

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 June 2017 09:07
To: Planning Scanning
Subject: FW: Planning Consultation on: A/99/17/OUT
Attachments: 17.0010 - Land south of Water Lane - Angmering 290617.pdf; Appendix 1 - November 2016 High Court Decision.pdf; Appendix 2 - APPC3240W16314445 - Land east of Kestrel Close - Newport.pdf; Appendix 3 - Leicestershire Police vs Blaby DC.pdf; Appendix 4 - North-west Leicester District Council vs Money Hill Consortium - Money Hill, Land North of Wood Street, Ashby-De-La-Zouch.pdf; Appendix 5 - Examples of Appeal Decisions Supporting Police Contributions.pdf

From: [REDACTED]
Sent: 29 June 2017 16:25
To: Planning.Responses
Subject: Planning Consultation on: A/99/17/OUT

Dear Sir/Madam,

Please find attached consultation response concerning policing infrastructure contributions for application A/99/17/OUT (175 homes on the land south of Water Lane).

Kind regards,

Andy Taylor

Commercial Planning Manager
Sussex & Surrey Police

From: [REDACTED]
Sent: 30 May 2017 15:05
To: Designing Out Crime [REDACTED]
Subject: Planning Consultation on: A/99/17/OUT

To: F A O Phillip Edwards

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission
Outline Consent

APPLICATION NO: A/99/17/OUT

Registered: 22nd May

2017
Site Address: Land South of Water Lane Angmering
Grid Reference: 507406 104672
Description of Works: Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings. This application is a Departure from the Development Plan

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 29-JUN-17.

You can also monitor the progress of this application through the Council web site:

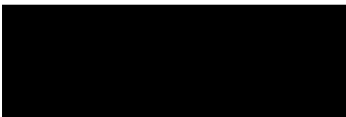

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is David Innes who can be contacted on telephone number 

Regards
Planning Officer

consultee_email


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Sussex
Police & Crime
Commissioner

Andrew Taylor
Joint Commercial Planning Manager
Sussex and Surrey Police

Police Headquarters
Arun Block
Church Lane
Arun
East Sussex
BN7 2DZ

Our Ref 17.010
Your Ref A/99/17/OUT

29th June 2017

David Innes
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Innes,

Re: Proposed Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping on the land south of Water Lane, Angmering.

I write on behalf of the Office for the Police and Crime Commissioner (PCC) concerning the outline planning application A/99/17/OUT to provide 175 homes on the land south of Water Lane, Angmering.

Our office have assessed this planning application and determined that a financial contribution for essential policing infrastructure would be required to make this development acceptable in planning terms.

It is the responsibility of the PCC to ensure our Chief Constable has sufficient financial support to deliver a high level of policing to the residents of Sussex. Our office continues to actively seek financial contributions via S106 agreements and Community Infrastructure Levy funds to support our capital program. This will enable Sussex Police to deliver the highest possible service to ensure the protection of the communities that we serve.

Sussex Police have recently updated our methodology for infrastructure requests to provide clarity and up to date details of our current infrastructure capacity. The additional information now provided has previously been used only as background information however will now be included with all future funding requests submitted by our office. Our new methodology has been developed through a joint partnership with Leicestershire, Thames Valley, and West Mercia Police Forces. This methodology was considered Community Infrastructure Levy REG122 compliant by Mr Justice Green (**Appendix 1**). In addition, there are recent appeal decisions in favour of Police contributions and High Court judgements supporting our methodology (see attached appendices). I will go into further detail on the various items of infrastructure and provide evidence of their compliance with Regulation 122 tests.

The additional population generated by this development will inevitably place an increased demand upon the existing level of policing for the area. In the absence of developer contributions towards the provision of additional infrastructure, Sussex Police would be unable to retain the high level of policing that is currently delivered in the Arun area and would therefore OBJECT to the development proposed.

1. Overview of our financing arrangements

Police Forces are funded by similar if not identical Central Government methods used to agree funding for all Local Authorities or other public services. The funding allocated to Police Forces via Home Office grants, the Council Tax precept and other specific limited grants is insufficient to fund in full requests for capital expenditure. Capital programmes are funded generally from a mixture of asset disposal (a finite option), redirection of revenue funding (with implications for operational policing), general capital grants or general reserves and prudential borrowing. Prudential borrowing is not a nil cost option, with any borrowing required to be repaid from revenue/income; repayments from this source having implications for the delivery of operational policing in a similar vein to redirection of revenue funding.

Funding settlements for the Police are determined in accordance with the current funding formulae which incorporates a number of criteria including historical population forecasts. Accordingly there is a lag between the level of revenue funding potentially available and the population to be policed. The Government continues to provide annual Capital Grant to Forces which in the case of Sussex for 2016/17 and 2017/18 funds 5% of the capital programme in any one year. The majority of Forces fund the balance of their capital expenditure either through PFI arrangements or Prudential Code borrowing. Although PFI continues to be used by some Forces it is a diminishing resource with various shortcomings.

Police funding is divided into revenue and capital funding. The revenue funding stream relates broadly to the day-to-day running costs of the Force, that is the payment and management of staff, the ongoing costs relating to running and maintaining buildings and equipment and repayment of loans used to fund capital projects. The capital funding stream relates to the provision of additional buildings, information technology, vehicles, equipment and other infrastructure items required for assets including; existing police services and increased pressures and requirements placed on the Force as a consequence of growth in demand for services. Funding received by the Police via the Council Tax precept is generally used for revenue purposes and is not directed towards capital projects/programmes on the basis that directing funds towards such projects would diminish that available for the delivery of front line policing services.

The Police & Crime Commissioner for Sussex holds a shared responsibility with the Chief Constable for providing effective financial and budget planning for the short, medium and longer term. In consultation with the Chief Constable, the PCC is required to set a budget for the forthcoming year. However, the pressure on revenue funding is such that it is extremely unlikely that it could be made available to finance significant capital projects; in practical terms the revenue budget is insufficient to fund infrastructure projects.

It should also be noted that even with revenue raised from the Council Tax precept there has been a recognised funding gap created by inflation and a continuing expansion of the role of the Police service and the demands placed upon it. While there has been investment from central Government, this is often ring-fenced for particular initiatives and has not kept up with the demand for services. This means that Police Forces need increases in the Council Tax precept simply to 'stand still' in terms of costs of service provision. It is not possible to raise sufficient Council Tax precept to cover all inflationary increases and other costs pressures. A £5 (3.4%) increase in Council Tax precept to the Police has been approved for the 2016/17 budget however any increase of over 5% requires approval at referendum.

Therefore the funding gap is likely to increase, with less money for revenue spending, let alone capital projects. At the same time Police Forces suffered reductions in the level of the annual Police Grant (revenue) and Capital grants. As shown in table 3 (Revenue and Capital Budget 2016/17) Sussex Police were required to deliver £35 million in savings over 4 years which will limit capital funding for new infrastructure requirements.

TABLE 3: Estimated Annual Savings to 2019/20

	2016/17 £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £'000
Savings Requirement	11,753	8,481	7,418	7,527	35,179

The Financial Summary for the draft Sussex Police Revenue Budget and Capital Programme for 2016/17 is set out below:

Draft Revenue Budget 2016/17

Appendix A

Total Non-Pay includes the following (although is not limited to):

- Buildings and Premises:
 - Repairs and maintenance of premises
 - Energy costs and water services
 - Utilities
 - Rent and service charges
 - Business Rates
 - Contract cleaning
 - Buildings and property insurance
- Transport
 - Vehicle service, maintenance and repairs
 - Vehicle fuel
 - Vehicle hire charges
 - Essential/casual car user costs
 - Travel expenses
 - Transport insurance
- Supplies and Services
 - Printing & stationery
 - Office Furniture and materials
 - Catering contracts
 - Clothing and uniform
 - Outsourced custody costs
 - Forensic costs
 - Investigation costs
 - Interpreters / translators / doctors
 - Telecommunications
 - Radios and airwave
 - Communications and computing
 - Specialist operational equipment
 - Operational expenses
 - Court and legal costs
 - Subscriptions and licences
 - Consultancy fees
 - Bank charges
 - Audit fees
 - Accommodation
 - Subsistence
- Third Party Payments
 - Payments to government bodies and agencies
 - Collaboration payments
 - PNC / PND costs (police national computer / database)
 - Third party insurance costs
 - NPAS (National Police Air Service)

Spend Area	£ 000
Employees	
Police Officer pay	125,222
Overtime	4,706
Pension Employers Contribution	26,288
Total Police Pay	156,216
Police Staff Pay	67,267
Police Staff Pension Deficit	1,233
PCSO Pay	9,666
Total Police Staff Pay	77,168
Other Employee Costs	1,533
Ill Health Pensions	2,855
Total Pay Costs	4,388
Buildings And Premises	9,508
Transport Costs	5,375
Supplies and Services	38,327
Total Non Pay	53,110
Gross Operational Delivery Budget	299,982
Fees, Charges & Specific Grants Income	(33,720)
Net Operational Delivery Budget (before savings)	337,262
Savings Requirement	(11,753)
Net Operational Delivery Budget	245,508
Office of PCC Budget	1,243
Community, Victims & Restorative Justice	3,132
Grant Income (Victims & Restorative Justice)	(1,498)
Financial Provisions & Reserve Transfers	2,093
Total PCC retained Budget	4,970
Total Police Fund	250,479
Financed by :	
Police Grant	97,828
Ex DCLG Grant	53,892
Council Tax Support Grants	13,202
Collection Fund Surplus/(Deficit)	0
Precept	85,557
Total Financing	250,479

Council tax precept

2. Proposed Capital and Investment Budget

Proposed Capital and Investment Programme and Financing

	2016/17 £'000	2017/18 £'000	2018/19 £'000	2019/20 £'000	Total £'000
Home Office Capital Grant	1,068	1,068	1,068	1,068	4,272
Revenue Contribution	2,517	2,025	2,025	2,117	8,684
Reserves and Receipts	23,229	11,854	7,957	2,850	45,890
Total Capital and Investment Programme	26,814	14,947	11,050	6,035	58,846

The capital and investment plans to 2020 require no additional borrowing but subject to assumptions on the profile of delivery of the programme and achievement of the capital receipts, the capital and investment reserves will be nearly exhausted by 2020, i.e. there is limited headroom for further new investment requirements. These could be significant in relation to new Emergency Services Network, further phases of ICT Infrastructure and enablement project, Digitalisation of Policing Services and Criminal Justice. The reducing level of investment reserves over the four year period means prioritisation of capital schemes may have to be reviewed and the current approach of not borrowing may have to be revisited before 2020 and/or provision made in revenue budget for financing of capital investment. The safe policing of new urban extensions depends on having revenue capacity to employ front line staff, which would compete with the need to provide the essential infrastructure outlined in this request.

3. Conclusions on funding

Like many other public sector organisations, Sussex Police have seen real term reduction in grant funding, which has necessitated changes to the policing model. Sussex Police have been proactive in rationalising our estates and selling underused sites to fund capital purchases. In future the demands on Sussex Police will only increase due to higher population and we are responding to the changing nature of crime at both a national and local level, for example, at this time cybercrime, child sexual exploitation and terrorism are areas of particular concern. This requires funding to fill specialist positions and expensive equipment necessary for these roles.

Whilst the previous Chancellors (Rt Hon MP George Osbourne) announcement in November 2015 changed the emphasis away from austerity and provided protection of police funding, this relies on the maximum permissible increase in Council Tax and this does not allow room for necessary capital purchases. The Chancellors' statement re-emphasised the Government's commitment to protect the public and protect the overall spending envelope for the police, while finishing the job of police reform.

In terms of local population and the number of households do not lead directly to an increase in Central Government Grant. Whilst there might be growth through the council tax generated by an increase in the CTB (Council Tax Base), this funding would not be available to fund the infrastructure that would be required to effectively police the proposed areas of new development in the District.

4. Assessment and Request

Sussex Police have undertaken an assessment of the implications of growth and the delivery of housing upon the policing of Arun and in particular the areas of the District where new development is being directed towards. We have established that in order to maintain the current level of policing, developer contributions towards the provision of capital infrastructure will be required. This information is disclosed to secure essential developer contributions and is fundamental requirement to the sound planning of the District. In the absence of developer contributions towards the provision of essential policing infrastructure the additional strain placed on our resources would have a negative impact on policing of both the development and force wide policing implications within the District.

This submission will provide the most recent annual statistics for crime/incidents in Arun which will be compared to the number of existing households. This provides an incident per existing household within Arun which can then be used as the background to the various items of infrastructure outlined in this funding request.

Nationally, the Police Force ensure that we take regular legal advice and guidance from industry professionals on the applicability of NPPF tests relating to the application of Regulation 122 on our funding requests for S106 agreements and Infrastructure Development Plans. This included advice as to what is infrastructure which can be summarised as follows:

- The first point to note is that “*infrastructure*” is not a narrowly defined term. Section 216 of the Planning Act 2008 provides a list of “*infrastructure*” but is clear that that list is non-exhaustive. That fact is demonstrated by the use of the word “*includes*” prior to the list being set out.
- There is no difficulty in the proposition that contributions towards Police infrastructure can be within the definition of infrastructure for the purposes of the 2008 Act. In policy terms this is reinforced by the reference to security infrastructure in paragraph 156 of the National Planning Policy Framework.
- Infrastructure is not limited to buildings and could include equipment such as vehicles, communications technology, and surveillance infrastructure such as CCTV.

The submission set out below is based on the same methodology previously found sound by Planning Inspectors, the Secretary of State and the High Court and has been found sound. The costs included in this submission are sites specific costs which are envisaged to be secured via a Section 106 agreement. The significant costs relating to revenue will be met by local and national taxation.

5. Current Policing requirements in the District of Arun

At present, Neighbourhood policing in Angmering is delivered from the Littlehampton Police station based in the County building on East Street, Littlehampton. As outlined in the Police Crime Commissioners Estate Strategy 2013-2018 Littlehampton Police Station is to be re-provided. Potential sites and collaboration opportunities are currently being investigated with other blue light partners. Littlehampton police station currently support a number of divisional and support staff/officers who are required to deliver police to site and surrounding area of Angmering.

In the West Sussex region there were 49,535 crimes recorded in the 2016/17 financial year, risen from 45,035 the previous year. There were 10,028 crimes recorded in 2016/17 across the District of Arun, a rise from 9209 from the previous year. Overall, the recorded crimes in the District of Arun accounted for a total of 9% of all crimes recorded by Sussex Police last year. Importantly the 10,028 recorded crimes are only 24% of all the 41,015 recorded incidents recorded in Arun last year.

Sussex Police have a duty to respond to all incidents and many of these incidents are not recorded as crimes. Sussex Police deliver crime prevention and presence, attendance and service lead at emergencies eg RTA's or flooding, counter terrorism and community reassurance. We must also attend all incidents involving deaths, attend crowd and events policing, attend and input to community safety and crime partnerships, and provide referral responses when there are expressed concerns about the safety or children, the elderly and those with special needs. In total Sussex Police attended 10,028 crimes and a total of 41,015 incidents in the District of Arun over the 2016/17 financial year.

Sussex Police answered approximately 42,195 calls to the non-emergency contact centre and 52,660 calls to the non-emergency switchboard attributed to the Arun District. A total of 18,429 calls were also received directly to the emergency assistance number in the District.

The 2011 census listed 66,700 households and 149,518 persons in the Arun District and taking into account net completions since this has increased by approximately 3,047 (AMR 2015/16). There have been an average of 609 net completions over the last 5 years recorded, which is the closest figure to estimating the number of completions in the 2016/17 financial year. This brings the total number of existing homes in the District to approximately 70,356 with an average household consisting of 2.24 persons (149,518/66,700).

Taking into account the number of recorded incidents and current number of households this results in 0.583 incidents per household and 0.260 incidents per person that require police attendance in the Arun District each year.

6. Breakdown of predicted incidents as a result of population increase in Arun

The proposed development of 175 units would have a population of 392 people (at 2.24 persons per household). Applying the current ratio of “incidents” to population then the development would generate an additional 102 (101.9) incidents per year for Sussex Police to attend (0.260×392). These incidents are likely to result in 24.5 additional recorded crimes per year attributed to this neighbourhood per year.

7. Current breakdown of policing delivered in Arun

In total the Local Authority of Arun is served by; (all figures = FTE)

- 102 Uniformed Officers broken down as follows:
 - 6 NRT
 - 2 Staff
 - 75 NPT
 - 4 Police Enquiry officers
 - 17 NPT (PCSO)
- 5 Dedicated support staff

The West Sussex division has 619 officers (SOCO, Forensics, Major Crime Unit) which cover the region (this excludes the 102 dedicated officers listed above). Recorded incidents in Arun amount to 20.3% of incidents in West Sussex therefore it is reasonable to allocate divisional 125.6 officers to the Arun District.

- 125.6 Divisional officers

Central staffing provision is provided and drawn upon when required. I have included the major support staff departments of Communications, Human Resources and Shared Business Services, which are all services provided force wide. There are 685 support staff in these three departments. Again utilising the ratio of incidents in the County (9%), 61.6 support staff are required to support the existing population of Arun.

- 65 Support Staff

Existing uniformed dedicated Officers	102
Divisional officers	125.6
Support Staff	66.6

Currently 44,203 incidents are attended by 227.6 officers per year in Arun which is a ratio of 194.2 incidents per officer, per year. To retain this current ratio of 194.2 incidents per officer per year, an additional 102 incidents per year would require 0.52 additional officers (52% of an officers workload). The expected incidents generated by this development amount to 52% of a FTE police officers workload.

Additional officers/staff required as a result of 175 additional houses

Total Additional Officers Required	0.52	101.9 (expected No. incidents arising from development) / 194.2 (No. incidents attended per year by an officer)
Total Additional Support Staff (Local/Central)	0.15	(66.6/227.6) * X 0.52 (Existing no of support staff / police officers) x No. new officers required

7. COSTS

In order to mitigate against the impact of growth our office have calculated that the capital “cost” of policing new growth as a result of this major planning application equates to **£26,198.78**. These funds would be used for the future purchase of infrastructure to serve the proposed development. This cost will now be broken down clearly to show the capital infrastructure required to support these new officers.

The contribution represents a pooled contribution towards the provision of new infrastructure to serve the site and surrounding area. The pooling of contributions towards infrastructure remains appropriate under the CIL Regulations, provided this does not exceed five separate contributions and subject to other regulatory tests. The contribution requested will fund, in part, the following items of essential infrastructure and is broken down as follows;

STAFF SET UP

The basic set up costs of equipping staff are listed below. Following the start of the 2017/18 tax year we have reviewed and updated the start-up costs per officer which are now as follows:

OFFICER			
Uniform	£775.60	0.52	£341.26
Radio/Phone	£765.73	0.52	£336.92
Workstation/Office Equipment	£1,118.00	0.52	£491.92
Body Worn camera	£680.00	0.52	£299.20
IT Equipment	£968	0.52	£425.92
TOTAL COST	£4307.33	0.52	£2,239.81

SUPPORT STAFF			
Workstation/Office Equipment	£1,118.00	0.15	£167.70
IT Equipment	£968	0.15	£145.20
TOTAL COST	£2,086		£312.90

Sussex Police would utilise the contribution in the following manner;

- **£2,239.81** as a maximum of 1 of 5 pooled payments towards the costs of an additional officer to work in the Angmering Neighbourhood Policing Team.
- **£312.90** as a maximum of 1 of 5 pooled payments towards the cost of 1 additional support staff member to be based at Littlehampton Police station. .

It should be noted that these are necessary start-up capital costs incurred by Sussex Police to enable officers and staff to undertake their role.

PREMISES

At present policing within the Angmering Neighbourhood Policing Team is delivered from Littlehampton Police station. As outlined in the Police Crime Commissioners Estate Strategy 2013-2018 Littlehampton Police station is to be re-provided. This project has currently been delayed however will be brought forward into the 2019-2020 financial year.

Sussex Police policy is to provide an alternative facility in the area prior to any station being closed. We are currently investigating opportunities to collaborate with other blue light and public sector partners. This is considered to be more economical, and reflects the future workspace shared working environment we are trying to develop. We have not yet secured an alternative site to re-provide this facilities, however we would be happy to update the Local Authority as soon as a site is secured.

It should be noted that the receipts from the sale of the existing station may only partially fund the replacement (re-provided) station, and will re-provide at the same scale as the existing premises, thus not taking account of the growth in space needed as a result of increased policing demands. These funds will also not be utilised to fund other infrastructure needed as a result of this development.

To estimate approximate costs for new floor space Sussex Police have used Saxon House in Newhaven as an example. This is a new build facility where we re-sited 6 police officers and PCSO's from the old Police Station to a new facility shared with East Sussex Fire and Rescue and Lewes District Council. We have approximately 101sqm of sole use and shared use of communal areas. For new buildings such as Saxon House the cost is between £2500-3000/sqm. Sussex Police normally operate a policy of adapting existing building to form new floorspace for policing purposes. The cost of adaption would be lower at approximately £1250/sqm. The figure of £1600 is derived cost of adaptation/new build (Sussex Police operate an estate policy of delivering new accommodation principally through the adaptation of existing buildings as opposed to new build at a 80:20 ratio.

Sussex Police are required to maintain a high capacity of accommodation for staff and officers, with any additional capacity delivered via new works to provide floor space. Each new officer/member of staff is thereby allocated 16.8sqm (101sqm / 6) of floor space (workstation, storage, locker room etc).

This development requires 0.67 additional staff/officers to maintain the existing level of policing in the District. The cost of sitting these officers/staff at the re-provided Littlehampton Police Station would therefore be **£18,009.60** (£1600 x 16.8 x 0.67).

VEHICLES

A vital part of providing effective policing to the residents of Arun is maintaining the large fleet of vehicles. The (three year lifetime) capital cost of a standard vehicle is;

Patrol Vehicle – **£31,680**

Current fleet deployment within the Arun administrative area (serving 70,356 households) currently consists of 28 divisional vehicles delivering policing directly to the residents of Arun.

Sussex Police are also required to maintain a large fleet of Forcewide vehicles which have not previously been taken into consideration, however are considered essential to enable Sussex Police to maintain its high standards of policing. There are 598 vehicles within the Forcewide fleet in departments such as major crime, road policing, counter terrorism. Although crime in Arun accounts for approximately 9% of the total crime in Sussex, there are 43 Forcewide vehicles currently allocated to deliver policing to the District. Maintaining our Forcewide fleet is essential to the success of Sussex Police and important to enable the force to efficiently combat cross border crime.

In total there are 28 divisional vehicles and 43 Forcewide vehicles delivering policing to the District of Arun. There is no capacity in this deployment for increases to meet the demands of the development.

	Department	Number of vehicles
Divisional	Crime management, Local command, Local investigations, Neighbourhood Policing Teams, Neighbourhood Response Teams, Response investigations	28
Forcewide	Crime support command, Dogs section, Firearms, Intel, Licensing, Major investigations, Public protection, Traffic, Training.	43

This equates to a cost of £31.97 (£31,680*71) / 70,356 per household. Accordingly in order to maintain the existing level of fleet provision the development would generate a required contribution of **£5,594.75** (31.97 x 175). This contribution would be utilised as follows:

- **£5,594.75** as 1 of 5 pooled payments towards the purchase of an additional vehicle for use by the Angmering Neighbourhood Policing Team.

It is vital to ensure fleet deployment is maintained in line with the existing population of Arun and therefore a financial contribution towards fleet capacity is essential to make this development acceptable in planning terms.

Vehicles are fundamental capital policing infrastructure to deliver community safety and address crime especially at neighbourhood level. Fleet deployment is related to the known policing demands of comparable developments in the locality.

The direct demand from the new development can be accurately forecast and delivering policing direct to this development will not be possible without additional vehicles to do so. Levels of demand and mitigations have been determined by the scale of the development and demonstrate only a proportion of a vehicle's time will be spent policing this development. We do not therefore seek the cost of a whole vehicle however a contribution to be pooled towards a new vehicle.

