategy Policy 4.

Background Papers

a. 18/00178/OUT

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