8. Compliance with National Policy and CIL Regulations

Firstly, the pooling of S106 contributions is acceptable under CIL regulation 123 subject to each infrastructure item not exceeding 5 separate developer contributions. Within Arun the majority of policing is carried out by the NRT/NPT teams, therefore our office would recommend funds received from Section 106 agreements should be spent directly on supporting these teams. Therefore, when contributions from new housing development are pooled it is sensible to do this based on NRT areas which in the case of this development is the Angmering NRT/NPT. At present there is only one S106 planning contribution secured under planning application A/144/15/PL to support the Angmering NRT/NPT, therefore complying with the pooling restrictions under CIL regulation 123. There is also only one other planning contribution secured towards the Littlehampton Police station re-provide project.

The assessment for these infrastructure contributions is outlined in CIL Regulation 122, which requires each item to meet the following three tests. From the numerous appeal / Secretary of State decisions and High Court judgements there is significant evidence that all the items listed in this request comply with CIL Regulation 122. The costs of training officers have been omitted from this funding request however were recently found sound (and compliant with REG122) in appeal decision APP/C3240/W/16/314445.

In light of this recent decision, Sussex Police would be willing to provide further costs for this specific start-up costs which are currently omitted.

1. Necessary to make the proposed development acceptable in planning terms

The creation of safe and accessible environments where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion is fundamental to planning for sustainable development as confirmed in the National Planning Policy Framework.

Arun's publication version of the emerging Local Plan (2011-31) states that "In general, Arun is a relatively safe place with low incidence of crime, although fear of crime remains a significant issue which is highlighted in the Sustainable Community Strategy. Crime rates are relatively high in parts of Bognor Regis and Littlehampton, with part of River Ward, Littlehampton ranked within the worst 10% areas in England, and a number of other areas within Littlehampton and Bognor Regis falling within the worst 20%".

Policy DM1 (Aspects of form and design quality) lists 'Crime prevention' as the 6th consideration for new development proposals. When considering any application for development the Council will have regard to the following aspects:

6. Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating building and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection for the territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'New Homes 2010 – Secured by Design' and the 'Safer Places – The Planning System and Crime Prevention'.

The importance of policing contributions are recognised in recent court judgements and are an essential core principle of the NPPF.

The Secretary of State has recognised that it is not a rigid requirement to have express reference to policing within local planning policy because the overarching principle of ensuring safe communities is recognised in the NPPF. The Planning Inspector in the case of North-west Leicester District Council vs Money Hill Consortium (**Appendix 4**) stated:

62. The obligations of the Undertaking, other than that to support Police operations, are all related to requirement of development plan policies and are all necessary to make the development acceptable in planning terms. They are all furthermore, directly related to the development, are fairly and reasonably related in scale and kind to the development, and are in place to mitigate the effects of the development. The Legal Agreement, setting aside the Police contributions, therefore complies with Regulation 122 of the CIL

Regulations 2010. Furthermore, taking into account the submissions of NWLDP, LCC and LP, the Agreement complies with Regulation 123 of the CIL Regulations 2010.

63. The contributions of £219,029 towards Police infrastructure is not related to requirement of development plan policies. The figure has been arrived at following a close and careful analysis of the current levels of policing demand and deployment in Ashby. The proposed development, in terms of population increase, would have a quantifiable and demonstrable effect on the ability of the Police to carry out their statutory duties in the town. LP has not sought any contribution to some aspects of policing, such as firearms and forensics, but only for those where there is no additional capacity. The contribution is necessary because the new housing that would be created would place a demonstrable additional demand on Police resources in Ashby. The financial contributions to Police operations thus satisfies Regulation 122 of the Community Infrastructure Levy Regulations 2010 and a provision of the Undertaking would ensure that the contribution also satisfies Regulation 123 of the Community Infrastructure levy Regulations 2010.

The importance of policing contributions is importantly recognised in recent court judgements and considered an essential core principle of the NPPF. The judgement of Mr Justice Green 01/11/2016 (**Appendix 1**) with regard to the High Court challenge of Jelson Limited vs Secretary of State for Community and Local Government (1) Hinkley and Bosworth District Council stated:

“The gist of the Inspectors reasons are adequately set out in paragraphs [44]-[47] (see above). She records that LP has adequately demonstrated that the sums would be spent on equipment and services which arose “.. Directly from the new households occupying the proposed development”. Accordingly she concluded, in terms of causality, that there was a proper nexus between the expenditure and the new development. She also records that the proposed spending was properly attributed between individual projects and procurement such as property adaption and contributions towards a vehicle in order to prevent a need for pooling contributions”. “Mr Lambert cited empirical data based upon existing crime patterns and policing demand and deployment from nearby residential areas which established the direct and additional impacts of the development upon local policing. That data established that there would be an incremental demand in relation to such matters as calls and responses per year via the police control centre; an increase in annual emergency events within the proposed development; additional local non-emergency events which trigger follow-up with the public; additional recorded crimes in the locality based upon beat crime and household data and a proportionate increase in anti-social behaviour incidents an increase in demand of patrol cover; and, an increase in the use of vehicles equating to 12% of an additional vehicle over a six year period.”

Moreover, the wider principles of sustainable development within the NPPF also require consideration of all necessary infrastructure requirements, as observed by Foskett J in R. (Police and Crime Commissioner for Leicestershire) v Blaby DC and others. This judgement stated:

11. It is obvious that a development of the nature described would place additional burdens on local health, education and other services including the police force. The focus in this case is upon the effect upon the local police force. If it sought to shoulder those additional and increased burdens without necessary equipment (including vehicles and radio transmitters/receivers for emergency communications) and premises, it would plainly not be in the public interest and would not be consistent with a policy that encourages “sustainable development”: see for example, paragraphs 17 of 79 of the National Planning Policy Framework (NPPF). It is that that leads to the Claimants interest in the matters”.

As shown in section 1, there is no dedicated Government funding to comprehensively cover the capital costs associated with policing the associated new development. Unless contributions from new developments are secured then Sussex Police would be unable to maintain the current levels of policing with resources diverted and stretched, inevitably leading to increased incidents of crime and disorder within the local area. Sussex Police strive to reduce the level of crime in the County however due to the significant numbers of new housing being brought forward the need for more front line staff and associated infrastructure has never been more relevant as a fundamental planning policy consideration.

Appeal decision APP/C3240/W/16/314445 (**Appendix 3**) issued on the 21st March 2017 provides further support for developer contributions towards the capital costs of additional policing infrastructure arising from new development. The Planning Inspector stated:

165: There is no doubt that the proposed development would generate a need for policing and that need would require additional resources which have been calculated on a pro-rata dwelling basis. The Framework

identifies a need for safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. In addition, an extensive array of appeal decision supports the principle of police contributions. Overall, the balance of the evidence before me points to the obligation (based on the underlying pro-rata calculation) being necessary and proportionate mitigation for the development.

We would also bring to attention to high court judgement by Mr Justice Foskett in Police and Crime Commissioner for Leicestershire vs Blaby Council). Paragraph 61 and 62 state:

61. I do not, with respect, agree that the challenge mounted by the Claimant in this case can be characterised as a quibble of a minor factor. Those who, in due course, purchase properties on this development, who bring up children there and who wish to go about their daily life in a safe environment, will want to know that the police service can operate efficiently and effectively in the area. That would want to know that the police service can operate efficiently and effectively in the area. That would plainly be “consumer view” of the issue. The providers of the service (namely, the Claimant) have statutory responsibilities to carry out and, as the witness statement of the Chief Constable makes clear, that itself can be a difficult objective to achieve in these financially difficult times. Although the sums at stake for the police contributions will be small in comparison to the huge sums that will be required to complete the development, the sums are large from the point of view of the police.

62. I am inclined to the view that if a survey of local opinion was taken, concerns would be expressed if it were thought that the developers were not going to provide police with sufficient contribution to its funding requirements to meet the demands of policing the new area: lawlessness in one area can have effects in another nearby area. Miss Wigley, in my judgment, makes some entirely fair points about the actual terms of the section 106 Agreement so far as they affect the Claimant.

Appeal decision APP/K2420/W/15/3004910 provides further evidence for developer contributions towards necessary policing infrastructure required to enable effective policing of new housing development. The Planning Inspector supported the methodology used for this calculation and compliance with the specific capital infrastructure items detailed in our request.

44. Leicestershire Police (LP) have demonstrated adequately that the sums request would be spent on a variety of essential equipment and services, the need for which would arise directly from the new households occupying the proposed development. It would be necessary, there, in order to provide on-site and off-site infrastructure and facilities to serve the development commensurate with its scale and nature consistent with LP Policy IMP1. The planning contribution would also enable the proposed development to comply with the Framework’s core planning principle of supporting local strategies to improve health, social and cultural wellbeing and delivering sufficient community facilities to meet local needs”.

In respect of the methodology used for this request the same Planning Inspector stated “47 – *I consider this to be a no less realistic and robust method of demonstrating the criminal incidents likely to arise in a specific area than the analysis of population data which is normally used to calculate the future demand for school places. The evidence gives credence to the additional calls and demands on the police service predicted by LP*”.

A financial contribution towards essential policing infrastructure is clearly essential to make this development acceptable in planning terms. The policing infrastructure items outlined in this request are essential to help support new officers required due to population growth and most importantly keep existing and future residents of Arun and specifically Angmering safe.

2. Directly related to the proposed development

There is a functional link between new development and the contributions requested. Put simply without new development taking place and the subsequent population growth there would be no requirement for the additional infrastructure. The additional population growth will lead to an increase in incidents, which will require a Police response. The costs have also been apportioned to NRT teams policing the area of Angmering where a rise in police incidents will occur as a result of this development. The infrastructure outlined in this request has been specifically identified as necessary to deal with the likely form, scale and intensity of incidents new housing development will generate.

3. Fairly and reasonably related in scale and kind to the proposed development.

Securing proportionate developer contributions towards necessary capital expenditure is essential to help meet a proportionate increase in police infrastructure costs and to enable Sussex Police to maintain its current level of service in the District. This infrastructure has been identified by Sussex Police as necessary to provide an appropriate level of policing to serve the proposed development and maintain the existing high level of community safety.

A clear numerical, evidence based approach has been demonstrated which is supported by case law and recent appeal decisions by the Planning Inspectorate. The various items of capital expenditure and infrastructure requested are considered CIL compliant and are necessary to enable new officers to undertake their role to meet the policing needs of the development and mitigate impacts to existing resources. A reasonable and proportionate approach has been adopted. As noted above, certain items of necessary expenditure which could have been requested have not been for reasons set out earlier.

We would also highlight two recent appeal decisions in Leicestershire (APP/F2415/A/12/2179844 & APP/X2410/A12/2173673, **Appendix 5**). In assessing the request from Leicestershire police for developer contributions towards infrastructure the Inspector commented at **para 29** of decision 2179844;

The written evidence submitted by Leicestershire Police detailed the impact the proposed development would have on policing, forecasting the number of potential incidents and the anticipated effect this would have on staffing, accommodation, vehicles and equipment. In view of the requirement of national planning policy to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life, it is considered that, on the evidence before me, a contribution towards policing is necessary to make the development acceptable in planning terms.

Furthermore with regard to appeal decision 2173673, the Inspector is unequivocal in highlighting the acceptability of police contributions being recipients of developer's contributions;

Adequate policing is so fundamental to the concept of sustainable communities that I can see no reason, in principle, why it should be excluded from the purview of S106 financial contributions, subject to the relevant tests applicable to other public services. There is no reason, it seems to me why police equipment and other items of capital expenditure necessitated by additional development should not be so funded, alongside, for example, additional classrooms and stock and equipment for libraries.

Para 292

These appeal decisions confirms that the approach of Sussex Police in assessing the impact of development, having regard to an assessment of the potential number of incidents generated by growth is appropriate, and fundamentally it confirms that police infrastructure should be subject to developer contributions as the provision of adequate policing is fundamental to the provision of sustainable development.

Furthermore the requirement to ensure that Crime and the fear of crime is addressed through the planning process runs through the NPPF;

Paragraph 17 sets out the core planning principles and states that planning should, inter alia:

"...take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"

Paragraph 58 states that local and neighbourhood plans policies should aim to ensure that developments, inter alia;

"create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion"

Paragraph 69 sets out the role of the planning system in facilitating social interaction and creating healthy, inclusive communities and states that planning policies and decisions should aim to achieve places which promote;

“safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion”

Paragraph 156 states that local planning authorities should set out strategic priorities in the Local Plan to deliver;

“...the provision of health, security, community and cultural infrastructure and other local facilities...”

I trust this sets out sufficiently Sussex Polices’ request for infrastructure contributions relating to this development of 175 homes on the land south of Water Lane, Angmering.

I am more than happy to discuss the content of this submission with yourselves and support with any further evidence if considered necessary.

Yours sincerely

A large black rectangular box redacting the signature of Andrew Taylor.

Andrew Taylor
BA (Hons), MSc, MRTPI
Joint Commercial Planning Manager
Sussex and Surrey Police

Part A

'What', 'where' and 'when' of infrastructure requirements relevant to application reference to A/99/17/OUT

TOPIC	INFRASTRUCTURE REQUIREMENT	AREA	COST PER ITEM	QTY	TOTAL COST	TIMING OF DELIVERY (Occupations)	
						1 st occupation	75 th occupation
Policing	Uniform	Angmering	£775.60	0.52	£403.31	£403.31	
Policing	Radio/Phone	Angmering	£765.73	0.52	£398.18	£398.18	
Policing	Body warn camera	Angmering	£680.00	0.52	£353.60	£353.60	
Policing	IT equipment	Angmering	£968.00	0.69	£667.92	£667.92	
Policing	Workstation/office equipment	Angmering	£1,118	0.69	£771.42	£771.42	
Policing	Premises	Littlehampton	-		£18,009.60		£18,009.60
Policing	Fleet	Angmering	-		5,594.75	5,594.75	
Total					£26,198.78		
						£8,189.18	£18,009.60

Enc.

Appendix 1 – Jelson Ltd vs Secretary of State and Local Government (1) Hinkley and Bowsorth District Council (2) – 22/11/2016 (paragraphs 71-81)

Appendix 2 - APP/C3240/W/16/314445 – Land east of Kestrel Close / Beechfields Way, Newport, Shropshire, TF10 8QE

Appendix 3 – The Queen (on the application of The Police and Crime Commissioner for Leicestershire) vs Blaby Council and Hallam Land (and other developers).

Appendix 4 - North-west Leicester District Council vs Money Hill Consortium – Money Hill, Land North of Wood Street, Ashby-De-La-Zouch (paragraphs 61-63)

Appendix 5 – Examples of appeal decisions supporting police contributions

- APP/K2420/W/15/30004910 – Land off Sherbourne Road, Burbage, Leicestershire
- APP/G2435/A/14/2228806 – Money Hill, Land North of Wood Street, Ashby-de-la-Zouch, Leicestershire
- APP/X241-/W/15/3007980 – Land rear of 62 Iveshead Road, Shepshed, LE12 9ER
- APP/T3725/A/14/2221613 – Land at the Asps, bound by Europa Way (A452) to the east and Banbury Road (A425) to the west
- APP/T3725/A/14/2229398 – Land South of Gallows Hill / West of Europa Way, Heathcote, Warwick
- APP/G2435/W/15/3005052 – Land South of Greenhill Road, Coalville, Leicestershire
- APP/Q3115/A/14/2222595 – Land north of Littleworth Road, Benson
- APP/A2470/A/14/2222210 – Greetham Garden Centre, Oakham Road, Greetham, Oakham
- APP/A2470/A/14/2227672 – Land to the rear of North Brrok Close, Greetham, Rutland
- APP/L2440/A/14/2216085 – Land at Cootage Farm, Glen Road, Oadby, Leicestershire
- APP/Y2430/A/14/2224790 - Land to the east of Nottingham Road, Melton Mowbray, Leicestershire
- APP/2460/A/14/2213689 – Land rear of 44-78 Ashby Road, Hinkley, Leicestershire
- APP/K2420/A/13/2208318 – Land surrounding Sketchley House, Watling Street, Burbage, Leicestershire
- APP/F2415/A/14/2217536 – Land off Fairway Meadows, Ullesthorpe, Leicestershire
- APP/K2420/A/13/2202658 & APP/A/13/2210904 – Land off (to the south of Spinney Drive and land off (to the east of) Brookside, Barlestone, Leicestershire
- APP/H1840/A/13/2199085 & APP/H1840/A/13/2199426 – Land off Pulley Lane, Newland Road and Primslan Way, Droitwich Spa
- APP/F2415/A/12/2183653 – Land South of Hallbrook Primary School, Crowfoot Way, Broughton Astley, Leicestershire
- APP/X2410/A/13/2196928 & APP/X/2410/A/13/2196929 – Land of Mountsorrel Lane, Rothley, Leicestershire
- APP/T2405/A/13/2200867 – Land at Seine Lane/Forest Road, Enderby, Leicestershire
- APP/T2405/A/13/2193758 & APP/T2405/A/13/2193761 – Land east of Springwell Lane, Whetstone, Leicestershire
- APP/G2435/A/13/2192131 – Land south of Moira Road, Ashby-de-la-Zouch
- APP/X2410/A/12/2173673 – Land at Melton Road, Barrow Upon Soar, Leicestershire
- APP/X2410/A/12/2187470 – Land at (the former) Rearsby Rose Ltd, Melton Road, East Goscote
- APP/F2415/A/12/2179844 – Land north of Bill Crane Way, Lutterworth, Leicestershire



Neutral Citation Number: [2016] EWHC 2979 (Admin)

Case No: CO/2673/2016

IN THE HIGH COURT OF JUSTICE
QUEEN'S BENCH DIVISION
ADMINISTRATIVE COURT

Royal Courts of Justice
Strand, London, WC2A 2LL

Date: 22/11/2016

Before :

MR JUSTICE GREEN

Between :

Jelson Limited
- and -
Secretary of State for Communities and Local
Government (1)
Hinckley and Bosworth Borough Council (2)

Claimant

Defendant

Mr Lockhart-Mummery QC (instructed by **Shakespeare Martineau**) for the **Claimant**
Ms Blackmore (instructed by **Government Legal Department**) for the **First Defendant**
Ms Osmund-Smith (instructed by **Solicitor to Hinckley & Bosworth Borough Council**) for
the **Second Defendant**

Hearing date: 1st November 2016

Approved Judgment

MR JUSTICE GREEN :

A. Introduction: The Issue – “FOAN”

1. This case concerns a dispute over the calculation of “Full Objectively Assessed Need” for housing or “FOAN”. This is a measure of the theoretical need that a local authority has for housing. It is required to be set by local authorities in accordance with paragraph [47] of the National Planning Policy Framework (“NPPF”). It is an important figure because it is used as a benchmark against which the “need” for a particular proposed development is measured, subject to the processes described below. I have described FOAN as a theoretical figure because once the FOAN is calculated in practice it is then modified to take account of relevant policy considerations. In practice the FOAN will almost always exceed the housing requirement figure that is set once policy is applied. For this reason FOAN has been termed a “policy-off” figure and the housing requirement ultimately fixed has been termed a “policy-on” figure. The policy on housing requirement will (or should) be worked out in the context of the preparation of a Local Plan. Problems however arise when there is no up-to-date Local Plan.
2. On the 12th May 2014 Jelson Limited (“the Claimant”) applied to Hinckley and Bosworth Borough Council (“HBBC”) for planning permission for residential development and associated infrastructure in relation to land off Sherborne Road, Burbage, Leicestershire. On the 12th November 2014 HBBC rejected the application and the Claimant appealed, by way of public inquiry, to the Inspector. By a decision made on the 4th May 2016 (“the Decision”) the appeal was refused. A central issue at the inquiry was whether HBBC could establish that it had a five year supply of housing for the purposes of paragraph [47] NPPF. The Council argued that it could demonstrate a supply sufficient to meet demand for a period in excess of five years. The Claimant, however, argued that there was a supply of significantly less than five years. The nub of the dispute between the parties centred upon identification of a figure, or range of figures, as to the relevant numerical requirement. The Claimant argued that if HBBC was unable to demonstrate a supply of five years or more that this would have been a significant material consideration in favour of allowing the appeal (taking into account the presumption in favour of grant in paragraph [14] NPPF). In her Decision the Inspector held that there was, in fact, sufficient housing land in Hinckley and Bosworth to meet the housing needs for the following five years.
3. It is common ground that at the time of the inquiry HBBC had not adopted a new Local Plan since the coming into effect of the NPPF in March 2012. The Core Strategy (“CS”) had been adopted in 2009 and this set out a housing requirement of 450 dwellings per annum (“dpa”). HBBC did not contend that the CS contained an assessment of or figure for FOAN in line with the requirement in paragraph [47] NPPF. Nonetheless HBBC argued that the evidence before the inquiry supported a conclusion that there was a housing requirement of 450 dpa.
4. In Ground I the Claimant contends: (a) that the Inspector failed to have due regard and/or to understand the requirements of paragraph [47] NPPF; and/or (b) that she failed to understand and follow the principles of the Court of Appeal in *City and District of St Albans v Hunston Properties and SSCLG* [2013] EWCA Civ 1610 (“*Hunston*”) and that of the High Court in *Gallagher Homes Limited v Solihull Metropolitan Borough Council* [2014] EWHC 1238, affirmed on appeal [2014]

EWCA Civ 1610 (“*Gallagher*”); and/or (c) that the Inspector failed to give proper reasons for concluding that there was a five year supply; and/or (d) that in any event the Inspector’s approach to the identification of the FOAN was irrational and confused.

5. In Ground II the Claimant contends that the Inspector erred in not addressing and/or giving reasons for her conclusion that the Claimant make a contribution to the costs to be incurred by the police in providing additional police services to meet incremental demand for policing arising from the new development.

B. Legal and Policy Framework

(i) The test on appeal

6. The case comes before the Court by way of statutory application pursuant to section 288 Town and Country Planning Act 1990 (“TCPA 1990”). The legal principles which fall to be applied on such an application are well established. They are summarised in the judgment of Lindblom J, as he then was, in *Bloor Homes East Midlands Limited v SSCLG* [2014] EWHC 754 (Admin) at paragraph [19]. Because, one way or another, most are raised in this case, I set out the summary in full below:

“19. The relevant law is not controversial. It comprises seven familiar principles:

(1) Decisions of the Secretary of State and his inspectors in appeals against the refusal of planning permission are to be construed in a reasonably flexible way. Decision letters are written principally for parties who know what the issues between them are and what evidence and argument has been deployed on those issues. An inspector does not need to “rehearse every argument relating to each matter in every paragraph” (see the judgment of Forbes J. in *Seddon Properties v Secretary of State for the Environment* (1981) 42 P. & C.R. 26, at p.28).

(2) The reasons for an appeal decision must be intelligible and adequate, enabling one to understand why the appeal was decided as it was and what conclusions were reached on the “principal important controversial issues”. An inspector’s reasoning must not give rise to a substantial doubt as to whether he went wrong in law, for example by misunderstanding a relevant policy or by failing to reach a rational decision on relevant grounds. But the reasons need refer only to the main issues in the dispute, not to every material consideration (see the speech of Lord Brown of Eaton-under-Heywood in *South Bucks District Council and another v Porter* (No. 2) [2004] 1 WLR 1953, at p.1964B-G).

(3) The weight to be attached to any material consideration and all matters of planning judgment are within the exclusive jurisdiction of the decision-maker. They are not for the court. A

local planning authority determining an application for planning permission is free, "provided that it does not lapse into Wednesbury irrationality" to give material considerations "whatever weight [it] thinks fit or no weight at all" (see the speech of Lord Hoffmann in *Tesco Stores Limited v Secretary of State for the Environment* [1995] 1 WLR 759, at p.780F-H). And, essentially for that reason, an application under section 288 of the 1990 Act does not afford an opportunity for a review of the planning merits of an inspector's decision (see the judgment of Sullivan J., as he then was, in *Newsmith v Secretary of State for* [2001] EWHC Admin 74, at paragraph 6).

(4) Planning policies are not statutory or contractual provisions and should not be construed as if they were. The proper interpretation of planning policy is ultimately a matter of law for the court. The application of relevant policy is for the decision-maker. But statements of policy are to be interpreted objectively by the court in accordance with the language used and in its proper context. A failure properly to understand and apply relevant policy will constitute a failure to have regard to a material consideration, or will amount to having regard to an immaterial consideration (see the judgment of Lord Reed in *Tesco Stores v Dundee City Council* [2012] PTSR 983, at paragraphs 17 to 22).

(5) When it is suggested that an inspector has failed to grasp a relevant policy one must look at what he thought the important planning issues were and decide whether it appears from the way he dealt with them that he must have misunderstood the policy in question (see the judgment of Hoffmann L.J., as he then was, *South Somerset District Council v The Secretary of State for the Environment* (1993) 66 P. & C.R. 80, at p.83E-H).

(6) Because it is reasonable to assume that national planning policy is familiar to the Secretary of State and his inspectors, the fact that a particular policy is not mentioned in the decision letter does not necessarily mean that it has been ignored (see, for example, the judgment of Lang J. in *Sea Land Power & Energy Limited v Secretary of State for Communities and Local Government* [2012] EWHC 1419 (QB), at paragraph 58).

(7) Consistency in decision-making is important both to developers and local planning authorities, because it serves to maintain public confidence in the operation of the development control system. But it is not a principle of law that like cases must always be decided alike. An inspector must exercise his own judgment on this question, if it arises (see, for example, the judgment of Pill L.J. *Fox Strategic Land and Property Ltd. v Secretary of State for Communities and Local Government* [2013] 1 P. & C.R. 6, at paragraphs 12 to 14, citing the

judgment of Mann L.J. in *North Wiltshire District Council v Secretary of State for the Environment* [1992] 65 P. & C.R. 137, at p.145).”

(ii) Evidential considerations relating to the assessment of a FOAN

7. The approach that inspectors should apply to the evidential tasks confronting them when assessing the FOAN has been considered on a number of occasions in recent case law. In *Shropshire Council et ors v BDW Trading et ors* [2016] EWHC 2733 (Admin) Mrs Justice Lang was confronted with an Inspector’s decision which stated:

“It is therefore clear that there is no recent evidence in line with the above requirements of the Framework and the PPG that offers any reliable support to the CS housing requirement, which is, in my view out-of-date being based on the RSS. Further, the Council accept that it is not suggested that the CS housing requirement will be the FOAN for their plan review and that the evidence will ultimately tell what their FOAN is. This confirms that the Council are not at the current time sure what its FOAN is and that this work is yet to be undertaken. In such circumstances, I consider that if the Council does not have a FOAN, then it does not have a robust housing requirement and therefore it must follow that it cannot demonstrate it has a five year housing land supply...”

8. In view of this the Inspector did not go on to assess the evidence and determine, for the purpose of resolving the issue arising, what a workable FOAN was. This omission was challenged. Shropshire Council argued:

“The Claimant submitted that the Inspector erred in failing to engage with the evidence in respect of the FOAN or the Claimant’s ‘housing requirements’, as referenced in bullet points 1 and 2 of NPPF 47. He was required to exercise his judgment on this issue, doing the best he could on the available evidence, even if it was unsatisfactory. In this case, there was sufficient material to enable him to do so, whether or not he could identify precise figures. He was also required to explain his reasons for arriving at his conclusions, which he failed to do.”

9. Mrs Justice Lang agreed with this submission. She held:

“21. There is substantial authority in support of the Claimant’s submission that, in an appeal concerning housing development, an Inspector must address the issues of housing requirements and housing supply in his decision as they are likely to be material considerations and his judgment on those issues is an essential part of the application of the NPPF.”

10. The conclusion that she arrived at is consistent with: *South Northamptonshire Council v Secretary of State for Communities and Local Government & Ors* [2014] EWHC

573 (Admin) at paragraph [19] per Ouseley J; *West Berkshire District Council v Secretary of State for Communities and Local Government & Ors* [2016] EWHC 267 (Admin) at paragraph [52] per Supperstone J; and, *(Gladman) v Secretary of State for Communities and Local Government & Ors* [2016] EWHC 683 (Admin) at paragraph [7(v)] per Patterson J.

11. In *Shropshire (ibid)* Mrs Justice Lang summed up the authorities in the following way:

“27. In my judgment ... Inspectors generally will be required to make judgments about housing needs and supply. However, these will not involve the kind of detailed analysis which would be appropriate at a Development Plan inquiry. The Inspector at a planning appeal is only making judgments based on the material before him in the particular case, which may well be imperfect. He is not making an authoritative assessment which binds the local planning authority in other cases.”

12. In paragraphs [28] – [30] she set out various observations about the evidence collation process which, in my view, are pragmatic and sensible and accord with good administrative practice and with case law.
13. I summarise these points as follows: (a) an Inspector is required to make judgments as to the Claimant's current FOAN or housing requirements and its housing supply in order to decide the issues in an appeal; (b) paragraph [49] NPPF requires the Inspector to form his/her own judgment on the equation between housing needs and housing supply based upon the relevant evidence provided by the local planning authority and any other parties to the inquiry; (c) where a Local Plan is outdated other sources of information can and should be considered; (d) where there is no robust recent assessment of full housing needs, the household projections published by the DCLG should be used as the starting point; (e) an inspector must do the best possible with the material adduced and if needs be the Inspector must make the best of an unsatisfactory situation, making a choice between unsatisfactory sources; (f) if an Inspector is unable to identify a specific figure a bracket or range or an approximate uplift on the departmental projections suffice; (g) an inspector is not required to undertake the kind of detailed analysis which would be appropriate at a Development Plan inquiry; (h) an Inspector deciding an appeal on the best evidence available is not making a finding that is an authoritative assessment which binds the local planning authority in other cases; (e) in an exceptional case where the evidence before the Inspector is so lacking that it is impossible to perform an assessment the inspector must say so and give reasons to explain why it was not possible to determine a working FOAN figure or range.

(iii) Relevant provisions of the NPPF and Policy Guidance

14. The relevant policy and guidance material which applies to the setting of a “FOAN” is principally found in section 6 of the NPPF entitled “*Delivering a wide choice of high quality homes*”. This introduces the concept of the “full objectively assessed need” for market and affordable housing in a “housing market area”. These are the “FOAN” and the “HMA” concepts. Paragraphs [47] and [49] provide as follows:

“47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15; for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.”

“49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

15. In the section of the NPPF entitled “*Plan-making*” under the heading “*Housing*”, paragraph [159] urges local planning authorities to have a clear understanding of housing needs in their area and requires them to prepare a “*Strategic Housing Market Assessment*” (“*SHMA*”). It provides:

“159. Local planning authorities should have a clear understanding of housing needs in their area. They should:

- prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the

scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- meets household and population projections, taking account of migration and demographic change;

- addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and

- caters for housing demand and the scale of housing supply necessary to meet this demand;

- prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.”

16. Guidance makes clear that the setting of figures for a FOAN is not an exact science and no single approach will provide a definitive answer. Local authority plan makers should avoid expending significant resources on primary research but should, instead, seek guidance from secondary data. The most important source is housing projections produced by the DCLG. This is trend based data. It will need adjustment to take account of local conditions. This is made clear in formal guidance which is provided in PPG2(a)-014-20140306. Some relevant paragraphs from this Guidance are set out below:

“Housing and economic development needs assessments

Methodology: assessing housing need

Paragraph: 014 Reference ID: 2a-014-20140306

What methodological approach should be used?

Establishing future need for housing is not an exact science. No single approach will provide a definitive answer. Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (eg Census, national surveys) to inform their assessment which are identified within the guidance.

Revision date: 06 03 2014

Paragraph: 015 Reference ID: 2a-015-20140306

What is the starting point to establish the need for housing?

Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.

The household projections are produced by applying projected household representative rates to the population projections published by the Office for National Statistics. Projected household representative rates are based on trends observed in Census and Labour Force Survey data.

The household projections are trend based, ie they provide the household levels and structures that would result if the assumptions based on previous demographic trends in the population and rates of household formation were to be realised in practice. They do not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour.

The household projection-based estimate of housing need may require adjustment to reflect factors affecting local demography and household formation rates which are not captured in past trends. For example, formation rates may have been suppressed historically by under-supply and worsening affordability of housing. The assessment will therefore need to reflect the consequences of past under delivery of housing. As household projections do not reflect unmet housing need, local planning authorities should take a view based on available evidence of the extent to which household formation rates are or have been constrained by supply.

Revision date: 06 03 2014

Paragraph: 016 Reference ID: 2a-016-20150227

How often are the projections updated?

The Government's official population and household projections are generally updated every two years to take account of the latest demographic trends. The most recent published Household Projections update the 2011-based interim projections to be consistent with the Office for National Statistics population projections. Further analysis of household formation rates as revealed by the 2011 Census will continue during 2015.

Wherever possible, local needs assessments should be informed by the latest available information. The National Planning Policy Framework is clear that Local Plans should be kept up-to-date. A meaningful change in the housing situation should be

considered in this context, but this does not automatically mean that housing assessments are rendered outdated every time new projections are issued.

The 2012-2037 Household Projections were published on 27 February 2015, and are the most up-to-date estimate of future household growth.

Revision date: 27 02 2015 See revisions

Related policy

National Planning Policy Framework

- Paragraph 17, bullet 1

Paragraph: 017 Reference ID: 2a-017-20140306

Can adjustments be made to household projection-based estimates of housing need?

The household projections produced by the Department for Communities and Local Government are statistically robust and are based on nationally consistent assumptions. However, plan makers may consider sensitivity testing, specific to their local circumstances, based on alternative assumptions in relation to the underlying demographic projections and household formation rates. Account should also be taken of the most recent demographic evidence including the latest Office of National Statistics population estimates.

Any local changes would need to be clearly explained and justified on the basis of established sources of robust evidence.

Issues will vary across areas but might include:

- migration levels that may be affected by changes in employment growth or a one off event such as a large employer moving in or out of an area or a large housing development such as an urban extension in the last five years
- demographic structure that may be affected by local circumstances or policies eg expansion in education or facilities for older people

Local housing need surveys may be appropriate to assess the affordable housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information.

Revision date: 06 03 2014 See revisions

Paragraph: 018 Reference ID: 2a-018-20140306

How should employment trends be taken into account?

Plan makers should make an assessment of the likely change in job numbers based on past trends and/or economic forecasts as appropriate and also having regard to the growth of the working age population in the housing market area. Any cross-boundary migration assumptions, particularly where one area decides to assume a lower internal migration figure than the housing market area figures suggest, will need to be agreed with the other relevant local planning authority under the duty to cooperate. Failure to do so will mean that there would be an increase in unmet housing need.

Where the supply of working age population that is economically active (labour force supply) is less than the projected job growth, this could result in unsustainable commuting patterns (depending on public transport accessibility or other sustainable options such as walking or cycling) and could reduce the resilience of local businesses. In such circumstances, plan makers will need to consider how the location of new housing or infrastructure development could help address these problems.

Revision date: 06 03 2014

Paragraph: 019 Reference ID: 2a-019-20140306

How should market signals be taken into account?

The housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings. Prices or rents rising faster than the national/local average may well indicate particular market undersupply relative to demand. Relevant signals may include the following:

- Land Prices

Land values are determined by the demand for land in particular uses, relative to the supply of land in those uses. The allocation of land supply designated for each different use, independently of price, can result in substantial price discontinuities for adjoining parcels of land (or land with otherwise similar characteristics). Price premiums provide direct information on the shortage of land in any locality for any particular use.

- House Prices

Mix adjusted house prices (adjusted to allow for the different types of houses sold in each period) measure inflation in house prices. Longer term changes may indicate an imbalance between the demand for and the supply of housing. The Office for National Statistics publishes a monthly House Price Index at regional level. The Land Registry also publishes a House Price Index and Price Paid data at local authority level.

- Rents

Rents provide an indication of the cost of consuming housing in a market area. Mixed adjusted rent information (adjusted to allow for the different types of properties rented in each period) shows changes in housing costs over time. Longer term changes may indicate an imbalance between demand for and supply of housing. The Office for National Statistics publishes a monthly Private Rental Index.

- Affordability

Assessing affordability involves comparing house costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Department for Communities and Local Government publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority district.

- Rate of Development

Local planning authorities monitor the stock and flows of land allocated, permissions granted, and take-up of those permissions in terms of completions. Supply indicators may include the flow of new permissions expressed as a number of units per year relative to the planned number and the flow of actual completions per year relative to the planned number. A meaningful period should be used to measure supply. If the historic rate of development shows that actual supply falls below planned supply, future supply should be increased to reflect the likelihood of under-delivery of a plan. The Department for Communities and Local Government publishes quarterly planning application statistics.

- Overcrowding

Indicators on overcrowding, concealed and sharing households, homelessness and the numbers in temporary accommodation demonstrate un-met need for housing. Longer term increase in the number of such households may be a signal to consider increasing planned housing numbers. The number of households accepted as homeless and in temporary

accommodation is published in the quarterly Statutory Homelessness release.

Revision date: 06 03 2014

Paragraph: 020 Reference ID: 2a-020-20140306

How should plan makers respond to market signals?

Appropriate comparisons of indicators should be made. This includes comparison with longer term trends (both in absolute levels and rates of change) in the: housing market area; similar demographic and economic areas; and nationally. A worsening trend in any of these indicators will require upward adjustment to planned housing numbers compared to ones based solely on household projections. Volatility in some indicators requires care to be taken: in these cases rolling average comparisons may be helpful to identify persistent changes and trends.

In areas where an upward adjustment is required, plan makers should set this adjustment at a level that is reasonable. The more significant the affordability constraints (as reflected in rising prices and rents, and worsening affordability ratio) and the stronger other indicators of high demand (e.g. the differential between land prices), the larger the improvement in affordability needed and, therefore, the larger the additional supply response should be.

Market signals are affected by a number of economic factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period.

The list of indicators above is not exhaustive. Other indicators, including those at lower spatial levels, are available and may be useful in coming to a full assessment of prevailing market conditions. In broad terms, the assessment should take account both of indicators relating to price (such as house prices, rents, affordability ratios) and quantity (such as overcrowding and rates of development).

Revision date: 06 03 2014.”

C. The Inspector's Decision and the evidence relied upon

17. In this section I address two principal matters. First, the SHMA which was relied upon by HBBC and by the Inspector to identify a range of figures for housing need which was then used as a benchmark for measuring the “need” for the proposed development. Second, the reasoning adopted by the Inspector.

(i) The Leicester and Leicestershire Strategic Housing Market Assessment Report, June 2014 (“the SHMA”)

18. In her Decision the Inspector relied, as a central and important source of data, upon the Leicester and Leicestershire Strategic Housing Market Assessment Report, June 2014 (“the SHMA”). The Report was prepared by consultants instructed on behalf of the various relevant authorities. It is appropriate to start by describing the methodology applied by the consultants to the exercise. The consultants explained that they had undertaken a comprehensive assessment of potential population and household growth. The starting points for the projections developed, in accordance with the PPG, were the latest (2011-based) CLG Household Projections updated to take account of the latest population data and to ensure that household formation rates did not project forward the recent falling trend in household formation brought about by the economic recession. The projections indicated a need for an average of 3,626 dpa to 2036 (with a slightly higher average of 3,774 dpa to 2031) across the Leicester and Leicestershire HMA. In line with the PPG the consultants tested these figures to see whether an additional uplift was required to respond to market signals and improve housing affordability, to enhance the delivery of affordable housing to meet identified needs, and to support some degree of growth in jobs at a local level. The consultants considered the state of the housing market including prices and transactions and whether there were signs of recovery. They also considered the level of housing needed to support baseline full costs of employment growth and differentiated local patterns of living and working and, in the light of their conclusions upon these matters, made some localised adjustments to assess housing need at a local authority level. Taking into account these factors the SHMA identified a need for between 3,630 – 4,060 homes per annum to 2036 across the HMA. The lower end of the range supported demographic projections whilst the higher end of the range supported strong delivery of both market and affordable housing taking account of the need for affordable housing and market signals and relative rates of economic growth in different parts of the area.

19. In an Executive Summary the authors set out a table entitled “*Conclusions regarding Overall Housing Need*”:

	Housing Need to 2031		Housing Need to 2036	
	Lower	Upper	Lower	Upper
Leicester	1250	1350	1230	1330
Blaby	360	420	340	400
Charnwood	810	820	770	780
Harborough	415	475	400	460
Hinckley & Bosworth	375	450	350	420
Melton	200	250	195	245
NW Leicestershire	285	350	270	330
Oadby & Wigston	80	100	75	95
Leicester & Leicestershire Total	3,775	4,215	3,630	4,060

(Emphasis added)

20. For the purpose of this judgment it is convenient to highlight at this early juncture two particular sets of figures which are set out in bold in the table above. First the range for HBBC (for the period to 2031) was 375-450. This was the range ultimately chosen by the Inspector to represent the FOAN. But it is also important for reasons which I set out later in some detail (see paragraphs [54ff] below) to observe that the equivalent range for Oadby & Wigston was 80-100. This is because in separate litigation that range was rejected by an Inspector and his findings were later upheld by both the High Court and by the Court of Appeal. The reasoning which led to the approval of the Inspector’s alternative figure in that case is of some material significance to the analysis in the present case.
21. The conclusions, as set out in the table, did not take into consideration land supply, development or infrastructure constraints and the SHMA makes clear that local authorities would need to consider these issues in deriving a “*policy on*” distribution of housing provision i.e. a figure which is not the actual assessed need but a figure which is considered to be actually deliverable and which therefore takes into account a variety of policy criteria which might constrain the higher actual need figure. As such the figures in the SHMA purportedly amounted to a “*policy off*” assessment of housing need. I explain the significance of “*policy off*” and “*policy on*” more fully in paragraph [41] below. The SHMA also drew conclusions concerning the need for different types of homes. It identified that 21% of the need for affordable housing could be met by intermediate equity-based products with 79% of need for rented affordable housing (either at social or affordable rent levels). Taking into account expected changes to population structure, existing housing mix and market evidence, the SHMA identified strategic targets with a mix of housing needed within the HMA against which delivery could be monitored. The recommendations regarding the sizes of home need were incorporated into the following table:

	1-bed	2-bed	3-bed	4+ bed
Market	5-10%	30-35%	45-50%	10-15%
Affordable	35-40%	30-35%	20-25%	5-10%
All Dwellings	15-20%	30-35%	35-40%	10-15%

22. The needs of specified groups were considered, including elderly households, students, BME household and families. The SHMA indicated the need for between 240 – 720 additional housing units to be specialist accommodation across the HMA to meet the needs of the “older person” population each year. It further identified the need for 222 residential care bed spaces per annum.
23. Chapter 9 of the Report, in relation to “*Overall Housing Need*” makes clear that the “policy off” overall housing need would take into account both affordable and market housing. It described the approach adopted in paragraphs [9.4] – [9.7]:

“9.4 The NPPF sets out that plans should be prepared on the basis of meeting full needs for market and affordable housing. Planning Practice Guidance sets out that the latest national projections should be seen as a starting point but that authorities may consider sensitivity testing projections in response to local circumstances and the latest demographic evidence.

9.5 In accordance with the Planning Practice Guidance, the 2011-based Sub-National Population Projections (SNPP) and related CLG Household Projections have formed the starting point for our assessment. When extended beyond 2021, these projections indicate household growth of 3,335 households per annum across the HMA between 2011 and 2031 and 3,159 between 2011 and 2036. However these projections assume that household formation rates seen over the 2001-11 period continue moving forward. These trends arguably build in a degree of suppression of household formation, a point which is acknowledged by CLG in the Planning Practice Guidance on Assessment of Housing and Economic Development Needs.

9.6 Against this context a sensitivity analysis has been developed exploring different projections of household formation rates and to take account of the latest migration data. This analysis concludes that the most appropriate means of projecting household formation would be based on the midpoint between the household formation rates in the 2008 and 2011 Household Projections. These updated projections indicate a need for 3,774 households per annum between 2011 and 2031 and 3,626 between 2011 and 2036. This represents a robust starting point for assessing housing needs in Leicester and Leicestershire based on population trends.

9.7 The guidance then sets three key tests which should be applied in order to identify whether there is a case to adjust the starting point. We see these tests as:

- Do market signals point to a need to increase housing supply in order to address affordability and high demand?
- Is there a need to increase overall housing supply in order to boost delivery of affordable homes to meet identified needs?
- Is there evidence that an increase in housing supply is needed to ensure a sufficient labour supply to support forecast economic and employment growth in different parts of the HMA?”

24. In defining the FOAN for housing in an HMA the consultants adopted the following approach:

“9.20 We have sought to draw the range of evidence together to define objectively-assessed need for housing. In doing so we have followed the following approach:

- Define the base level of need with regard to the demographic projections;
- Consider the case for adjustments in response to market signals. This points to a case for upwards adjustment in Melton and Harborough Districts;
- Compare the demographic projections against the proportionate economic-led projections in regard to the scope to encourage local living and working;
- Overlay the affordable housing evidence in regard to the % supply based on the demographic projections needed to support full affordable housing delivery;
- Identify the higher level of the range to take account of the market signals, economic evidence and affordable housing need.”

25. I turn now to Table 84 which is central to the dispute in this case. Paragraph [9.22] draws together, in Table 84, the consultants’ conclusions over the period 2011-2031. It is in the following form:

“The table below draws together our conclusions over the 2011-31 period. We consider that housing need over the 2011-31 period would fall between 3,775 – 4,215 homes per annum across the HMA. Local authority level figures are shown in the table.

Table 84: OAN Conclusions 2011-2033

Homes Per Annum 2011-2031	Demographic-Led Household Projections to 2031	Higher Market Affordability Pressures	Supporting Proportionate Economic Growth	Affording Housing Need Per Annum	Affordable Need as % Demographic-Led Projection	OAN Range	
Leicester	1,249		1,057	527	42%	1,250	1,350
Blaby	356		388	352	99%	360	420
Charnwood	814		690	180	22%	810	820
Harborough	415	✓	454	212	51%	415	475
Hinckley & Bosworth	375		467	248	66%	375	450
Melton	202	✓	253	74	36%	200	250
NW Leicestershire	284		372	212	75%	285	350
Oadby & Wigston	79		173	163	206%	80	100
LLPA	3,774		3,854	1,966	52%	3,775	4,215

The figures for HBBC are set out in the column headed “OAN Range”. They are 375-450. The equivalent figures for Oadby are 80-100.

(ii) The Inspector’s decision (“the Decision”)

26. I turn from the SHMA to the reasoning adopted by the Inspector in her Decision. In the text below I summarise, in relatively narrative form, the Decision. I have, where appropriate, added references to the evidence which was referred to in the Decision.
27. The Inspector commenced her analysis by recording that local planning authorities were required to use their evidence base to ensure their Local Plans met the FOAN for market and affordable housing in the housing market area, in accordance with paragraph [47] NPPF. She observed that the HBBC Core Strategy (“CS”) was adopted in 2009, predating the publication of the NPPF in 2012. The CS target was to delivery 9,000 dwellings up to 2026, i.e. 450 units per annum. This requirement, however, was derived from the East Midland Regional Plan which had been revoked. That particular plan based its dwelling targets upon 2004 household projections; in consequence, the CS requirement was not the FOAN and was therefore inconsistent with the NPPF. In paragraph [6] the Inspector therefore sought an alternative source of data. In this she turned to the SHMA:

“6. The starting point for the calculation of OAN is demographic calculations based on the most recent, available population projections. This is made clear in paragraph 159 of the Framework which states that the strategic housing market assessment (SHMA) should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which meet household and population projections, taking account of migration and demographic change. The Council, together with the

other Leicestershire district and borough councils and Leicester City Council, commissioned a SHMA which was published in June 2014.”

28. In paragraph [7] the Inspector identified the demographic calculations which resulted in the total number, expressed as a range, of people and households likely to live in the HMA during the relevant period irrespective of the type of dwelling which they might require. She stated that *“those needs”* (which included affordable housing) *“are the products of separate and different calculations and assessments. In theory, they are included within the total population arising from population projections and a demographic methodology and should be consistent with them”*.
29. In paragraph [8] the Inspector identified that the principal dispute between the parties was whether affordable housing need was required to be fully *“met”* by the FOAN. I emphasise the phrase *“met”* because, as I discuss later, the Claimant alights upon this word as one of the pieces of evidence said to prove that the Inspector misdirected herself to the test to be applied. She recorded, albeit in outline, the Claimant’s contention that the FOAN arising from the SHMA was a constrained *“policy-on”* figure and that, in consequence, the upper end of the range was not properly identified as it should be in an unconstrained, *“policy-off”* FOAN. She recorded the position of HBBC in the following terms:
- “8. ... On the other hand, the Council concurs with the guidance set out in the Planning Advisory Service’s technical advice note on the matter³. This describes those factors which should not contribute to OAN as being ‘below the line’; they are matters which should not be included in the OAN calculation but which should be taken into account at a later stage when formulating provision targets. The technical advice note argues that affordable housing need is not measured in a way that is directly comparable with OAN and should not be a constituent of it; affordable housing should thus be below the line and a policy consideration.”
30. In paragraph [9] the Inspector identified the relevant figures. Based upon demographic led household projections the bottom end of the FOAN range for HBBC up to 2031 was 375. This is set out in the first substantive column in Table 84 of the SHMA cited at paragraph [19] above. The Inspector then stated that due to the mechanism by which the vast majority of affordable housing was delivered (i.e. as a percentage of all residential schemes over a threshold of units, and subject to viability) it was always necessary to consider whether to increase the number of dwellings required overall in order to maximise the provision of affordable housing. She observed that this measure, which is referred to in the PPG (see paragraph [16] above), was a policy decision and was therefore appropriately calculated *“outside”* of the FOAN. The Inspector recorded that in HBBC the number of homes needed to support proportionate economic growth was identified in the SHMA as 467. This can be seen from the fourth column in Table 84 (*supra*) and the affordable housing need (in the fifth column) was 248 per annum. In order to support the provision of additional affordable housing, and a growth in employment/labour supply, therefore, the top end of the range was identified at 450. She said: *“... that is therefore a policy-on figure”*.

31. In paragraph [10] she stated that there was no dispute but that there was a significant need for affordable housing in HBBC and that the most recent analysis was the SHMA which put the figure at approximately 250 dpa (see the fifth column, which sets out a figure of 248). She stated that in increasing the demographic produced figure of 375 to 450, which amounted to a 20% uplift, specifically to provide for affordable housing and economic growth the FOAN “properly” took account of that need.
32. The Inspector then addressed the Claimant’s principal argument which was that the top end of the FOAN range should be at least 980 dpa since this was the figure identified in Table 48 of the SHMA as the total amount of housing necessary to deliver the indicated housing need under current policy. Table 48 is contained within paragraph [6.63] of the SHMA Report. It is set out in the following terms:

Table 48

LA	Affordable Need	Affordable Housing Policy	Affordable Housing Policy (Mid-Point)	Annual Housing Need	Total Housing Required Based on Current Policy
Leicester	496	15 – 30%	23%	2,157	53,925
Blaby	349	10 – 30%	20%	1,396	34,900
Charnwood	174	30%	30%	696	17,400
Harborough	208	30%	30%	832	20,800
Hinckley & Bosworth	245	20 – 40%	30%	980	24,500
Melton	71	40%	40%	176	4,400
NW Leicestershire	209	20 – 30%	25%	836	20,900
Oadby & Wigston	160	10 – 30%	20%	800	20,000
LLLPA	1,913			7,873	196,825

(Emphasis added)

33. For present purposes (the issue is analysed in detail below) the salient figures (in bold in the table above) to note from this table are (i) the “Annual Housing Need” figure of 980 for HBBC; and (ii) the equivalent Annual Housing Need figure of 800 for Oadby. The 980 figure is important because it was a key part of the Claimant’s case that in relation to HBBC the SHMA recorded that there was an Annual Housing Need of 980 houses and that the Inspector therefore erred in failing to give this objectively arrived at figure any weight or credence at all. The 800 figure for Oadby is important because it is the equivalent of the 980 figure for HBCC. It is of relevance to this case because in the Oadby litigation the 800 figure was rejected as being relevant to FOAN so that, by parity of reasoning, if that is so for Oadby it should equally be so for HBCC, and as such throws the Claimant’s key argument into doubt.

34. The Inspector rejected the argument based upon the 980 figure robustly. She described it as “*Clearly impracticable and unreasonable*”. She came to this conclusion by extrapolating that 980 dba represented a requirement of 196,825 units in the HMA as a whole. This amounted to: “... *a considerable, inconsistent and thus unjustifiable increase on the 75,000 or so dwellings calculated from household projections to be needed by 2031*”. The important point to observe here is the discrepancy of the 980 dpa figure with the figures based on household projections.
35. Of the figure of 980 dpa for housing needs set out in Table 48 the Inspector concluded:
- “11. ... The 980 figure identified in the SHMA is thus purely theoretical although it could be used as a pointer to further policy adjustments, such as a change in the percentage of affordable housing required. Significant issues in the area such as shortcomings in housing provision, including affordable housing, should be addressed through the Local Plan.”
36. The Inspector benchmarked her conclusion that Table 84, which included the 450 dpa figure, was appropriate by reference to population projections produced subsequent to the SHMA. The SHMA figure was based upon 2011 data (see paragraph [18] above). The new population projections were for 2012. Analysis of these demonstrated a need for 364 dpa in HBBC derived from the total figure for Leicestershire. The Inspector stated that this was lower than the bottom end of the SHMA FOAN but was generally consistent with it. The Inspector thus stated:
- “12. ... In my opinion the figure confirms the Council’s approach and validates the CS housing provision of 450 dwellings which is about 24% above that needed to meet demographic increases.”
37. In paragraph [13] the Inspector stated that it was not her role, in the Decision, to identify an alternative FOAN. She did record, however, that the Appellant had calculated that, all things being equal, the housing land supply would fall below five years where the FOAN was 539 dpa. That figure would represent a 44% uplift on the 375 demographically-led household projection which, in the Inspector’s opinion, would represent a considerable number of additional affordable dwellings. She therefore stated that had she (hypothetically) considered that the 450 dpa housing requirement was inadequate or “*wanting*” it would still not have been necessary to increase that figure beyond the 539 threshold whereby a five year supply was unavailable. The significance of this is that it is a good deal lower than the Claimant’s figure of 980 for inclusion in the FOAN range.
38. In paragraphs [14] – [16] the Inspector cited various authorities. In particular she recited that in the Oadby litigation (*Oadby & Wigston Borough Council v SSCLG, and, Bloor Homes Limited* [2015] EWHC 1879 (Admin) per Hickinbottom J (“*Oadby*”)) the Court had found that the Inspector, in that case, had been entitled to exercise his planning judgment upon the basis of the evidence before him when arriving at the conclusion that the range for Oadby arising from the Leicestershire SHMA, i.e. the same document that was before the present Inspector, was “*policy-on*” and that it therefore failed properly to reflect the affordable housing need and the need generated by economic factors. The Inspector observed that a significant difference

between that case and the one before her was that in *Oadby* the Council's housing requirement figure of 80 – 100 dpa was well below the SHMA affordable housing need of 160 dpa. That judgment of the High Court in *Oadby* was subsequently endorsed by the Court of Appeal: [2016] EWCA Civ 1040 (27th October 2016).

39. Finally, the Inspector noted that in the Charnwood CS Examination concluded in September 2015, in the light of a thorough assessment, the Inspector there had recorded that the SHMA provided an up-to-date and robust assessment of housing need for the HMA and that the HBBC FOAN of 375 – 450 was a component of that overall figure.
40. In paragraphs [53] – [55] the Inspector set out her overall conclusions for dismissing the appeal:

“53. I have found that there is a five year supply of housing land in the Borough at this time; relevant policies for the supply of housing are not, therefore, considered out-of-date. In these circumstances it is not necessary for me to determine which those policies are. The proposed development would not protect or preserve the open landscape to the east of Burbage which, whilst not specifically designated, is an important setting for the village and separates it from the M69 corridor.

54. The benefits of the proposed development include the provision of market and affordable housing in an area where the latter is much needed. The site is also close to the village centre, where there are local services, and within easy reach of Hinckley town centre by public transport. New public open space would be created and there would be other social and economic benefits such as additional support for local facilities and businesses. Nonetheless, these benefits are not sufficient to outweigh the harm to the landscape. I do not agree that the proposal would improve access to the countryside.

55. I am aware that Burbage is part of Hinckley Sub Regional Centre and that the CS strategy is that the majority of housing will be located in and around it. The positive aspects of the scheme, including the benefits referred to above and also factors such as the lack of harm to ecological interests or the living conditions of nearby occupiers, make it consistent with several CS policies, as will be the case with the vast majority of proposed development. Since this proposal is clearly contrary to CS Policy 4, which is most relevant to proposals in Burbage and thus most important in this case, compliance with other, more general policies carries little weight. The proposed development would therefore be contrary to the development plan as a whole. I have taken into account all the matters raised but found no compelling arguments to allow the appeal.”

D. Ground I: Analysis

(i) FOAN is “policy-off”: The distinction with “policy-on”

41. The starting point for analysis is the distinction between “policy-on” and “policy-off”. In this case the nub of the Claimant’s argument (the details of which are set out at paragraph [46] – [51] below) is that the Inspector should have been calculating a “policy-off” FOAN but, in fact, wrongly calculated a constrained “policy-on” figure and in so doing misapplied relevant guiding principles. In *Gallagher (ibid)* in the High Court at paragraph [37] Hickinbottom J. made three observations about the process of establishing housing need which provide an explanation for the distinction which has emerged as between policy “on” and “off”. These were approved of by the Court of appeal in that case and, more recently, have been further approved of by the Court of Appeal in *Oadby* (see paragraph [38] above). In particular it is now well established that FOAN is closely related to relevant demographic, trend based projections; but that the ultimate “housing requirement” may well be quite different to FOAN in that it is modified, and often constrained, by policy considerations. This has led, as I have already observed (cf paragraph [1] above), to FOAN being described as “*policy off*” and housing requirement as “*policy on*”. The three observations of Hickinbottom J, which reflect these distinctions, were as follows:

"(i) Household projections: These are demographic, trend-based projections indicating the likely number and type of future households if the underlying trends and demographic assumptions are realised. ...

(ii) Full Objective Assessment of Need for Housing: This is the objectively assessed need for housing in an area, leaving aside policy considerations. It is therefore closely linked to the relevant household projection; but it is not necessarily the same. An objective assessment of housing need may result in a different figure from that based on purely demographics ...

(iii) Housing Requirement: This is the figure which reflects, not only the assessed need for housing, but also any policy considerations that might require that figure to be manipulated to determine the actual housing target for an area. For example, built development in an area might be constrained by the extent of land which is the subject of policy protection, such as Green Belt or Areas of Outstanding Natural Beauty. Or it might be decided, as a matter of policy, to encourage or discourage particular migration reflected in demographic trends. Once these policy considerations have been applied to the figure for full objectively assessed need for housing in an area, the result is a "policy on" figure for housing requirement. Subject to it being determined by a proper process, the housing requirement figure will be the target against which housing supply will normally be measured."

(ii) The judgment of the Court of Appeal in *Oadby*

42. Before turning to the particular issues arising in this case it is necessary to say a word about the judgment of the Court of Appeal in *Oadby*. The Court of Appeal was concerned with the self-same SHMA that is in issue in this case and which was relied upon by the Inspector. The Appellant Council appealed the order of Hickinbottom J dismissing its application under section 288 of the TCPA 1990 against the decision of the inspector allowing an appeal of the developer against the council's refusal of an application for outline planning permission for a development of up to 150 dwellings on land at Oadby in Leicestershire. Hickinbottom J. rejected the council's challenge to the decision on all grounds. The central issue in the appeal was whether the judge erred in holding that the Inspector had not misinterpreted paragraphs [47], [49], [157], [158] and [159] NPPF. In giving judgment Lindblom LJ observed that this was a case upon its facts and did not raise novel issues of points of principle. Nonetheless because of its strong evidential resonance in the present case it is of more than passing interest. It is also an informative case in that it highlights the robust deference that the Courts attach to the genuine planning judgments of Inspectors and, in particular, it exemplifies the workings of the statement in the PPG (see paragraph [16] above) that the calculation of FOAN is not an exact science.
43. The general tenor of the judgment is that, in accordance with well established principles, the judgment of an Inspector is not to be easily interfered with. If a conclusion is one of judgment the hurdle represented by irrationality is a very high one.
44. The judgment is also informative in that it highlights a number of evidential issues which reflect the principles that I have summarised at paragraph [13] above. An Inspector can, but need not, accept the analysis in an SHMA. So for instance an Inspector when confronted with an SHMA for a HMA is not bound to accept the apportionment in the SHMA as between different local authority areas if the Inspector considers that the criteria for apportionment are not adequate, bearing in mind that the analysis in a SHMA has not been subject to the sort of thorough testing that would occur in the formulation of a Local Development Plan (cf paragraphs [38] – [42]).
45. The NPPF is a broad statement of national policy and it requires an exercise of evaluative judgment when being applied to particular, local, decisions. The Court stated: *“This should come as no surprise to those familiar with the basic principles governing claims for judicial review and statutory applications seeking orders to quash planning decisions. As this appeal shows very well, the NPPF contains many broadly expressed statements of national policy, which, when they fall to be applied in the making of a development control decision, will require of the decision-maker an exercise of planning judgment in the particular circumstances of the case in hand.”* (ibid paragraph [33]).

(iii) The Claimant's submissions

46. I turn now to the Claimant's submissions. Mr Lockhart-Mummery QC started his submissions on behalf of the Claimant with four propositions.
47. First, in this case where there is no post-NPPF housing need requirement set out in a Local Plan the duty of the Inspector is to determine a “policy-off” (i.e. unconstrained)

figure for the number of dwellings to meet need for both market and affordable housing (to then be set against supply).

48. Second the theoretical figure is to be identified in full because FOAN is a “full” figure. It is not a figure to be “*met*” or actually “*provided*” which is the “*policy on*” figure which should come later in the Local Plan.
49. Third, in the present case the CS figure of 450 (see paragraph [27] above) is accepted by all concerned not to be the FOAN. However it was no coincidence that the Inspector arrived at a figure of 450 as the upper end of the FOAN range because in fact the Inspector had not derived a proper FOAN figure but had, in substance, simply adopted the old, irrelevant CS figure.
50. Fourth, the SHMA with its identification of 450 in Table 84 is a “*policy on*” figure and therefore not reliable. Mr Lockhart-Mummery QC based this submission upon the judgment of the High Court in *Oadby* (endorsed by the Court of Appeal) where Hickinbottom J held that the SHMA for Leicester incorporated various “*policy on*” considerations and that therefore the Inspector in that case had been right to adjust the SMHA based figures in order to arrive at an end figure which was not the same as that in the SHMA. At first instance Hickinbottom J had held that the SHMA was “*policy-on*” in two key respects. First, the figures used by Oadby BC were based upon its policy decision not to accommodate additional workers drawn to its area by increased employment opportunities. The Judge said that this was a “*policy-on*” consideration because “... *it affects adjacent areas who would be expected to house those additional commuting workers*”, (ibid paragraph [34(i)]). He said that it might be policy off if there was evidence or a development plan or an agreement between the authorities to the effect that adjacent authorities agreed to increase their housing accommodation accordingly. But there was no such evidence. Second, he referred to the fact that the SHMA took into account the availability of private rented accommodation which did not meet the definition of affordable housing and this was therefore also a “*policy-on*” consideration (ibid paragraph [34(ii)]). Mr Lockhart-Mummery QC, armed with these examples, contended that the SHMA was (in essence) systematically flawed because its figures were not pure “*policy-off*”.
51. Mr Lockhart-Mummery QC dissected the Decision of the Inspector and he highlighted various passages in which he argued that it could be seen that the Inspector had applied a thoroughly muddled approach to the calculation of FOAN in which she had variously confused “*policy-on*” with “*policy-off*”, had taken account of data sources which themselves were confused and misleading, and had ignored highly relevant data which directly correlated to the total housing need for the area.

(iv) The proper approach to the interpretation of the Inspector’s Decision

52. Notwithstanding the considerable forensic skill which this analytical exercise was conducted I do not agree with the analysis or the conclusion of Mr Lockart-Mummery QC. In coming to my own conclusion it is important that I stand back and apply to the Decision a substance over form analysis. The Inspector’s decision is, with respect to her, quite dense. She uses professional shorthand to describe ideas and concepts and she cross refers, without elaborating, to different sources for both the evidence she relies upon and the policy guidance she considers to be relevant. I remind myself that such decisions are to be read and understood in their context and it is the task of the

Court to avoid semantic nit picking. I also bear in mind that the audience is a sophisticated and professional audience which will (or should) understand the short hand that the Inspector uses and which will also have an understanding of the relevant legislative and policy framework and context. In the text below I have highlighted the main criticism of the Decision and my response.

(v) “Met”: Decision paragraph [8]

53. Mr Lockhart-Mummery QC argued that the Inspector erred when she said in paragraph [8] (see above at paragraph [29]) that a main area of dispute between the parties was whether affordable housing need “*should be fully met by the FOAN*”. It was argued that by using the expression “*met*” she was confusing an affordable housing *requirement* with the (“*policy-on*”) *meeting* of that requirement. In my view this is far too unforgiving an approach to interpretation. It is clear from the Decision read fairly as a whole that the Inspector was seeking to establish a working “policy off” FOAN for the purpose of resolving the dispute before her and she was doing this in accordance with demographically led, trend based, projections which took account of affordable housing need. There was in my view no confusion between absolute (policy off) need and actual (policy on) fulfilment.

(vi) The Inspector erred in ignoring the figure of 980 dpa for Annual Housing Need in Table 48: The dog that did not bark

54. The Claimant next argued that the upper end of the FOAN range should have been 980 or even more. They take this figure from Table 48 SHMA which is set out at paragraph [32] above. They argue that since in the SHMA this figure of 980 is under the heading “Annual Housing Need” then it is an objectively derived basis for housing need and to ignore it or reject it in the cursory way that the Inspector did and thereby not to use it as part of the FOAN range was irrational and/or reflected a misdirection and misunderstanding of the NPPF. In his reply submissions Mr Lockhart-Mummery QC clarified that it was not his case that the Inspector was *bound* to accept that figure but, rather, that she was required to take it into account.
55. I do not accept Mr Lockhart-Mummery QC’s analysis of the 980 figure.
56. First, the 980 figure is derived from Table 48 SHMA. This is not a figure based upon demographic, trend-based, projections indicating the likely number and type of future households (See the articulation by Hickinbottom J above at paragraph [41]). It is a much looser and imprecise calculation premised upon affordable need and as such is not calculated according to the methodology identified in paragraph [159] NPPF and in the relevant Guidance.
57. Second, it will be seen that, in Table 48 (paragraph [32] above), the Annual Housing Need in HBBC of 980 has been determined to be exactly four times (4X) the “Affordable Need” figure (in column 2) of 245; put another way HBBC apply a precise 25% figure to “Annual Housing Need” to arrive back at the affordable need figure. It was explained by counsel for HBBC, and not challenged by the Claimant, that the 980 figure was very much a policy based figure which flows from the choice of the percentage or figure to be used to describe the relationship between affordable housing and Annual Housing Need. That multiplier or percentage could vary for all

sorts of perfectly rational yet transient policy considerations. It was for this reason that it was not a figure which could, sensibly, be used as part of a FOAN calculation.

58. Third, confirmation of these conclusions comes from the fact that the Annual Housing Need figure in Table 48 was not relied upon in the High Court and in the Court of Appeal in *Oadby*. There is for this reason a real probative significance in the dog that did not bark: The *Oadby* case concerned exactly the same SMHA as is in issue in this case and it also involved an analysis of the figures in Tables 48 and 84. As such there is an “Annual Housing Need” figure for Oadby which equates to the 980 figure for HBBC. In the case of Oadby the figure is 800 (see at paragraph [32] above). If Mr Lockhart-Mummery QC is correct in his elevation of the 980 figure in relation to HBBC into a figure of signal importance for the calculation of FOAN in relation to HBS then, *a fortiori*, the figure of 800 should equally have loomed large in the analysis in *Oadby*. Yet it did not.
59. Mr Lockhart-Mummery QC argued that, in effect, “Homer nodded”. For inexplicable reasons the parties in that case, and the Court, overlooked the 800 figure and no doubt if his team had been arguing the *Oadby* case they would have relied upon the 800 figure. As such there was no significance at all in the dog that did not bark.
60. Ms Blackmore for the Secretary of State and Ms Osmund Smith for HBCC in the light of this undertook a forensic deconstruction of the point, which to my mind is wholly convincing. They pointed out that the 800 figure had in fact briefly emerged in the *Oadby* case only to be rapidly and deliberately submerged. This is clear from the judgment of Hickinbottom J where he recorded that in the SHMA the authors had not applied a percentage figure to housing need to arrive at a sensible FOAN because to have done so would have created an annual housing need figure of 800dpa which “*was clearly unrealistic and unviable*” ([2015] EWHC 1879 at paragraph [26(i)]). The Judge cross-referred to the SHMA itself (at paragraphs [6.80]) where the authors acknowledged that a total housing need figure based upon the assessment of affordable housing was “*unrealistic*”. Thus it is not correct to say that the 800 figure was not part of the analytical fabric of the *Oadby* case. It was, but it was discarded as irrelevant: Homer did not nod. This is the context in which the Court of Appeal then came to endorse the Judge’s finding that the Inspector acted correctly in finding that a figure of 147 sufficed as the FOAN for the purpose of the decision. It is worth setting out paragraphs [47] and [48] of the judgment of the Court of Appeal because they formerly endorse the 147 figure which is, plainly, a very far cry from a figure of 800:

“47.Faced with making his own assessment of the appropriate level of housing need to inform the conclusion he had to draw under the policy in paragraph 49 of the NPPF, and doing the best he could in the light of the evidence and submissions he had heard, the inspector adopted an approximate and “indicative” figure of 147 dwellings per annum (paragraphs 33 and 34 of the decision letter), making no “specific allowance” for affordable housing (paragraph 35). Again, his conclusions embody the exercise of his own planning judgment, and I see no reason to interfere with them. He might simply have adopted a rounded and possibly conservative number to represent the global need for market and affordable housing in the council’s area, such as the figure of 150 dwellings per annum, which in

closing submissions for Bloor Homes Ltd. was said to be well below the actual level of need, or a higher figure closer to the 173 dwellings per annum referred to in the Strategic Housing Market Assessment. I accept that. But as Hickinbottom J. concluded, I do not think the court could conceivably regard the inspector's figure of 147 dwellings per annum as irrational, or otherwise unlawful.

48. Taken as a whole, therefore, the inspector's approach was in my view consistent with the decision of this court in *Hunston Properties Ltd.*, and lawful.”

61. To further place the judgment into context the figure of 147 which was upheld was itself derived from the part of Table 84 which the Inspector in the present case takes as her point of departure. It is true that the “147” figure is not *itself* found in Table 84 but that is because the Inspector did not agree with the way in which the figures had been computed for Oadby in Table 84 so carried out his own assessment and modified the figure in the SHMA to arrive at the new figure. But the important point is that the logic used by the Inspector in the *Oadby* case, endorsed by the Courts, is the same logic as has been used by the Inspector in the present case. And both Inspectors rejected the “Annual Housing Need” figure set out in Table 48 (the Inspector in *Oadby* adopting a figure of 147 and the Inspector in this case expressly rejecting the 980 figure). The rejection of the 800 figure in *Oadby* was rational and sound, just as the rejection by the Inspector of the 980 figure in paragraph [11] of her decision is rational and sound in this case. When set in the above context it is plain that the Inspector was well within the legitimate scope of her judgment to conclude that the use of a 980 figure was “*clearly impractical and unreasonable*” (see paragraph [34] above).
62. In short the Inspector addressed herself to the 980 figure. She did not ignore it. But she did reject it upon the basis of her assessment that it was impractical and unreasonable. When measured against the analysis of the equivalent figure in *Oadby* and when it is understood that the 980 figure is not based upon a computational methodology that it is the norm for assessing FOAN, her view is mainstream, rational and correct.

(vii) Did the Inspector use unreliable sources and ignore affordable housing?

63. The Claimant next complains that the Inspector took into account unreliable evidence sources. In my judgment the Inspector applied a perfectly adequate test relying upon an adequate body of evidence. The approach she adopted was consistent with the approach to evidence collation and appraisal approved of in case law: See paragraph [13] above.
64. The relevant guidance makes it clear that there is no universally approved way of calculating FOAN and that the answer in each locality will be dependent upon local condition and the exigencies of the available evidence. Indeed, authorities are urged to rely upon secondary sources and not primary sources upon the basis that to conduct own-research would not be a proportionate use of resources: See paragraph [16] above.

65. In this case Ms Blackmore for the Secretary of State described the data sources before the Inspector as “*a messy basket of evidence*” and “*a large and somewhat unwieldy basket of evidence*”. The approach adopted by the Inspector can be summarised as follows:
- i) First she analysed the figures in Table 84 of the SHMA based on demographic trend based population figures which she explained how, in her view, the range set out there (of 375-450) was arrived at (Decision paragraphs [9] – [10])
 - ii) Then she rejected the Claimants figure of 980 which rejection I have concluded was entirely proper.
 - iii) Next she observed that the SHMA was based upon 2011 data. So the Inspector then examined the 2012 population projections. This data showed a 364 dpa for the HBBC area which was lower than the figures in the SHMA FOAN but was “*generally consistent with it*” (Decision paragraph [12]).
 - iv) Then she found that the 2012 data confirmed the 450 figure in the SHMA and in the CS which she noted was “*about 24% above that needed to meet demographic increases*”.
 - v) Next she benchmarked her conclusion against a figure of 539dpa which was the point at which the Claimants calculated in their evidence to her that the housing land supply would fall below the five year threshold. So, taking the Claimant’s figures as accurate, she concluded that on her assessment of the range there was an ample safety margin: See paragraph [37] above.
 - vi) Finally, she pointed out that in another Inspector’s decision which she treated as comparable for the purpose (See Decision paragraph [17] - Charnwood) the Inspector had treated the SHMA as up to date and robust.
66. In my view this approach was rational and well within the Inspector’s ordinary margin of judgment. I should deal briefly with a number of particular criticisms made by the Claimant.
67. It is said that in relying upon the CS figure of 450, when it was common ground that the CS was pre-NPPF and non-FOAN, the Inspector was in fact applying an incorrect and non-NPPF compliant methodology. I reject this argument. The Inspector compared her conclusions about the FOAN range with the CS simply as a possible benchmarking exercise. This is clear from Decision paragraph [12]. She accepted that the CS was not a FOAN but as a matter of logic this did not render it wholly inadmissible as a piece of evidence which could then be used to calculate, independently, the FOAN. So, for instance, if the 2009 figures had remained valid and not subject to change over time then there is no reason why that fact should not be accorded at least *some* proper degree of probative weight. I reject the suggestion that in using the CS as a benchmark the Inspector was improperly using that figure as the FOAN.
68. Next it is said that because the Inspector referred a document entitled “Objectively Assessed Need and Housing Targets Technical Advice Note” (July 2015, 2ed) which

suggested that affordable housing was a “*below the line*” (i.e. “policy-off”) this proved that she had treated affordable housing as extrinsic to her assessment of the FOAN. This was because case law has now made clear that the FOAN was a measure of total housing need which necessarily included affordable housing and is “policy-off”. As to this it is true that in the Decision the Inspector does refer to the Technical Advice (in Decision paragraph [8] and footnote [3]). This is not an official document and the relevant paragraphs cited do appear not to be consistent with case law. But this is in my view a classic illustration of the need to avoid directing an overly finely tuned forensic microscope at the reasoning in the decision. It would, of course, have been better had the Inspector either not referred to the Advice at all or recognised that it was (at least arguably) inconsistent with case law. But when one stands back it is not clear that she was doing any more than reciting an argument made to her. But more importantly, when one examines the approach actually taken it is clear that she did not ignore affordable housing from the FOAN.

69. The Inspector is also criticised for saying in Decision paragraph [13]: “*It is not my role in this decision to identify an alternative FOAN*”. It is argued by reference to *Oadby* in the Court of Appeal that it is precisely the Inspector’s job to calculate the FOAN where there is no up-to-date Local Plan (cf e.g. Paragraphs [38ff]). I am not entirely certain what the Inspector meant by this since she *did* go on and determine a FOAN range which in the circumstances she held to be sufficient for the task before her i.e. determining the appeal. I suspect she was saying no more than that she did not have to decide upon a definitive FOAN but that she did have to calculate a FOAN range sufficient to enable her to resolve the dispute arising before her on the appeal which is a proper approach to take: see paragraph [13] of this judgment above. Her conclusion in paragraph [13] of the Decision that her selected range was well below the figure that would put having a five year supply in jeopardy is consistent with this. But be that as it may this is an immaterial objection which does not go to the root of the Decision.

E. Conclusion on Ground I

70. In conclusion on Ground I it is my judgment that the Inspector’s Decision was squarely within the scope of the margin of discretion or judgment which must be accorded an Inspector in circumstances such as these. The application on this ground fails.

F. Ground II: Failure on the part of the Inspector to ensure that potential section 106 contributions to Leicestershire Police complied with regulation 122 of the Community Infrastructure Levy Regulations 2010

(i) The regulatory framework

71. Pursuant to Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (“the Regulations”), a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c), fairly and reasonably related in scale and kind to the development. Paragraphs [203] – [206] NPPF address planning conditions and obligations. They provide that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of

conditions or planning obligations but that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Paragraph [204] states that planning obligations should only be sought where they meet conditions which, in essence, mirror those in Regulation 122(2). Paragraph [206] states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

(ii) The reasoning in the Decision

72. In the present case Leicestershire Police (“LP”) sought a significant monetary contribution under Section 106 upon the basis that the proposed development would give rise to additional demands upon police services. The Inspector concluded that the LP had demonstrated adequately that the sums requested were to be spent upon a variety of essential equipment and services the need for which arose directly from the new households occupying the proposed developments. She set out her reasons in paragraphs [44] – [47] of the Decision. The reasons were in the following terms:

“44. Leicestershire Police (LP) has demonstrated adequately that the sums requested would be spent on a variety of essential equipment and services, the need for which would arise directly from the new households occupying the proposed development. It would be necessary, therefore, in order to provide on-site and off-site infrastructure and facilities to serve the development commensurate with its scale and nature consistent with LP Policy IMP1. The planning contribution would also enable the proposed development to comply with the Framework’s core planning principle of supporting local strategies to improve health, social and cultural well being and delivering sufficient community facilities and services to meet local needs.

45. In respect of compliance with CIL Regulation 123(3) the proposed spending has been apportioned to individual projects and procurement, such as property adaptation and a contribution towards a vehicle, in order to ensure no need for the pooling of contributions. In addition a clause of the undertaking which, in requiring written confirmation prior to payment that it would only be spent where there were no more than four other contributions, would provide a legal mechanism for ensuring full compliance with Reg. 123(3).

46. Evidence was submitted in the form of two maps with types of criminal incidents plotted on them. The first of these shows that there were several burglaries and thefts in the housing area adjacent to the appeal site during the year up to July 2014. The second map covers a larger area, this time in Blaby, and indicates a steady rate of incidents, mainly forms of stealing, in all types of residential area. I have no reason to believe that levels of crime differ significantly between Hinckley/Burbage and Blaby.

47. I consider this to be a no less realistic and robust method of demonstrating the criminal incidents likely to arise in a specific area than the analysis of population data which is normally used to calculate the future demand for school places. The evidence gives credence to the additional calls and demands on the police service predicted by LP.”

(iii) The Claimant’s submission

73. The Claimant argued, during the planning appeal, that as the population of an area increased so the overall rate of crime in a police area, and hence the demands placed upon resources, declined. This proposition was advanced upon the basis of official, statistical, information and was set out in a proof of evidence adduced on behalf of the Claimant.
74. For their part LP accepted that in the Leicester, Leicestershire and Rutland areas crime was at its lowest point for many years said to be due “... *to the excellent efforts of the police and its partners*”.
75. LP, in its evidence, produced two maps the purpose of which was to establish that there was a pattern of crime in new housing estates. The Claimant did not challenge that evidence but LP did not, so it was argued, generate any evidence to establish that increased levels of housing produced more crime and, in consequence, increased demand upon services in the relevant LP area.
76. In the course of argument Mr Lockhart-Mummery QC said that the nub of the Claimant’s objection was that the Inspector had failed properly to address the Claimant’s evidence. He said that had the Inspector, acting properly within the scope of her margin of discretion and judgment, addressed but rejected the evidence, then the Claimant could have no objection. However, he argued, that there was no evidence that this analytical process had ever occurred since the Decision did not address the Claimant’s evidence. He thus contended that the Inspector misdirected herself as to the evidence and/or had failed to give proper reasons for her Decision.

(iv) Analysis

77. I do not accept this submission.
78. First, it must be remembered that the Inspector had already dismissed the appeal and she was dealing with disputes relating to contributions upon an alternative basis only. In the circumstances it is not reasonable to have expected a detailed exegesis of the sort that might possibly have been expected had this been the true crux of the issue.
79. Second, and in any event, in my judgment her reasons were perfectly adequate. There was no reason for her to do other than explain why she accepted the evidence of LP. The Inspector was clearly aware of all the evidence because it had been tendered in the course of a public inquiry before her and had been the subject of cross examination, debate and submissions. The gist of the Inspector’s reasons are adequately set out in paragraphs [44] – [47] (see above). She records that LP has adequately demonstrated that the sums would be spent on equipment and services which arose “... *directly from the new households occupying the proposed*

development”. Accordingly she concluded, in terms of causality, that there was a proper nexus between the expenditure and the new development. She also records that the proposed spending was properly attributed between individual projects and procurement such as property adaptation and contributions towards a vehicle in order to prevent a need for pooling of contributions. She also observed that there was a clause of the undertaking which required written confirmation prior to payment that it would only be spent where there was no more than four other contributions which, she concluded, provided a legal mechanism for ensuring compliance with the Regulations of 123(3). She accepted the evidence tendered in the form of the two maps which she found established a “*steady rate of incidents*” in the Blaby area which she considered to be an adequate comparable. She also referred to predicted increases in calls and demands.

80. I have read all of the evidence placed before this Court which is said to be relevant to the issue. This includes, *inter alia*, a statement from Mr Michael Lambert on behalf of LP which sets out the justification for the contribution. In a section entitled “*The policing impact of 73 additional houses at the site*”, Mr Lambert explains why, in the view of LP, the overnight population of the proposed development would be 170 persons and that, in terms of the relevant counterfactual, that represented an increase over demand “*from what is currently open fields*”. Mr Lambert cited empirical data based upon existing crime patterns and policing demand and deployment from nearby residential areas which established the direct and additional impacts of the development upon local policing. That data established that there would be an incremental demand in relation to such matters as: calls and responses per year *via* the police control centre; an increase in annual emergency events within the proposed development; additional local non-emergency events which trigger follow-up with the public; additional recorded crimes in the locality based upon beat crime and household data and a proportionate increase in anti-social behaviour incidents; an increase in demand for patrol cover; and, an increase in the use of vehicles equating to 12% of an additional vehicle over a six year period. I have set out merely examples of the incremental costs which would be incurred by the development. It is apparent from Mr Lambert’s report that the increase in cost is primarily of a variable nature; but there are some elements of fixed costs which need to be covered as well. Reading the document as a whole there can be no doubt but that LP tendered sufficient evidence to justify the Inspector’s conclusions.
81. In short, the reasons given by the Inspector were brief but sufficient; and the evidence base before the Inspector, and adduced before the High Court, establishes that there was an ample evidence base upon which the Inspector was entitled to base her conclusion.

G. Conclusion

82. For all the above reasons the application does not succeed.

Appeal Decision

Inquiry held on 29 – 30 November and 1 - 2, 5 – 8 and 13 – 15 December 2016

Site visit made on 12 December 2016¹

by David M H Rose BA (Hons) MRTPI

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

Decision date: 21 March 2017

Appeal Ref: APP/C3240/W/16/3144445

**Land east of Kestrel Close/Beechfields Way, Newport, Shropshire,
TF10 8QE**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
 - The appeal is made by Redrow Homes Limited against Telford and Wrekin Council.
 - The application, Reference TWC/2015/1003, is dated 28 October 2015.
 - The development proposed is an outline application to include access for residential development for up to 170 dwellings with open space following demolition of 14 and 15 Kestrel Close, Newport, Shropshire, TF10 8QE.
-

Decision

1. The appeal is dismissed and planning permission for the development described above is refused.

Preliminary matters

2. The putative reasons for refusal are:-
 1. *The site lies in the countryside outside the built up area of Newport, as defined on the Wrekin Local Plan Proposals Map, where new development is to be controlled. The site also lies outside the settlements of High Ercall, Tibberton and Waters Upton, where new development within the rural area is expected to be focused. The Council has in excess of a five year housing land supply and there are no exceptional circumstances to justify the provision of new housing in this location. As such the development proposal is contrary to the NPPF, saved Wrekin Local Plan policies OL6 and Core Strategy policies CS6, CS7 and CS11 and Policy SP2 of the Telford & Wrekin Local Plan (Publication Version).*
 2. *The proposal would result in the likely loss of two protected veteran oak trees that have a high ecological and amenity value. In addition the proposals do not accord with paragraph 99 of ODPM Circular 06/2005, or Standing Advice from Natural England nor do they provide necessary survey information relating to bats. The proposals do not contain sufficient information in order for the Local Planning Authority to be satisfied that their duty under regulation 9(5) of the Conservation of Habitats Regulations 2010 has been discharged, in that the use or otherwise of the dwellings to be demolished as bat roosts has not been*

¹ Long distance visibility was poor – as indicated at the Inquiry I undertook a further unaccompanied site visit following the hearing of landscape evidence and in more favourable viewing conditions (14 February 2017)

established nor the extent to which any bat population may be affected by the proposals. Survey information is envisaged and no exceptional circumstances exist for the grant of planning permission in the absence of survey information. Nor has it been shown that any necessary disturbance caused by precautionary mitigation could not be avoided based upon survey information. Alternatives have not been explored. As such the proposal falls short of policy expectations set out in Policy CS12 of the Telford and Wrekin Core Strategy and national planning policy including the National Planning Policy Framework.

3. *Insufficient information has been submitted to demonstrate that the development can be accommodated within the existing highway network without the need for mitigation. In addition the proposal would result in approximately 170 dwellings being accessed from a single point of access which would represent an unacceptable form of development. As such the development proposal is contrary to the NPPF and saved Wrekin Local Plan Policy UD2.*
 4. *Insufficient information has been submitted to demonstrate that the quantity of development proposed can be accommodated on the site without it having a detrimental impact on the character and appearance of the wider landscape. As such the development proposal is contrary to the NPPF, to saved Wrekin Local Plan policy UD2 and to Core Strategy CS15.*
 5. *Insufficient information has been submitted to demonstrate that the development can provide acceptable living standards for potential future occupiers with regard to noise pollution from traffic travelling along the A41. As such the development is contrary to the NPPF.*
3. The Council has confirmed that impacts on ecology are no longer at issue in that the appellant has submitted further information in relation to bats. This part of putative reason two falls away.

Main Issues and Statements of Common Ground

4. The main issues which I identified at the opening of the Inquiry were:-
 - a) The basis on which the appeal is to be decided by reference to the description of the development and supporting documents.
 - b) Whether the Council can demonstrate a five-year supply of housing land.
 - c) The effect of the proposal on the character and appearance of the landscape.
 - d) Potential impacts on veteran trees by reference to loss or deterioration.
 - e) Would future occupants of the development be likely to experience unacceptable living conditions having particular regard to the effects of noise from traffic on the A41.
 - f) The consideration of conditions and planning obligation(s); and any other matters raised including highway matters and the representations made by interested persons.
 - g) The overall planning balance in light of relevant local and national policy considerations.
5. Prior to the opening of the Inquiry a Statement of Common Ground relating to Transportation and Highway Matters included the following agreements:-
 - a) *there are no highway safety issues in the vicinity of the site, or any which arise and need to be addressed as part of the application;*

- b) *the increase in traffic on Beechfields Way would be acceptable in road safety terms;*
- c) *the capacity of Beechfields Way/Forton Road is acceptable;*
- d) *the impact of the traffic at Forton Road/Chetwyn Road junction and at the A41 roundabout is acceptable; a financial contribution to mitigate impacts on the Newport Bypass roundabouts would be required; and*
- e) *the principle of a mini roundabout access serving a single point of access would be acceptable subject to:- the provision of reinforced footways along Beechfields Way from Forton Road to the site access roundabout (to permit over-running by emergency vehicles); a 6.0 metre wide access into the site; and an emergency link into Plough Lane.*

Putative reason for refusal three is no longer applicable.

- 6. During the course of the Inquiry further discussions took place between the appellant and the Council culminating in Statements of Common Ground relating to (a) Arboriculture and Veteran Trees and (b) Noise.
- 7. The former confirms that planning conditions could be imposed such that there would be no reasonable arboricultural grounds for objection to the proposed development.
- 8. The latter, based on the principles of the Masterplan Revision A (June 2016) layout, the latest illustrative Engineering Drawings and the erection of dwellings (minimum 7.5 metres high) along the eastern boundary of the site, confirms that the effects of traffic noise on outdoor living conditions could be appropriately mitigated; and appropriate internal living standards could be secured through the design of the building envelopes. Agreed safeguarding conditions could be imposed.
- 9. Hence, there is no need for me to address preliminary main issues d) and e); and putative reason for refusal five and the balance of reason two are no longer relevant.

The basis on which the appeal is to be decided by reference to the description of the development and supporting documents

- 10. The original planning application form, dated 28 October 2015, was worded '*Outline residential development for approximately 170 dwellings'*. However, section 17 of the form specified 185 residential units; other supporting documents referred variously to '*up to 170'*', '*for 170'*' and even '*up to 117'*'. The Design and Access Statement recorded '*up to 170 dwellings'*'.
- 11. A revised application form rectified the spurious reference to 185 dwellings; and the Council's registration of the application was founded on an unrecorded agreement of '*up to 170 dwellings'*'. In due course, in its committee report, the Council used the terms '*up to 170'*', '*170'*' and '*approximately 170'*' dwellings. The appeal form however identifies the development as '*up to 170 dwellings'*'.
- 12. The supporting illustrative Masterplan (October 2015), in broad concept form, identified a series of building blocks which did not provide any clear quantification of the number of dwellings.

13. A second planning application, dated 1 August 2016, also referred to 'approximately 170 dwellings'. The contradiction of supporting documents remained, as set out above, and a new reference to 'approximately 155 dwellings' surfaced in the amended Statement of Landscape Design. The Council seemingly adopted its earlier description of 'up to 170 dwellings'.
14. The supporting illustrative Masterplan (Revision A – June 2016) differed from the original in terms of the schematic road layout, positioning of building blocks and greater stand-off from veteran trees. Again, it was impossible to identify a specific number of dwellings from the plan and the impression gained was one of a reduced amount of built development.
15. The appellant, having withdrawn the second application before it was determined, seeks to rely on the later material in this appeal. In this regard, notice was given to the Planning Inspectorate on 29 September 2016.
16. A Levels Concept drawing (SK_2 Rev A 17.11.16) emerged in mid-November providing a further illustrative layout with more clearly distinguishable dwelling units (suggesting some 125 dwellings - although that cannot be determined with certainty²). The appellant's landscape evidence contained a different layout 'Proving Plan' which was said to be for 130 dwellings (although only 128 appear to be evident and reference is made in the proof to 134 dwellings). This layout broadly reflected the Levels Concept drawing, albeit with three additional dwellings and some limited variation of house types (apparent from the footprints used).
17. I was asked to rule on the basis on which the appeal was to be considered and determined. My oral ruling is set out verbatim below:-
 - a) *'The understanding of the October 2015 application was for a proposal for up to 170 dwellings despite the conflict in terminology amongst and within the documentation.*
 - b) *The 2016 application was understood to be in similar terms.*
 - c) *The import of the 2016 Masterplan Revision A into this appeal was consulted on, the resulting representations are before me and I am satisfied no material prejudice would arise from considering the appeal on that basis.*
 - d) *In relation to the November revised layout (Levels Concept drawing), it remains a matter for me to decide whether this represents an evolution of the scheme, or whether its purpose is to respond to criticisms made and to demonstrate that such criticism could be overcome. I acknowledge that residents have not been consulted on these illustrative revisions. However, I shall consider this matter further in light of the proposal being submitted in outline with all matters, other than access, reserved for later approval and the illustrative status of the supporting drawings.*
 - e) *In terms of the Council's position relating to the late evidence, I acknowledge that the adoption of the illustrative layout relating to noise and trees, in particular, may have implications for the general landscape and planning evidence. That evidence is not due to be heard until later this week and I would ask the respective noise and tree witnesses to meet as a matter of urgency and to provide a position statement/Statement of Common Ground (including matters agreed and matters not agreed) to inform the other disciplines before their evidence is heard.*

² If the block of two-storey maisonettes represents ten units, rather than five, the result would be 130 units

- f) *For the avoidance of doubt, the appeal remains as an application for up to 170 dwellings. Whether or not it would be necessary to restrict any permission to a maximum of 130 dwellings would be a matter for evidence and submissions having particular regard to the relevant tests relating to the imposition of conditions.'*
18. Having determined the description of the development as 'up to 170 dwellings' it remains for me to clarify the drawings on which the proposal is to be considered.
19. In this regard, given that the application was made in outline, I see limited difference between the October 2015 and June 2016 Masterplans. The site area remains the same and so does the point of access. Whilst the layout of roads within the site differs, and there are some changes to the disposition of illustrative building blocks, I do not regard these to be sufficiently material to change the nature of the development proposed. The 2016 Masterplan formed part of a second planning application on which the public were consulted and the ensuing representations are before me. I am satisfied that no material prejudice would arise from considering the appeal on the basis of the illustrative Masterplan (Revision A - June 2016).
20. The changes within the Levels Concept drawing are more substantial and can be seen to be a progression of the layout. To my mind, the changes arise largely from the detailed consideration of topography, taking account of the change in levels across the site, and the needs of veteran trees. Noise considerations also appear to have dictated the siting of dwellings along the eastern boundary of the site to act as a noise barrier to the A41 bypass.
21. In terms of the overall spatial distribution within the site, I consider that the Levels Concept drawing remains within the 'spirit' of Masterplan - Revision A, based on its main purpose of seeking to indicate how identified deficiencies of the schematic layout might be resolved. The details, save for means of access, are illustrative and there is nothing that would pre-determine the submission of the reserved matters. I reach a similar conclusion on the Landscape Proving plan.
22. As to the number of dwellings proposed, it is evident that the Masterplan (October 2015) and Revision A (June 2016) are of no assistance in that the layouts merely depict indicative building blocks. The reference to a specific number of dwellings (whether expressed as an approximation or a maximum) derives from the appellant's aspirations and instructions; and, even with generous interpretation of the layouts, there is some difficulty in achieving reconciliation with the number stated.
23. Moreover, it is clear that the two application layouts paid insufficient heed to the two important trees within the site and the extent to which topography might influence and constrain the development of the site. As such, it was inevitable that the layout would need to change and almost certain that the number of dwellings would have to be reduced (subject to house-type mix).
24. On this basis, the number of dwellings depicted on the Levels Concept drawing appears to owe much to the lack of precision in the earlier stages of the planning applications. Whilst it cannot be denied that the illustrative development aspirations have changed progressively, the underlying principles relating to access, the broad areas of development within the site and the areas for landscaping remain substantially unaltered.

25. There is no doubt that the appellant has used the appeal process to refine the project, with the substitution of a second proposal which had not run its full course with the local planning authority, and thereafter in the lead up to the Inquiry with disparate new material. This resulted in lengthy discussion at the opening of the Inquiry and a credible threat of adjournment. Whilst my ruling, as set out above, was influenced by a measure of pragmatism, I am content, on the fact specific circumstances of this case, that no party would suffer material prejudice by the consideration of the appeal based on Masterplan (Revision A – June 2016) and the subsequent supporting material.

Planning Policy

26. The development plan includes the Saved Policies of the Wrekin Local Plan (1995 – 2006) and the Policies of the Telford and Wrekin Core Strategy (2007) which covers the period to 2016. The Telford and Wrekin Local Plan 2011-2031 is undergoing examination.
27. Core Strategy Policy CS1, which sets out the number of new homes to be built in the Borough up to 2016, is time expired and out-of-date and merits no weight.
28. The Wrekin Local Plan shows the appeal site to be located outside the built-up area of Newport but Policy OL7, which would otherwise have restricted development in the open countryside, has not been saved. Core Strategy Policy CS 7 similarly strictly controls development in the open countryside but as a policy which fails to reflect current development needs, it is to be regarded as out of date and with limited weight.
29. Core Strategy Policy CS 6, relates to '*development in Newport*' with the objective of ensuring that all development will respect and enhance the quality of the town's built and natural environments, including townscape and impact on surrounding countryside. Given that the site is outside the extant settlement boundary, the policy has no direct application.
30. The emerging Telford and Wrekin Local Plan, whilst including the appeal site within the built-up area, seeks to preclude its development through a Green Network designation (unless the benefits of a proposal would outweigh any adverse impacts on the Green Network and its functions). However, the related policy, Policy NE 6, has been the subject of objection and very little weight is merited.
31. Saved Policy OL6 of the Wrekin Local Plan seeks to protect from development locally important incidental open land within or adjacent to built-up areas where that land contributes to the character and amenity of the area, has value as a recreational space or importance of a natural habitat.
32. The appeal site is not identified as such on the Local Plan's Proposals Map and, although the land is currently open and on the edge of a built-up area, it does not have any '*incidental*' function to the settlement. Whilst it cannot be denied that the site contributes to the character and amenity of the area, in so far as it is undeveloped, it does not have value as a recreational space (as access across it is unauthorised) or importance as a natural habitat.

33. Acknowledging that the wording of the policy, and the explanatory text, is somewhat indistinct, I consider that the Council has sought to misapply OL6, as a backstop, given the demise of the former open countryside policy, OL7.
34. In addition, Core Strategy Policy CS 11 seeks to protect and enhance areas of open space, both formal and informal. However, the appeal site is agricultural land and it does not fall within the ambit of this policy.
35. Whilst the Inspector in an appeal decision at Dawley Road, Lawley, attached significant weight to OL6 and CS 11, on the basis that they reflected the Framework, I find no direct application to the site before me and thus they lack material weight in this appeal.
36. Policy SP 2 of the Telford and Wrekin Local Plan supports the delivery of approximately 1,200 net new homes in Newport up to 2031. Additional housing over and above that already committed or identified in the Local Plan will be prioritised on previously developed sites within the town. It also requires all development to respect and enhance the quality of the town's built and natural environment. Whilst it is evident that the proposal would conflict with the provision of new housing which this policy seeks to address, the housing policies in the emerging plan are subject to objections and it follows that only limited weight applies to the draft policy.
37. Saved Policy UD2 of the Wrekin Local Plan and Core Strategy Policy CS 15 contain design objectives which are of more specific relevance to full applications or those seeking the approval of reserved matters.
38. In summary, the majority of relevant policies in the development plan, most notably those concerning the provision of housing, are out-of-date. This triggers paragraph 14 of the Framework and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Whether the Council can demonstrate a five-year supply of housing land

Objectively assessed need - introduction

39. Planning Practice Guidance (Housing and economic development needs assessments) advises that there is no one methodological approach or use of a particular dataset(s) that will provide a definitive assessment of development need. However, the use of the standard methodology set out in the guidance is strongly recommended to ensure that the assessment findings are transparently prepared. Nonetheless, local authorities may consider departing from the methodology, but they should explain why their particular local circumstances have led them to adopt a different approach where this is the case.
40. It is acknowledged that establishing future need for housing is not an exact science; no single approach will provide a definitive answer; and plan makers should look to rely predominantly on secondary data (e.g. the Census, national surveys) to inform their assessment.

Objectively assessed need - demographic

41. The Telford and Wrekin Objectively Assessed Housing Need (OAN) Final Report (March 2015), prepared to inform the emerging Local Plan, identifies a need, over the plan period to 2031, of 497 dwellings per annum.
42. The starting point for the assessment was the official household projections from the Department for Communities and Local Government (CLG) derived from the sub-national population projections (SNPP) produced by the Office for National Statistics (ONS).
43. The projections available in the initial preparation of the OAN Report were the CLG 2008-based projections (CLG 2008) derived from the 2008-based SNPP population projection (ONS 2008) and the CLG interim 2011-based projections (CLG 2011) derived from the 2011 interim SNPP (ONS 2011).
44. The consultants advising the local planning authority (PBA) had previously identified a number of deficiencies in taking the above at face value in so far as:-
 - a) the 2008 projections were based on historical trends with some of their predictions subsequently invalidated by the 2011 Census;
 - b) the interim 2011 projections had a short time horizon covering the period 2011–21 and its historical migration, birth and death rates were based on pre-Census estimates;
 - c) in the official projections future migration followed trends rolled forward from a five-year base period (ONS 2011 five-year period 2006–10); the time period was short and coincided with an economic recession; and
 - d) the 2011-based projections carried the imprint of recession with lower household formation than previously expected and on average those households were substantially larger.
45. With the above in mind, PBA sought to test the official projections with a PBA Trends 2003-13 projection which was based on the use of a longer term ten-year migration trend; and with a PBA Trends 2008-13 based on a five-year period rolled forward one year from the ONS/CLG 2011 projections with the benefit of more recent data (2012 ONS mid-year estimates). Both used an indexed method which assumed that after 2021 headship rates would revert to their pre-recession trend as projected in CLG 2008.
46. During the preparation of the OAN Report, publication of Census data showed that the ONS 2008 and ONS 2011 projections on population had been overtaken by events and became redundant with the release of the 2012 ONS and CLG 2012 projections. In effect, this left the two PBA trend scenarios to be compared with the 2012 CLG output.
47. In this regard, the latter indicated an annual population increase of 583 persons, equating to 446 households and 461 dwellings per annum. The two trend models resulted in a significantly higher population increase than forecast by CLG (838 and 785), but households and dwellings were broadly comparable with CLG 2012 (439/453 and 426/439). The overall conclusion, based on a preference for the ten-year trend, was an objectively assessed need of 497 dwellings per annum.

48. The above was post-dated by the CLG 2014 projection and the ONS 2014 sub-national population projection that underpins it with an uplift in annual population by 702 persons, 487 new households per annum and an annual dwelling requirement of 502. The PBA Trend scenarios (using the Experian model), rolled forward to 2005-15 and 2010-15, showed a population increase of 827/963; 486/535 households; and 502/552 dwellings.
49. With the ten-year trend, the objectively assessed need was deemed by PBA to be 502 dwellings per annum. This contrasts with the appellant's position (SPRU) with a starting point of 667 dwellings based on a rolling five-year average migration for 2010-15 (using the Chelmer model).
50. The initial point at issue on the demographic projection is whether there is just cause to prefer the longer-term migration trend as opposed to the most recent official demographic projections. In this regard, net migration during the shorter time period ranges generally for the first four years at +200/-150 with the last year climbing to +1100. Whilst this is likely to have some correlation with housing delivery over the period, the inflow appears unusually high and, as a single spike within a five-year period, it has the potential to significantly distort the trend.
51. By comparison, a reference period of ten years, which includes a full economic cycle leading into and out of recession, with a general range of +300/-200, tempers the potential effect of the peak. In my opinion, the use of the extended period appears to be more representative. The longer base period shows a relatively larger net inflow of younger workers aged 20-39, but fewer retired people, which has the effect of holding down household formation. On this basis, I do not favour the projected demographic scenario of 667 dwellings advocated by SPRU (household projections + migration assumptions).
52. Planning Practice Guidance advises that the household projection-based estimate of housing need may require adjustment to reflect factors affecting local demography and household formation rates which are not captured in past trends, and the extent to which formation rates have been constrained by supply. PBA makes no adjustment whereas SPRU advocates a return to half 2008 household representative rates (HRRs).
53. The appellant's stance flows from the national housing crisis and the inability of younger age groups, in particular, to form new households and the concern that CLG's HRRs are constrained by the effects of the recession, and the local record of housing delivery, and thus provide no prospect of greater home ownership for the younger population. On the other hand, a return to half 2008 HRRs, whilst not fully reflecting the pre-recession world, would go some way to countering the distorting effects of the subsequent depressed economic climate.
54. In my opinion, whilst the official projections might be considered to be cautious, they are up-to-date and draw in the significant social changes which have occurred in the years up to 2008 and more-so thereafter (e.g. student fees, children staying longer with parents and part-time working), whereas the alternative of placing reliance on an earlier period would be highly questionable without firm justification.

55. With this in mind, the number of concealed families in Telford and Wrekin increased from 426 (2001 Census) to 853 (2011 Census); the projected increase in other households without dependent children has been growing since 2001 and is projected to increase from under 4,000 in 2000 to almost 7,000 by 2039; and HRRs for all groups up to age 44 are now projected to be substantially below the 2008 projections.
56. However, in Telford and Wrekin, formation rates in 2011, for the age groups up to 35-39, were equal or above national rates and marginally below for the 40-44 cohort; and the HRRs between 2011 and 2031 are projected to increase for the age range of 30-44 and to broadly reflect the national trajectory. Overall, there is nothing to suggest that the local situation is materially different to that to be found nationally.
57. Reflecting in more detail on the supply and affordability of housing in the Borough, net completions during the period 2006-07 to 2010-11 varied between 363 and 551 (against the RSS³ requirement which permitted a maximum of 1,330 new dwellings per annum up to 2011) and from 2011-12 to 2015-16 net completions ranged between 607 and 1255 (against a 'retrospective' target of 778 dwellings per annum⁴ in the emerging local plan).⁵
58. The issue is whether there is an unmet housing need which is not reflected in the household projections and the extent to which household formation might have been constrained by supply.
59. Set against the initial maximum of 1,330 dwellings per annum, in Policy CS 1 of the Telford and Wrekin Core Strategy (Core Strategy), the delivery of new homes fell markedly short. The terminology of the policy sets a conundrum in that the housing number was expressed as a maximum rather than a requirement. Whilst it was derived, by spatial distribution, from the regional requirement set out in the RSS, the mere fact of significantly undershooting the maximum is not, by itself, confirmation that there was unmet housing need in Telford and Wrekin.
60. In more recent years, using the 'untested' measure of 778 dwellings, net completions fell short in 2011-12 and 2012-13 but thereafter showed a growing surplus and a positive performance over the five-year period as a whole. Even on the appellant's preferred case of 933 dwellings per annum, there would have been a shortfall in each of the first three years resulting in a small overall deficit of 167 dwellings for the five-year period.
61. SPRU's alternative scenarios of 888 and 864 dwellings per annum would have resulted in an overall surplus for the five-year period.⁶ To reach a conclusion of unmet need therefore rests on finding an assessed need of 933 dwellings per annum. Even then, the potential unmet need would be small (167 dwellings/five-year period). Overall, this does not suggest a recent unmet housing need.

³ Regional Spatial Strategy for the West Midlands – the number of new homes in the Borough is set out in the Telford and Wrekin Council Core Strategy at policy CS 1

⁴ OAN + housing growth strategy

⁵ Telford and Wrekin Local Plan (Submission Version – June 2016) Policy HO 1 which supersedes a maximum of 700 dwellings derived from the RSS

⁶ 888 dpa, 3 years deficit (one marginal), 5 yrs surplus +58; 864 dpa, 2 years deficit, 5 yrs surplus +178

62. Even if one were to take a much longer view by including the period 1995-96 to 2005-06, when the relevant targets were missed in all but one year, this does not provide anything more than historical background and it does not inform the debate as to whether there is evidence of unmet housing need.
63. On this basis, it is necessary to look at other potential indicators. In this regard, compared to Shropshire, the West Midlands and England, average house prices across the Borough are notably lower;⁷ mean house prices have followed the trend; the Borough has a lower affordability ratio; market rents have been close to those in Shropshire and the West Midlands and are relatively stable; and the percentage of over-occupied dwellings is below the average for the West Midlands and England.
64. It is acknowledged that this comparative, generally positive, standing does not provide any great solace to those seeking to buy a home of their own, especially as the ratio of house prices to earnings has increased from a factor of around three to almost six over the last twenty years, or to prevent the situation from getting worse.
65. Nonetheless, the relative performance, or outlook, for Telford and Wrekin against trend does not point to any material inherent local issues relating to the supply of housing and the suppression of household formation rates. As such, in light of the advice in Planning Practice Guidance,⁸ I am content that there is nothing of sufficient local consequence or distinction which would warrant making an upward adjustment.
66. Accordingly, no adjustment to the objectively assessed need is justified on these grounds and I disagree with SPRU's demographic assessment of 698 dwellings per annum (rolling average for migration over the last five years and HRR held constant (2014 levels) for those under 45) or 732 dwellings per annum (return to half 2008 trends).
67. In reaching this conclusion, I am aware that the Inspector in the Haygate Road appeal decision noted that it was clear that low household formation rates can and do have social impacts, such as the creation of concealed households, and he was not persuaded that the correct response was to simply reflect past rates rather than seeking to address and improve the situation. Whilst I concur with the sentiments he expressed, and I acknowledge the national call to boost significantly the supply of housing, the evidence here to support a return to half 2008 HRR trends or to maintain HRR at the 2014 level lacks specific justification.

Objectively assessed need - economic

68. The economic OAN projection is the main difference between the parties. In this regard, PBA, using the Experian model, calculates that its ten years trend projection would be compatible with a healthy economic future for the Borough in so far as the available labour supply would not constrain economic growth. By contrast SPRU bases its approach on the average of three economic forecasting models. The overall difference amounts to some 430 dwellings (502/933) per annum.

⁷ December 2014:- Telford and Wrekin £156,091; Shropshire £189,162; West Midlands £184,338; and England £242,006

⁸ With particular reference to paragraph 015 Planning Practice Guidance: Housing and economic development needs assessments

69. The inherent difficulty in employment forecasting is apparent from the three projections provided by SPRU. Both Cambridge Econometrics and Oxford Economics start from a similar baseline number of workers (84,000 and 84,328) with job growth between 2011 and 2031 in the order of 19,000 and 8,370 jobs respectively.⁹
70. On the other hand, Experian starting from 86,100 workers results in a job growth of 14,200 for the same period. Taking average job growth, Experian mimics the average (13,857) whereas the other two provide upper and lower extremes. In terms of the overall percentage job growth, both Experian and the average show growth of 3.1%.¹⁰
71. Whilst the use of averages in modelling employment projections is likely to moderate conflicting assumptions, the exercise here serves to demonstrate the consistency of the Experian forecasts with the overall average of three models and suggests that its overall forecast is realistic and robust. The main difference between the parties is the manner in which the new jobs would be accommodated having regard to three principal factors, namely:- the commuting ratio; the incidence of double jobbing; and the future economic activity rates of the population.
72. Looking first at commuting rates, SPRU's approach assumes that the ratio of in and out commuting remains the same, whereas the Experian model allows the net commuting ratio to adjust as part of the process of establishing whether there would be a sufficient wider workforce to serve the projected increase in jobs in Telford and Wrekin.
73. Both approaches have weaknesses in that the net commuting ratio is seldom likely to remain static, given the complex interactions between the location of new jobs and the workforce (e.g. the propensity to commute or to move house); the predicted increase in commuting might be subject to other inhibiting factors (e.g. means of transport, congestion and journey time); and, in either or both instances, it might be a desirable and legitimate objective of plan making to influence the degree to which commuting may occur as part of an overall sustainability agenda or to provide work for residents of adjoining districts.
74. Overall, the SPRU approach effectively starts from a 'policy on' basis by using a pre-determined static net commuting ratio whereas the purpose of the Experian model is to test the extent to which new jobs might be filled by an 'available' workforce and whether or not more residents need to be accommodated in the Borough. It remains thereafter a matter of judgement for the local planning authority to determine the extent to which it should seek to shape the level of commuting. On this basis, I see nothing fundamentally wrong with PBA's methodology.
75. Moving on to double jobbing (where a person has more than one job), the ability to make meaningful projections is fraught with difficulty in that there are no official statistics. Neither party had any credible evidence base in that SPRU seeks to limit the trend, from a baseline of 3%, to 4% founded on the contents of a single newspaper article¹¹ whereas PBA relies on the adjustment of the Experian model and an output which provides for up to 7% of jobs being taken by double jobbers. Whether that outcome is either realistic or desirable requires further consideration.

⁹ RHM/4 Table 7

¹⁰ RHM/4 Table 8

¹¹ Financial Times

76. There is no doubt that the phenomenon of double jobbing is growing associated with the trend of zero hour contracts, part-time working and the flexibility that more than one job might provide to an individual. A greater pool of such jobs could provide the local workforce with more choice in employment and greater prospect of increased work.
77. On the other hand, without evidence as to the balance of part-time and full-time jobs, reliance on a given population wishing to take up additional jobs, if not realised, could result in a shortfall in the available workforce and inhibit economic growth.
78. In my view, it would be preferable to take a 'conservative' approach to the extent to which double jobbing might increase and to align more closely with SPRU's scenario.
79. In terms of the future economic activity rates of the population, the premise is that higher rates need less population to serve a given number of jobs. SPRU initially applied a 2% uplift in all age groups with the exception of the pension age (reflecting the endorsement in the South Worcestershire Plan Examination) with a subsequent adjustment to accommodate the projected changes to activity rates from the Office for Budget Responsibility (OBR) applied to local activity rates.
80. This has the effect of reducing activity rates for many of the below 60 age groups but this is compensated by higher rates of activity in the 60+ age groups. Whilst this results in a modest reduction (902) in the assessed need from the original projection (933), it still suggests that a substantial uplift would be required to meet the level of employment growth.
81. The alternative PBA proposition is that the consequences of a modelled older population profile, and the increased activity rates for those aged 65 and over, would have the effect of requiring a significantly smaller increase in population to meet the projected level of jobs.
82. The longer term effects of the changes in the pension age are yet to be realised, and the extent to which people over 65 will continue to work is similarly unknown. In my opinion, such uncertainties may suggest a need for caution in placing an increased reliance on an older age structure to fill jobs and it is notable that the economic activity rates for Telford and Wrekin over the last ten years have shown massive fluctuations. On this basis, the more circumspect growth rate favoured by SPRU appears to be prudent.
83. The appellant's assessment has the advantage of a series of cumulative numerical steps reflecting the projections made. The employment estimate starts from an assessed need of 1,285 dwellings per annum based on the average rate of employment change and the default assumptions in the model. The figure drops to 864 dwellings per annum based on reduced unemployment, which is generally agreed; increased activity for post 60 age groups to reflect changes in the pension age; an allowance of 4% for double jobbing; and increased activity rates by 2%. As previously indicated commuting is held static.
84. In terms of my assessment of the contrasting assumptions, I would regard SPRU's approach to be the more conservative. Realistically, given that the Experian model has demonstrated capacity to allow 'flexing', for example in

relation for some variation to commuting, SPRU's approach appears to be the 'worst case' outlook and in reality the figure of 864 dwellings per annum (with no adjustment for HRR rates) should be regarded as a generous maximum for the purposes of assessing the need for housing as local factors do not point to a sufficient need to depart from the official projections in relation to HRR.

85. On this basis, to achieve resilient testing, I will adopt a need of a maximum of 864 dwellings per annum, even though this is not the estimate on which the appellant seeks to rely, for assessing whether the Council has a five-year supply of housing land.

The five-year calculation - shortfall

86. This part of the calculation involves comparing actual delivery against assessed need in order to establish whether or not a shortfall exists at the base date (April 2016). Net completions in the period 2011-16 were 4,498 units; the adoption of an annual need of 864 dwellings amounts to 4,320 homes for that period; and an excess of approximately 180 completions.
87. The period 2006-11 was the subject of a Core Strategy Policy CS 1 which '*..... permits a maximum of 1,330 new dwellings per annum up to 2011 consistent with the policy of the RSS for the West Midlands'*. Net completions were 2,311 against a maximum of 6,650 and a resultant shortfall of 4,339 dwellings.
88. Whilst the appellant seeks to aggregate the period 2006-16 to pick up the earlier deficit, the provision of a substantial number of homes in Telford and Wrekin from 2006-11 reflected the needs of the region in focusing initial development in large settlements, including Telford. From 2011-16 the number of new homes in the Borough was set as an annual maximum of 700 to reflect the primacy of new development in the Major Urban Areas (e.g. Birmingham/Solihull).
89. It can be seen that the policy was worded to cap the number of new dwellings. Even if that were to be interpreted as a target not to be exceeded, any attempt now to recoup the dwellings not provided would fly in the face of the spatial distribution of dwellings initially sought by the RSS for the period post-2011. Whilst the poor performance of Telford and Wrekin in the earlier part of the period may or may not have resulted in a significant loss of new homes to the region, no evidence was presented on the performance of other constituent authorities and the aggregated regional outcome.
90. Moreover, whilst the Panel's Report into the Phase Two Revision of the RSS (2009) set an indicative annual average of 1,325 dwellings for Telford and Wrekin (2006-26), and distanced itself from the '*minima-maxima*' concept by confirming that the specified net additional dwellings '*should be regarded as targets to be aimed for*', the Revision was subsequently overtaken by the Secretary of State's announcement of the revocation of RSSs. As such it is a document of very little weight.
91. Overall, the above factors lead me to the view that there is an insufficient basis to incorporate any under supply of dwellings arising from the strategy of the RSS and its underpinning of Core Strategy Policy CS 1.

The five-year calculation – buffer

92. Planning Practice Guidance confirms that *'The assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle'*.
93. The Council, in its Five Year Housing Land Supply Statement at April 2013, clearly accepted Core Strategy Policy CS 1 as a target to be fulfilled; under-delivery against that target; the application of a 20% buffer for persistent under-delivery; and an overall shortfall of 4,412 dwellings. Whilst that is a matter of record, it does not represent the authority's current position.
94. Policy CS 1 is now out-of-date as the Core Strategy covers the period up to 2016 and the policy was founded on the now revoked RSS of 2004. To my mind, adopting the reasoning in paragraphs 87 – 91 above, the longer term view of housing delivery would be distorted by circumstances of limited current materiality and in this instance the five-year trend provides a more robust basis for assessment.
95. In this regard, with a housing need of 864 dwellings per annum (maximum), three years show a shortfall (of which one is marginal) and two years show a material excess with an overall average of approximately 900 dwellings per annum. I do not regard this to amount to persistent under-delivery and, on this basis, the application of a 5% buffer would be appropriate, thus taking the five-year requirement to 4,536 dwellings (907 per annum).

The five-year calculation – supply

96. The irreconcilable difference between the parties on supply rests heavily on the respective estimated delivery rates over the next five years having regard to lead-in times for the grant of outline planning permission; the submission and approval of reserved matters; discharge of pre-commencement conditions; site preparation; and developer build-out rates. The effect of these considerations is disputed on 29 sites which accounts for a difference of some 1,879 dwellings (4,565 and 6,444 according to the appellant and the Council respectively).
97. The approach adopted by the parties was, for the most part, reliant on general principles with little examination of individual sites other than by example to support a particular point. In effect, this invites an assessment of supply according to either of the figures above as opposed to any other derived sum.
98. Whilst the local planning authority can point to a significant number of dwellings which are either under construction or have planning permission, the level of detail on lead-in times, delivery rates and recent contact with site owners/developers was often less comprehensive and explicit than that provided by the appellant.
99. By way of example, the Council's position on Priorslee East (160 dwellings) relies on disposal of part of the site to a preferred developer yet to be announced; the submission of reserved matters by April 2017 and approval no later than September 2017. These judgements are not clearly and transparently set out.

100. Additionally, sites at Gower Street (10 dwellings) and Wellington Road, Horsehay (23 units) have outline approvals expiring in April 2017. Whilst land with outline planning permission may properly be included as part of the supply, in these instances the expiry of the permissions is approaching and marketing has failed to secure developer interest. Although this does not amount to clear evidence that development will not occur within five years, and the number of units involved is small, it is nonetheless indicative of an underlying risk.
101. Moreover, Maxwell Site, Shawbirch (160 dwellings) has a planning permission which allows for the submission of reserved matters within a period of seven years; the site is occupied by another use; it has not been marketed and there is no developer. Whilst it is said that there has been strong interest in bringing forward the site for development, there is no explicit evidence to support this coming to fruition.
102. From looking at the totality of the material before me, I have gained an overall impression of the appellant's comparative pessimism set against the more optimistic outlook of the Council. This can be illustrated further by reference to Dairy Crest, Crudington where the former judges the site to be deliverable only in part (58 dwellings), based on the absence of a developer and a lack of reserved matters, whereas the latter expects full delivery (111 units) within five years on known interest from a National House Builder.
103. The fundamental point for me is that the five-year supply of developable sites should be sufficiently robust to ensure that the planned homes are capable of being delivered. In seeking to derive realism from the spectrum of pessimism and optimism, I consider that for the purposes of this appeal it would be prudent to adopt the 'worst-case' view of deliverable sites to secure rigorous testing of the five-year calculation.

The five-year calculation – conclusion

104. I have adopted 4,320 dwellings as the starting point for the five-year requirement; there are specific reasons not to add a shortfall; and I consider there to be insufficient grounds to endorse the allegation of persistent under-delivery. Thus, a 5% buffer is warranted taking the five-year requirement to 4,536 dwellings (907 per annum). With a minimum of 4,565 deliverable dwellings, there would be approximately 5.03 years supply.
105. Whilst this figure is on the cusp of the five-year threshold, and it cannot be regarded to be exact, the assumptions underpinning it are sufficiently robust to ensure confidence that this seemingly marginal outcome is very much a worst case position.
106. I note that the Haygate Road Inspector was unable to come to a firm view as to which of the competing OAN figures before him was the more robust and reliable; and he expressed the opinion that there was at least a possibility that the Council was unable to demonstrate a deliverable supply of housing land. He favoured a return to pre 2008 HRR rates and endorsed a 20% buffer.
107. For my part, I have endeavoured to resolve a number of points specific to the evidence which I heard and I have come to the conclusion, applying a precautionary approach to the assumptions, that the Council can demonstrate a five-year supply of deliverable housing sites.

108. In relation to the two principal areas of difference between the Haygate Road Inspector and me, had I applied a half return to 2008 HRR, the assessed housing need, on the appellant's scenario, would have been a maximum of 933 dwellings per annum. This would have included all of its underlying assumptions and the resultant risk-averse margins which that provides. As that sum would have been exceeded in two of the five years, and the overall shortfall for the period would have been marginal, a 5% buffer would have remained appropriate leading to a supply of 4.66 years.¹²
109. In addition, had I found in favour of retaining 2014 HRR rates, the resultant 888 dwellings, with a 5% buffer, would have translated into a supply of 4.9 years.
110. Again, I consider the above to be highly and overly cautious estimates, having regard to the nature of the variables outlined, and I would not interpret them to be a sufficient basis to find convincingly less than a five-year supply of housing land for the purposes of this appeal. Accordingly, I am confident, on the evidence before me, that the Council is able to demonstrate a deliverable supply of housing land in accordance with the requirements of the Framework.

The effect of the proposal on the character and appearance of the landscape

Landscape character

111. At the local level, the appeal site lies within the Estate Farmlands landscape type¹³ which is typified by gently rolling lowland and valley floor landscapes. The key characteristics include mixed farming land-use; a clustered settlement pattern; large country houses with associated parklands; planned woodland character; and medium to large scale landscapes with framed views.
112. The Landscape Sensitivity Study Update for Telford and Wrekin (February 2014) identifies the site as having high/medium sensitivity:- *'landscape and/or visual characteristics of the site/zone are vulnerable to change and/or its values are medium through to high and the zone can accommodate the relevant type of development only in defined limited situations without significant character change. Thresholds for significant change are low'*.
113. The purpose of the study was to update an earlier landscape sensitivity and capacity assessment for defined areas around Telford and Newport in light of additional sites identified by the 2012 Strategic Housing Land Availability Assessment. By its very nature, the study was concerned with the principle of housing development rather than any formal proposal and related landscape and visual impact assessment.
114. In this regard, the justification set out in the report starts from the premise that *'the site's value lies in its possible parkland origins, its mature oak trees and its distinctive and attractive rounded landform'*. However, whilst the presence of the trees may give a semblance of parkland, there is no evidence to support this stance.

¹² The revised figure of 902 units, using the OBR's average rate of employment change, would have amounted to a supply of 4.8 years

¹³ Shropshire Landscape Typology (2006)

115. It goes on to say:- *'its susceptibility to housing development would be the removal of this character and the subsequent prominence of housing on the rising landform. Overall the site is considered to be very sensitive to housing on the rising landform. Although it might be possible to develop a limited part of this site without detriment to the wider landscape, detailed study would be required to assess where this would be appropriate. Development along the western edge, where it would be least intrusive within the wider landscape, would remove the backdrop to the existing settlement edge and would begin to creep up the hill. Elsewhere the strongly undulating topography of the site affects its potential to accommodate housing and would be highly visible from the public footpaths'.*
116. For my part, the appeal site is, in effect, a remnant pocket of the Estate Farmlands landscape type with the built-up area of Newport to the west, the A41 bypass arching round to the north and north-east and a modest swathe of open land to the south-east and south-west which is itself influenced by the built-up area further south and the bypass along its eastern side.
117. However, that is not to say that the site is entirely urban dominated in that it merges with the adjacent open land to the south-east to provide outward rural views and a distinct impression of transition into the open countryside. Similarly, from the canal towpath¹⁴ the aspect northward over the appeal site is entirely rural. In addition, the low-lying undeveloped land to the south-west combines with the appeal site to form part of a green corridor into the wider landscape beyond the A41 bypass. Whilst the road acts as a physical barrier, the route is in a tree-clad cutting and, apart from a localised intrusion of traffic noise and glimpses of vehicles in winter months, it does not radically sever visual linkage with the open countryside and the site's attribute of intermediary rural character.
118. Overall, the appeal site reflects the typology in relation to its distinct and accentuated rolling landform; agricultural land-use; the well-defined pattern of settlement; a quasi-woodland context generally to the east and south; and a medium scale structure with some views across the site to more distant landscape reference points.
119. Hedgerows are in moderate to good condition with some deterioration along the urban edge; the veteran trees within the site have a high intrinsic value, with the hilltop specimen having particular distinction emphasised by the rising land form; and the land-use is rough grazing with evidence of local trespass routes across the land. Whilst the landscape in the locality may be categorised, in general terms, as being in average condition, the pronounced land-form and landmark trees are important characteristics in the consideration of the effects of the proposal.
120. The site, whilst forming a greenfield backdrop to Beechfields Way and Kestrel Close, and adding to the green-swathe of open land to the north-west of the canal, does not have notable scenic quality. The characteristics of the site are representative, somewhat unusual, but not unduly rare.
121. Conservation interests in terms of wildlife are limited; there is some inferred cultural association with the hilltop oak tree, which may have been the location of a historic meeting point, and the large Victorian house to the south-west (Rylands House) may have been orientated towards the oak trees.

¹⁴ The canal itself is disused but undergoing restoration

122. The site does not have authorised recreational value although it is skirted on two sides by a public footpath (Plough Lane) and on a third by the canal towpath. Where views exist from these routes, the openness of the land, and its captivating topography and focal trees, has an associative quality.
123. As to perceptual aspects, the appeal site is neither wild nor particularly tranquil; and associations with notable people or events are absent.
124. Whilst the land is highly valued by local residents as an open backdrop to their homes and to local recreational routes, and I have described a number of notable components, it is of no more than community value. Hence, it cannot be considered to be a 'valued landscape' in the terminology of paragraph 109 of the Framework. In this regard, the value of the site is inhibited by the proximity of the urban area and the bypass and the limited tangible links to the wider open countryside.
125. The susceptibility of the landscape to housing development starts from acknowledging the presence of the existing urban edge; the intention to retain and supplement existing hedgerows; the provision of open land alongside the canal with houses set well back; generous separation between buildings and the veteran trees; roads and dwellings arranged to follow contours; and 'designed' views towards the trees between and/or over dwellings.
126. The appellant's Landscape and Visual Impact Assessment asserts that, with the combination of existing and proposed landscaping, adjacent built form and the retention of key landscape features, the appeal site and surrounding landscape would be able to accommodate the development without suffering detrimental effects on its character.
127. To my mind, the appellant's assessment plays down the limited extent of the interface with the built-up area and, where that occurs, the continuing semblance of a field hedgerow boundary which itself provides some softening demarcation of the adjacent housing. It also appears to disregard the elevation of the eastern and northern parts of the appeal site and the resultant prominence of proposed new houses, albeit no more than two-storeys in height, in those locations.
128. It also understates the characteristic of the undulating and sometimes steep landform and its interaction with the focal trees and the manner in which the appeal site forms a rising back-cloth from the built-up area. In this respect, the status of the larger landmark tree owes much to its elevated topography.
129. Although there would be no loss of the trees or the generality of striking topography, the laying out of the site for development would inevitably erode and compromise the sweeping undulations with significant changes to accommodate road gradients and individual building platforms. In turn, even with the spacing illustrated, new houses would envelop the central tree and border its southern counterpart with the effect of changing the aesthetic rural aspect of the land and the perception of it forming an integral part of the wider countryside landscape beyond.
130. In my opinion, the proposed development, even with proposed mitigation planting, would be an anomalous addition to landscape character.

131. In considering the overall landscape effects on completion of the development, the appellant's Landscape and Visual Impact Assessment confirms that *'the rolling pastoral land would be irreversibly lost'*. The mere conclusion that the two mature trees within the site (and those along the southern boundary of the site) are *'attractive features of the site'* fails to acknowledge the significance of those trees related to topography and siting within an open landscape. Even with *'in-built mitigation to enhance the character of the proposed development'*, the proposal would have an undeniable and inherent adverse landscape effect.
132. In summary, I have found that the appellant's Landscape and Visual Impact assessment understates the value of the landscape; it exaggerates its ability to accommodate the proposed development; and its overall conclusion seeks to minimise likely adverse effects.

Landscape appearance – visual effects

133. It is acknowledged that the appeal proposal would not be visible within the wider landscape. For my part, the most relevant locations to assess the likely visual effects are the immediate public vantages of the public footpath to the north and east of the appeal site (Plough Lane) and the canal towpath generally to the south.
134. These are used, for the most part, by the local community engaged in outdoor recreation. It is acknowledged that users include joggers and dog walkers and that those activities may well be secondary to the appreciation of views of the landscape. Susceptibility to change would not be of the highest order.
135. The value attached to views is also limited insofar as there are no defined views in relation to heritage assets, planning designations or other expressed indicators of great significance. Nonetheless, the disused canal, and work for its restoration, with interpretative material, adds to value.
136. The western end of Plough Lane, particularly its northern frontage, soon runs into open land use but development on its southern side is a little more extensive before giving way to the appeal site. Plough Lane becomes more informal as it progresses eastward with glimpsed views into the appeal site, generally through minor gaps in the boundary vegetation.
137. With open land on each side of Plough Lane, and no semblance of development to the north, east and south, and a well-defined boundary to Beechfields Way and Kestrel Close, (and allowing for the sound of traffic on the bypass) the landscape is distinctively that of open countryside with strong hedgerows and significant areas of woodland of varying scale. A brief view, in the vicinity of the existing field gate, confirms the wider linkage with the landscape to the south. Elsewhere, the rising crest of the site marks the skyline and curtails views beyond.
138. Whilst the overall scale of the proposal would not be evident from Plough Lane, in that some of the dwellings would lie in the concealed dip of the site, that part of the development closest to the lane, even with hedgerow mitigation, would have a measure of prominence. The overall effect, even with the view focused along Plough Lane by adjacent planting, would be in sharp contrast to the landscape and the well-defined boundary of the built-up area with a resultant elongated protrusion of development into the countryside.

139. The demarcation of the eastern boundary of the site is little more than post and rail fencing. The view from the footpath is largely curtailed to the east, by planting bordering the bypass in cutting, and the direction of view is very much a combination of the open aspect of the appeal site, its two notable trees and a layered woodland and distant hillside backdrop to the south.
140. Whilst a small part of the town can be made out from the footpath where it adjoins the north-eastern corner of the site, it lies some distance to the south-west and it is nothing more than a minor element nestling in a landscaped setting. Continuation along the route reveals the upper parts of houses in Beechfields Way and Kestrel Close and Rylands House. These are relatively remote from the viewer; they have a backdrop of woodland; and from the elevation of Plough Lane the overall settlement is recessive and secondary to its landscape framework.
141. The proposed development would, according to the illustrations and the need to secure noise mitigation, include a line of dwellings parallel to the footpath. An arrangement of this nature, as well as restricting noise from the bypass, would largely curtail views into and across the site. The extended settlement would become immediate and dominant; it would be uncharacteristic, in that it would appear pronounced in the landscape; and the impression of walking a route between buildings and the bypass would emphasise the scale of change.
142. Moreover, whilst it is intended to retain two key views towards the veteran oak trees, one of these would be along the line of a cul-de-sac and framed by houses. The lost experience of a majestic tree in its natural setting, and its relationship and contribution to the wider rural landscape, would further exaggerate the incongruity of residential development.
143. Moving on to the towpath, beyond the screening effect of vegetation around the south-eastern corner of the site, the boundary with the appeal site consists of a low hedge with sporadic minor trees. The vista across the site is broad and it combines with the open land on the opposite side of the canal and the elongated swathe of scrub woodland running towards the town centre. The mounded nature of the site, distance and planting in the mid-ground provides notable separation from Beechfields Way.
144. The proposed development, emphasised by houses along the elevated eastern and northern boundaries, with floor levels of up to ten metres (approximately) above the lower foreground part of the site, would stand decidedly prominent in the outlook from the towpath and by reference to existing dwellings.
145. Moreover, it is likely that some would mark the skyline; others would largely mask their vegetated backdrop; and the bulk of the new development would substantially conceal the interface of Beechfields Way. In addition, the backdrop of the veteran oak tree in the foreground would be one of new houses; the central oak would, even with generous stand-off, be encircled by development; and intervening houses would restrict views to little more than its upper parts and canopy.
146. Overall, the proposal would add an aberrant element to the view and fundamentally change the composition of the landscape. This impression would be the more apparent from the south-western end of Meretown Lock where the houses along Beechfields Way are already largely lost to view and, where, in the round, the context is distinctly rural.

147. In reverse, walking along the towpath from the direction of the town centre, modern houses border much of the south-eastern side of the canal. The north-western side is bounded by a generous swathe of open land with good landscape cover. The built-up area stands relatively aloof and discrete. The undeveloped land broadens progressively eastwards, taking in the appeal site, and combining with land on the opposite side of the canal where the built-up area gives way to woodland and paddock. Again, even with growing traffic noise, the context is distinctly rural.
148. The effect of the development would, even with the provision of a landscaped area along its south-eastern edge, draw out the built-up area across the appeal site and into focal view. The new housing would appear incongruously related to the pattern of settlement; it would be at odds with the increasing visual emphasis of open land along the canal; and fundamentally mar the experience and impression of walking away from the town. Although the bypass truncates the line of the towpath, and roadside planting provides enclosure, the open aspect of the locality is a striking and integral component of its appearance.
149. Whilst it is claimed that new planting within the site would provide added interest in the view from the canal, this would be rendered of little significance in relation to the natural characteristics of the site and its important contribution to the wider pattern and structure of the landscape.
150. Finally, retracing one's steps along Plough Lane, the overall notion of an imposing and uncharacteristic form of development would prevail.

Character and appearance of the landscape - conclusion

151. The appeal site is not a valued landscape and the site and project specific Landscape and Visual Impact Assessment judges the sensitivity of the landscape of the site to proposed development as medium and the effects, with integral landscape design proposals, as minor adverse.
152. However, taking the characteristics of the appeal site as a whole, including the attribute of its topography; the relationship of veteran trees to the wider landscape; the well-defined distinction between the built-up area and the countryside; and the strong perception and aesthetic of the site as part of the rural landscape, the substantial loss of its openness and erosion of distinct features would cause serious harm to the character and distinctiveness of the landscape. The suggestion that additional planting would make a positive contribution to the character of the site would not credibly offset the harm identified.
153. In terms of visual effects, impacts would generally be confined to the immediate locality of the site; receptors would not have the highest order of sensitivity; and noteworthy views in the terminology of the Guidelines for Landscape and Visual Impact Assessment would be absent.
154. Nonetheless, the appeal site is immediately bordered on three sides by pedestrian routes and open land uses; there are extensive views into and across the site; and the land combines with other undeveloped land to form a countryside context. The site is also poorly related to the pattern of settlement despite its western boundary with Beechfields Way and Kestrel Close. The scale of change to the view would be substantial; the

development would not be capable of integrating into its surroundings; and the extended built-up area would become a focal point where the composition of the landscape is overwhelmingly rural.

155. Finally, it is said that the proposal would contribute green space, visual variety and recreational opportunities which would represent an important consideration as the site is not currently accessible to the public. In my opinion, this would not result in a material benefit as new routes through a housing development, even with proximity to notable trees, are unlikely to offset the overall loss of amenity for those who live and walk locally.

The consideration of planning conditions and the planning obligation

156. A list of planning conditions was agreed during the course of the Inquiry. I am satisfied that these could be appropriately imposed on any grant of planning permission.
157. The planning obligation concluded after the close of the Inquiry provides for:-
- a) The provision of affordable housing (35% of the dwellings to be constructed on the site) of which 80% of those would be social rented housing units and 20% would be shared ownership housing units;
 - b) an open space obligation providing for the submission and approval of the layout of public open space and a landscape management and maintenance plan; and the subsequent provision and maintenance of the public open space;
 - c) an education contribution towards remodelling Church Aston Primary School and towards the provision of changing room facilities at Burton Borough Secondary School;
 - d) a highways contribution towards the cost of improvement works to the A41/A518/Stafford Road roundabout;
 - e) a recreation contribution towards the upgrade of recreational/play facilities at Norbroom Park, Newport; the ball court at Beechfields, Newport; and the recreational facilities at Newport Canal, Newport; and
 - f) a contribution towards police premises, recruiting and equipping new officers and staff to serve the development and vehicles.
158. The provision of affordable housing below the 40% aspiration of Core Strategy Policy CS 7 would, nonetheless, accord with the 35% provision sought by the emerging Local Plan and would be acceptable to the Council.
159. The education contributions reflect the need for additional school places to serve the development and have been calculated on a formula basis for 168 new dwellings. There is nothing within the obligation to reduce the contribution in the event of an approval for a smaller number of dwellings. However, I shall proceed on the basis that, irrespective of the number of dwellings provided, the contribution would be consistent with the multiplier in the formula.
160. Similarly, the highways contribution, to mitigate the impacts of additional traffic arising from the scheme, is expressed as a single sum and I shall base my consideration on the underlying pro-rata dwelling amount.

161. Outdoor play provision is required by Saved Wrekin Local Plan Policies LR4 and LR6 and the recreation works identified would secure improvements to nearby facilities which are likely to be used by residents of the proposed development. The provision of on-site open space is also required by the development plan.
162. None of the financial contributions would exceed the maximum five scheme limit and would meet the relevant policy and statutory tests.
163. The current development plan is silent on police contributions¹⁵ although it is a matter addressed in the emerging Telford and Wrekin Local Plan¹⁶ and the related Infrastructure Delivery Plan. The premises contribution is not controversial.
164. The legitimacy of contributions towards training new officers and the provision of equipment and vehicles is less clear cut in so far as it would, in effect, amount to a tariff payment with no exclusivity for the proposed development. Nonetheless, the sums sought are fully quantified against the policing requirement, which existing resources cannot meet, for the proposed development.
165. There is no doubt that the proposed development would generate a need for policing and that need would require additional resources which have been calculated on a pro-rata dwelling basis. The Framework identifies a need for safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. In addition, an extensive array of appeal decisions supports the principle of police contributions. Overall, the balance of the evidence before me points to the obligation (based on the underlying pro-rata calculation) being necessary and proportionate mitigation for the development.

Other matters

Accessibility

166. In terms of the location of the site and its accessibility to facilities and services, the western edge of the site is some 1.5 kilometres from Newport town centre and its main bus stops; and the nearest primary school is some 780 metres away. These distances exceed what might be considered to be reasonable walking distances for most people.
167. Pedestrian access (other than along the unlit towpath towards the town centre) would be via Forton Road. The route has variable footway provision (north-western side only in places) which necessitates those leaving Beechfields Way to immediately cross Forton Road to join the footway. In addition, there are instances of limited width (1.2 metres) where the footway narrows. Overall, footway provision, particularly for those accompanying young children to and from school, has material deficiencies.
168. In my opinion, the appeal site is not well suited to making the fullest possible use of public transport, walking and cycling and the proposal would be in conflict with one of the core planning principles of the Framework.

¹⁵ Saved Policy LR1 of the Wrekin Local Plan – Provision of Community Facilities and Core Strategy Policy CS 10 – Community Facilities make no reference to the ‘emergency services’

¹⁶ Policy COM 1 – Community Facilities includes ‘..... built uses emergency services (police, fire and ambulance)’

Proposed housing and employment sites – consultation

169. The range of sites proposed for housing and employment in the preparation of the emerging Local Plan identified the appeal site as part of one of seven strategic employment sites. The very process of identifying the site for consultation had the hallmarks of implausibility given the characteristics of the site and the need to provide extensive flat platforms for employment uses. The site, understandably, has not proceeded to allocation and the history of events, whilst a matter of record, does not add any weight to the appeal proposal.

Other greenfield sites

170. The Council has either allocated and/or approved a number of housing sites on the edge of Newport (generally to the south and south-west of the town) and within the line of the bypass. Although it is said that the road forms a logical boundary to the town, such a sweeping generalisation provides no basis to endorse development proposals according to their relationship with the bypass.
171. Moreover, whilst it is claimed that the site would have the same relationship to the sites already committed or under construction, that simplistic association ignores the consideration of other site specific characteristics, not least that of topography and degree of visibility. Hence, the sites identified provide no predisposition in favour of the appeal proposal.

Other principal matters raised by local residents

172. A substantial volume of residents' concerns relate to the effect of the proposed development on the local highway network. Whilst much was made of the timing of some of the survey work, the highway authority is, nonetheless, content that the proposal would not result in severe residual cumulative highway impacts. In the absence of contrary technical evidence, I see no reason to disagree.
173. Beechfields Way, and some of the feeder culs-de-sac, has marked gradients which causes problems in icy weather both for local residents and emergency vehicles. The concern of the existing issue being made worse by additional traffic, and the provision of a new mini-roundabout to serve the proposed development, is readily understood. However, the principle of the highway works has been found to be acceptable and future detailed design would need to be endorsed by a formal safety audit.
174. As to surface water and potential flooding, the proposal is accompanied by a flood risk assessment and drainage strategy; a construction environment management plan, secured by condition, would mitigate impacts on biodiversity; and any notable wildlife interests could also be protected.

The overall planning balance in light of relevant local and national policy considerations

175. The Framework confirms that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan policies for housing are out-of-date and Core Strategy Policy CS 7, which seeks to strictly control development in the countryside, carries limited weight.

176. Paragraph 14 of the Framework demands that where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
177. As the Framework says, there are three dimensions to sustainable development:- economic, social and environmental. These roles should not be undertaken in isolation because they are mutually dependent.
178. In terms of the economic role, the proposal would provide employment associated with the development and additional spending in the local economy to support businesses and services. Combined, they amount to an important benefit.
179. As to the social role, the provision of market houses would help boost the supply of housing and provide market choice. Although I have found that the authority can show a five-year supply of deliverable housing land, this does not, by itself, preclude the grant of planning permission for projects which would contribute to the above aim. On this basis, the benefit would be significant.
180. The estimated affordable housing needs in Telford and Wrekin are very considerable (665 dwellings per annum – backlog incorporated within the first five years; or 227 per annum – backlog spread over the plan period). There is no policy requirement to meet that need in full, and attainment would generally be dependent on market housing coming forward. Nonetheless, it cannot be denied that the need is both genuine and urgent, given the number of households identified as falling within need in the 2016 Strategic Housing Market Assessment.
181. Whilst the record of affordable housing completions in the Borough has been good over the last five years, with some 343 units in 2015/16, Newport appears to have fared less favourably against its net annual imbalance of 101 dwellings per annum with delivery of only 21 units per annum over the last five years. The lower quartile house price to household income ratios for Newport is also above the average for the Borough.
182. The balance of the evidence points to a significant need to maximise opportunities to secure affordable housing by granting planning permission for new residential development. Set against that need, the proposal would make a meaningful numerical contribution and the benefit would be significant.
183. Turning to the claimed environmental benefits, although the proposal would bring footpath links through the site and accessibility to the veteran oak trees, connectivity and permeability are expected components of good design. The provision of play space would largely serve the needs of the development; and the new landscaping and opportunities for ecological diversity are a legitimate objective of securing good design and conserving and enhancing the natural environment. No enhanced weight applies.
184. Almost half of the site is best and most versatile agricultural land (Grade 3a), but its distribution across a single field limits its value and its loss would be neutral in the overall planning balance.

185. The harm to the character and appearance of the landscape lies on the other side of the equation. Whilst this would be limited to the immediacy of the site, the harm would be felt acutely from immediately adjacent pedestrian routes; and the character and appearance of the locally distinctive landscape would undergo irrevocable damage. The environmental dimension of sustainable development would not be achieved and the objection in this respect is particularly strong.
186. Although reference was made to the 'cordon' of the bypass, the road does not represent an inevitable means to determine the extent of built development. In addition, whilst the appeal site falls towards Beechfields Way/Kestrel Close, it has far greater affinity with the countryside than the form and extent of the built-up area. The proposal would manifestly fail to protect and enhance the natural environment and it would thus be in conflict with the environmental role of sustainable development. I afford this harm very significant weight in light of my assessment.
187. Overall, relevant policies in the development plan are out-of-date and, at best, are of limited materiality and weight; the policies of the emerging Local Plan also carry little weight; and the weighted balance of paragraph 14 of the Framework applies, irrespective of whether or not the Council is able to show a five-year supply of housing land.
188. Nonetheless, I find that the very serious adverse impacts of the proposal on the character and appearance of the landscape, and the conflict with the development plan (with principal reference to Core Strategy Policy CS 7), would significantly and demonstrably outweigh the combination of acknowledged benefits, including the provisions of the Framework and specifically paragraph 14. Accordingly, the proposal would not amount to sustainable development. This is a decisive and compelling stand-alone reason on which to dismiss the appeal.
189. The consideration of accessibility referred to above is relevant but it forms no part of my overall conclusion as it was not identified as a principal controversial matter in either the Council's putative reasons for refusal or its Statement of Case.
190. I have considered all other matters raised but find nothing of sufficient materiality to lead me to a different conclusion and my decision to dismiss the appeal and to refuse to grant planning permission for the development proposed.


Inspector

APPEARANCES

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Redrow Homes Limited

¹⁷ Participated at round table session on Planning Obligation relating to police contribution

¹⁸ Participated in discussions on planning conditions

FOR WEST MERCIA POLICE (RULE 6 PARTY):

Thea Osmund-Smith (of Counsel)	Instructed by:- Caroline Gutteridge Solicitor on behalf of West Mercia Police
She called	
Andrew Morgan MRTPI	Strategic Planning Manager West Mercia Police

INTERESTED PERSONS:

Councillor Tim Nelson	Borough Councillor, Newport - North West Ward
Esther Wright	Local resident
Jane Newey	Local resident and committee member of Newport Branch of Shropshire Wildlife Trust
Christina Dean	Local resident
George Lockett	Local resident
David Spencer	Local resident
Dr Harnarine Murally	Local resident
Matthew Smith	Local resident
Karen Malcolm	Local resident

Application Documentation and Reports¹⁹

CD1.1	1665-08-02-120 - Location Plan
CD1.2	1665-08-02-123 - Topographical Survey
CD1.3	1665-08-02-139 Image of Proposed dwellings to be demolished
CD1.4	S106 draft HOTS
CD1.5	Masterplan Redrow drawing 1665-08-02-100
CD1.6	5223.01.001 Oak View, Kestrel Close, Newport - Arboricultural Impact Assessment
CD1.7	5223.02.003 Oak View Heritage Assessment
CD1.8	5223.03.001 Oak View Statement of Landscape Design
CD1.9	5223.04 Photosheets
CD1.10	5223.04.001 Landscape and Visual Impact Assessment
CD1.11	5223.04.002 LVIA Methodology
CD1.12	5223.006 Oak View Ecological Assessment
CD1.13	6990 South Plough Lane Newport ALC
CD1.14	313027-01 (00) Kestrel Close, Newport - Site Investigation Report
CD1.15	313027-02 (00) Kestrel Close, Newport - Soakaway test letter report
CD1.16	AAC5232 - Flood Risk Assessment - Oak View and Heritage Fields, Newport Issue 1
CD1.17	05223.03.001 Oak View Landscape Masterplan
CD1.18	135223.04.001 Site Location - Oak View
CD1.19	G5223.04.003 Landscape Character Areas - Oak View
CD1.20	G5223.04.005 Visual Receptor Locations - Oak View
CD1.21	G5223.04.007 Aerial Landscape Features - Oak View
CD1.22	G5223.04.009 Representative Photograph Viewpoint Locations - Oak View
CD1.23	T164 Kestrel Close FTP (Oct 2015)
CD1.24	T164 Kestrel Close TA (Oct 2015)
CD1.25	1665-08-02-125 - Design & Access Statement
CD1.26	296538 - Kestrel Close, Newport - FINAL Noise report
CD1.27	Air Quality RSK 296538-01
CD1.28	Planning Report JVH
CD1.29	Planning Committee report for Land east of Kestrel Close/Beechfields Way for 170 dwellings TWC/2015/1003
CD1.30	Minutes of Committee meeting

Appeal Documentation and Full set of Updated Application Documents to be relied on at the Appeal

CD2.1	Application Forms
CD2.2	Notice
CD2.3	S106 draft HOTS
CD2.4	Location Plan 1665-08-02-120 Oct 2015 - (Redrow Homes)
CD2.5	Topographical Survey S219 drawing 537 May 2015 - (GP Surveying)
CD2.6	Image of Proposed dwellings to be demolished 1665-08-02-139 Nov 2015 (Redrow Homes)
CD2.7	Masterplan 1665-08-02-100 Rev A, June 2016 (Redrow Homes/ MPJ)
CD2.8	Design & Access Statement 1665-08-02-125 - (Redrow Homes)
CD2.9	Planning Statement, October 2015 (JVH Planning)
CD2.10	Arboricultural Impact Assessment 5898.001 Oak View, Kestrel Close, Newport – July 2016 (TEP)
CD2.11	Historic Environmental Desk-based Assessment 5898.02.003 Oak View July 2016 (TEP)
CD2.12	Archaeological Geophysical Survey Report Kestrel Close July 2016 (Pre-Construct geophysics)
CD2.13	Landscape and Visual Impact Assessment 5898.008 V1.0 July 2016 (TEP)

¹⁹ Document list provided by appellant (limited re-formatting function results in some anomalies to layout)

CD2.14	Statement of Landscape Design including Landscape Masterplan 5898.025 v01 Oak View July 2016 (TEP)
CD2.15	Ecological Assessment 55898.015V1 July 2016 (TEP)/Bat Favourable Conservation Status Document 5898.023 July 2016 (TEP)
CD2.16	Agricultural Land Classification - 6990 South Plough Lane Newport (Reading Agricultural Consultants Ltd Oct 2015)
CD2.17	Geotechnical and Geoenvironmental Site Assessment 313027-01 (00) Kestrel Close, Newport June 2015 (RSK)
CD2.18	Factual Soakaway Test Report 313027-02 (00) Kestrel Close, Newport June 2015 (RSK)
CD2.19	Flood Risk Assessment, AAC5232 - Oak View and Heritage Fields, Newport Issue 2 July (RPS)
CD2.20	Transport Assessment ADL/AJM/3314/25A July 2016 (ADL)
CD2.21	Framework Travel Plan ADL/AJM/3314/25A July 2016 (ADL)
CD2.22	Noise Assessment – Oak Fields, Newport 296538 July 2016 (RSK)
CD2.23	Air Quality Assessment – Oak Fields, Newport 296538/AQ/KC/01(01) August 2016 (RSK)
CD2.24	Example Letter as sent to Consultees and Residents 29/9/2016
CD2.25	Layouts as sent with CD2.24
CD2.26	Redrow Homes Statement of Case (JVH Planning)
CD2.27	a/b/c Redrow Homes Statement of Case Appendices (JVH Planning)
CD2.28	Telford and Wrekin Statement of Case
CD2.29	West Mercia Police (Place Partnership Ltd) Statement of Case
CD2.30	West Mercia Police (Place Partnership Ltd) Appendices to Statement of Case
CD2.31	Draft Statement of Common Ground 11 th February 2016
CD2.32	Statement of Common Ground: Highways and Transport

Planning Policy Documentation

National Policy, Guidance and Ministerial Statements

CD3.1	National Planning Policy Framework (2012)
CD3.2	National Planning Policy Guidance
CD3.3	Laying the Foundations: A Housing Strategy for England; Department for Communities and Local Government, 21 November 2011.
CD3.4	Fixing the Foundations: creating a more prosperous nation. Department for Communities and Local Government, July 2015
CD3.5	Local Plans – Report to the Communities Secretary and to the Minister of Housing and Planning; Local Plans Expert Group; March 2016
CD3.6	Local Plans – Report to the Communities Secretary and to the Minister of Housing and Planning [Extract]; Local Plans Expert Group; Appendices March 2016

Development Plan

CD3.7	Wrekin Local Plan 1995-2006 Telford & Wrekin Council Adopted February 2000
CD3.8	Proposals Map Wrekin Local Plan 1995-2006
CD3.9	Telford & Wrekin Council Core Strategy Development Plan Document Adopted December 2007
CD3.10	Inspector's Report Telford & Wrekin Council Core Strategy Development Plan

Emerging Local Plan

CD3.11	Proposed Housing and Employment Sites document 2014
CD3.12	Appendix 2 Map of Proposed Housing and Employment Sites 2014
CD3.13	Telford & Wrekin Local Plan 2011 – 2031 Submission Version June 2016
CD3.14	Proposals Map Telford & Wrekin Local Plan 2011 – 2031 Submission Version June 2016
CD3.15	Telford & Wrekin Council Technical Paper – Employment (2016)

Documents Relating to Housing & Housing Land Supply

CD4.1	Telford & Wrekin Objectively Assessed Housing Need Final Report Peter Brett Associates March 2015
CD4.2	Telford and Wrekin SHMA Strategic Housing Market Assessment: Telford and Wrekin 2014 Final Report
CD4.3	Telford and Wrekin Strategic Housing Market Assessment (SHMA) 2016 Telford and Wrekin Council Final Report March 2016
CD4.4	Telford and Wrekin Strategic Housing Market Assessment (2016): Addendum to Appendix D (Additional housing needs analysis)
CD4.5	Homelessness Strategy for the Borough of Telford and Wrekin 2014 – 2017
CD4.6	Telford & Wrekin Council Medium - Term Plan 2013/14 to 2015/16
CD4.7	Planning Advisory Service: Technical Note on Objectively Assessed Need
CD4.8	Telford & Wrekin Council Technical Paper - Housing Growth Reg 19
CD4.9	T&WC Local Plan Examination. Background Paper: Objectively Assessed Housing Need.
CD4.10	PPG2a – Housing and Economic Needs Assessment
CD4.11	PPG3 – Housing and Economic land availability assessment
CD4.12	T&WC Annual Monitoring Report 2016
CD4.13	T&WC Housing Land Supply Statement (Update October 2016)
CD4.14	Inspector's Interim Report on the Gloucester Cheltenham & Tewkesbury Core Strategy
CD4.15	Telford & Wrekin Council - Annual Monitoring Report 2013
CD4.16	Telford & Wrekin Council Cabinet - 12 December 2013 Shaping Places: Local Plan Update
CD4.17	Telford and Wrekin Five Year Housing Land Supply Statement at April 2013
CD4.18	West Midlands Regional Spatial Strategy Phase Two Revision Report of the Panel: Volume 1 - Report

Documents Relating to Trees & Landscape

CD5.1	Guidelines for Landscape and Visual Assessment, Third Edition. 2013
CD5.2	Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, March 2011, republished 2016)
CD5.3	Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, March 2015, republished July 2015)
CD5.4	Planning and Development, Protected Sites and Species Guidance: Ancient woodland and veteran trees: protecting them from development. Updated; 29/10/2015
CD5.5	Veteran Trees: A Guide to Good Management
CD5.6	Ancient Trees Guides No.3: Trees and Development
CD5.7	A Tree and Woodland Framework for Telford and Wrekin, Connecting Communities with Trees and Woodlands 2016 – 2021, March 2016.
CD5.8	Landscape Sensitivity Study 2009 by White Consultants, updated version published 2014
CD5.9	Natural Environment and Rural Communities Act 2006, Section 41

Legal Cases

CD6.1	Suffolk Coastal District Council v Hopkins Homes and SSCLG; Richborough Estates Partnership LLP v Cheshire East Borough Council & SSCLG [2016] EWCA 168 – Court of Appeal
CD6.2	St Modwen Developments SSCLG and East Riding Council [2016] EWHC 968 (Admin) Ouseley J
CD6.3	Borough Council of Kings Lynn and West Suffolk v SSLG and Elm Park Holdings Ltd [2015] EWHC 2464(Admin) – Dove J
CD6.4	Stratford DC v SSCLG, Bloor Homes and Hallam Land Management [2013] EWHC 2074 (Admin) – Hickinbottom J
CD6.5	Hunston Properties v SSCLG and St Albans City and District Council [2013] EWHC (Admin) 2678 – HHJ Pelling QC
CD6.6	St Albans City and District Council v Hunston Properties and SSCLG [2013] EWCA Civ 1610 – Sir David Keene

CD6.7	Gallagher Homes Ltd and Lioncourt v Solihull MBC [2014] EWHC 1283 (Admin) – Hickinbottom J
CD6.8	Daventry District Council v SSCLG and Gladman [2015] EWHC 3459 (Admin) – Lang J
CD6.9	Satnam Millennium Limited v Warrington Borough Council [2015] EWHC 370 (Admin) – Stewart J
CD6.10	Daventry District Council v SSCLG and Gladman [2015] EWHC 3459 (Admin) – Lang J
CD6.11	West Berkshire v SSCLG and HDD [2016] EWHC 267 (Admin) – Supperstone J
CD6.12	Cheshire East Borough Council v SSCLG and Renew Land Developments Ltd [2016] EWHC 571 (Admin) Jay J
CD6.13	Oadby and Wigston Borough Council v SSCLG and Bloor Homes Ltd [2016] EWCA Civ 1040 – Lindblom LJ

Secretary of State Decisions

CD7.1	Secretary of State Decision and Inspector's Report concerning Land at Gotham Road, East Leake, Nottinghamshire (March 2008) APP/P3040/A/07/2050213
CD7.2	Secretary of State Decision and Inspector's Report concerning Land adjacent to SIMS Metal UK, Long Marston, Peabworth (July 2014) APP/H1840/A/13/2202364
CD7.3	Secretary of State Decision and Inspector's Report concerning Land at Pulley Lane, Newlands Road and Primsland Way, Droitwich Spa APP/H1840/A/13/2199085 and Land at North of Pulley Lane and Newland Lane, Droitwich Spa (July 2014) APP/H1840/A/13/2199426
CD7.4	Secretary of State Decision and Inspector's Report concerning Land at Sketchley House, Burbage (November 2014) APP/K2420/A/13/2208318
CD7.5	Secretary of State Decision and Inspector's Report concerning Land off Rilshaw Lane, Winsford, Cheshire (October 2015) APP/A0665/A/14/2229269
CD7.6	Secretary of State Decision and Inspector's Report concerning Land at Sibford Road, Hook Norton, Banbury, (December 2015) APP/C3105/A/14/2226552
CD7.7	Secretary of State Decision and Inspector's Report concerning Money Hill, Land North of Wood Street, Ashby de la Zouch (February 2016) APP/G2435/A/14/2228806
CD7.8	Secretary of State Decision and Inspector's Report concerning Land At Kirby Road/Ratby Lane, Glenfield, Leicester APP/T2405/A/10/2138666
CD7.9	Secretary of State Decision and Inspector's Report concerning: Land East Of A413 Buckingham Road And Watermead, Aylesbury APP/J0405/A/14/2219574

Other Appeal Decisions

CD8.1	Land north of Upper Chapel, Launceston (April 2014) APP/D0840/A/13/2209757
CD8.2	Land between Leasowes Road and Laurels Road, Offenham, Worcestershire (February 2014) APP/H1840/A/13/2203924
CD8.3	Land adj Gretton Road, Winchcombe (May 2013) APP/G1630/A/12/2183317
CD8.4	Land off Elmwood Avenue, Essington (April 2013) APP/C3430/A/12/2189442
CD8.5	Land to the north and west of Lucas Lane, Whittle-le-Woods, Chorley (September 2012) APP/D2320/A/12/2172693
CD8.6	Land east of Springwell Lane, Whetstone APP/T2405/A/13/2193758 and Land off Countersthorpe Road and Springwell Lane, Whetstone (August 2013) APP/T2405/A/13/2193761
CD8.7	Land at Fountain Lane, Davenham, Cheshire (September 2015) APP/A0665/A/14/2226994
CD8.8	Land Between Iron Acton Way and North Road, Engine Common, Yate (April 2013) APP/P0119/A/12/2186546
CD8.9	Land east of Butts Road, Higher Ridgway, Ottery St Mary (December 2012) APP/U/1105/A/12/2180060
CD8.10	Greetham Garden Centre, Oakham Road, Greetham (May 2015) APP/A2470/A/14/2222210
CD8.11	Salisbury Landscape Limited, Boughton Road, Moulton, Northampton (June 2015) APP/Y2810/A/14/2225722
CD8.12	Land off Field End, Witchford, Cambridgeshire (June 2015) APP/V0510/A/14/2224671
CD8.13	Land adjacent to Cornerways, High Street, Twynning, Tewkesbury (July 2015) APP/G1630/W/14/3001706

CD8.14	Land at Firlands Farm, Burghfield Common, Reading, Berkshire (July 2015) APP/W0340/A/14/2228089
CD8.15	Walcot Meadow, Walcot Lane, Pershore, Worcestershire (August 2015) APP/H1840/W/15/3005494
CD8.16	Land adjacent to 28 Church Street, Davenham, Cheshire (January 2016) APP/A0665/W/15/3005148
CD8.17	Land rear of 62 Iveshead Road, Shepshed (February 2016) APP/X2410/W/15/3007980
CD8.18	Land to the east of Broad Marston Road, Mickleton, Gloucestershire, APP/F1610/A/14/2228762
CD8.19	Former Holsworthy Showground, Trewyn Road, Holsworthy, Devon APP/W1145/A/09/2117379
CD8.20	Land north of Haygate Road, Wellington, Shropshire APP/C3240/W/15/3025042
CD8.21	Land at Beachley Road, Sedbury, Gloucestershire, APP/P1615/A/14/2220590
CD8.22	Agricultural land to both the north and south of Mans Hill, Burghfield Common, Reading, Berkshire APP/W0340/A/14/2226342
CD8.23	Land opposite Rose Cottages, Holmes Chapel Road, Brereton Heath, Cheshire APP/R0660/A/13/2192192
CD8.24	Dodworth Road, Barnsley APP/R4408/A/09/2116278
CD8.25	Land at the Worcestershire Hunt Kennels, Fernhill Heath, Worcestershire APP/H1840/W/15/3003157
CD8.26	Land east of Nutbourne Park, Main Road, Nutbourne, Chichester APP/L3815/A/12/2186455
CD8.27	Land off Tanton Road, Stokesley APP/G2713/A/14/2223624
CD8.28	Land East of Main Road, Bicknacre, Essex APP/W1525/W/15 3129306
CD8.29	Main Road, Great and Little Leighs, Great Leighs APP/W1525/W/15/3121603
CD8.30	Land at Hill Top Farm, By-Pass Road, Northwich, Cheshire CW9 8JU. APP/A0665/W/14/3000528
CD8.31	Land at Sentrays Farm, Exminster, Exeter, Devon APP/P1133/A/11/2158146
CD8.32	Land adjoining Hay House, Tibberton, Newport APP/C3240/W/15/3003907
CD8.33	Land off A49 and Bromfield Road, Ludlow, Shropshire APP/L3245/W/15/3001117
CD8.34	Land off Worcester Road, Drakes Broughton, Worcestershire APP/H1840/W/15/3008340
CD8.35	Land North of Long Copse Lane, Westbourne, Emsworth, West Sussex APP/L3815/W/15/3003656

Documents relating to Telford and Wrekin Applications and Appeals

CD9.1	Committee report TWC-2014-0273 24_09_2014
CD9.2	Committee report TWC-2011-0827 24_06_2015
CD9.3	Committee report TWC-2013-0855 20_07_2016
CD9.4	Committee report TWC-2011-0871 24_06_2015

Appellant's Documents

RHM.1	<i>Proof of Evidence of Janet Hodson</i>
RHM.2	<i>Appendices to Proof of Evidence of Janet Hodson</i>
RHM.3	<i>Summary to Proof of Evidence of Janet Hodson</i>
RHM.4	<i>Proof of Evidence of Roland Bolton</i>
RHM.5	<i>Appendices to Proof of Evidence of Roland Bolton</i>
RHM.6	<i>Summary to Proof of Evidence of Roland Bolton</i>
RHM.7	<i>Proof of Evidence of James Stacey</i>
RHM.8	<i>Appendices to Proof of Evidence of James Stacey</i>
RHM.9	<i>Summary to Proof of Evidence of James Stacey</i>
RHM.10	<i>Proof of Evidence of Mary O'Connor</i>
RHM.11	<i>Appendices to Proof of Evidence of Mary O'Connor</i>
RHM.12	<i>Summary to Proof of Evidence of Mary O'Connor</i>
RHM.13	<i>Proof of Evidence of Daniel Clare</i>

<i>RHM.14</i>	<i>Appendices to Proof of Evidence of Daniel Clare</i>
<i>RHM.15</i>	<i>Summary to Proof of Evidence of Daniel Clare</i>
<i>RHM.16</i>	<i>Proof of Evidence of Allan Mendelsohn</i>
<i>RHM.17</i>	<i>Appendices to Proof of Evidence of Allan Mendelsohn</i>
<i>RHM.18</i>	<i>Summary to Proof of Evidence of Allan Mendelsohn</i>
<i>RHM.19</i>	<i>Proof of Evidence of Andy Timbrell</i>
<i>RHM.20</i>	<i>Appendices to Proof of Evidence of Andy Timbrell</i>
<i>RHM.21</i>	<i>Summary to Proof of Evidence of Andy Timbrell</i>

Local Planning Authority Documents

<i>TWC1: Daniel Owen Proof of Evidence</i>
<i>TWC2: Darren Oakley Proof of Evidence</i>
<i>TWC3: Cristina Howick Proof of Evidence</i>
<i>TWC4: Douglas Harman Proof of Evidence</i>
<i>TWC5: Anthony Higgins Proof of Evidence</i>
<i>TWC6: Gavin Onions Proof of Evidence</i>
<i>TWC7: Neil Archer Proof of Evidence</i>

Rule 6 Party - West Mercia Police

<i>WMP1. Proof of Evidence of Andrew Morgan</i>
<i>WMP2. Appendices to Proof of Evidence of Andrew Morgan</i>
<i>WMP3. Summary to Proof of Evidence of Andrew Morgan</i>

Documents Submitted to the Inquiry starting 29/11/2016

1. Submissions on behalf of the Council
2. Email of 29th October 2015 Tom Beavin to Caroline Crockett
3. Planning application form dated 28/10/015/ Appeal Forms 12/02/2016
4. Amended Planning Application form dated 28/10/2015.
5. Validation letter dated 05/11/2015
6. Copy of advertisement of the application 05/11/2015
7. Copy of Application Form (Second application) dated 01/08/2016
8. Email of 03/11/2015 Tom Beavin to Caroline Crockett seeking confirmation of validation of the application and response seeking additional information.
9. Submissions on behalf Applicant - Registration letter 5/11/2015
10. Article 5(2) letter 26/08/2016
11. Screengrab from LPA website detailing application description
12. Letter from T&W confirming withdrawal of second application and the description of the application 12/10/2016
13. Opening Statement of Behalf of the Appellant
14. Gladman v Daventry – [2016 EWCA Civ 1146 Court of Appeal]
15. Opening Statement on behalf of West Mercia Police & Statement CIL Compliance
16. Housing and Planning Act Extract
17. Newick Decision Letter 23.11.2016
18. Email from Econometrics 30.11.2016
19. Table input Chelmer on migration assumptions
20. Bernard Wheatcroft Ltd. v. Secretary of State 1980
21. Council's bundle of notification letters re 2nd application and responses
22. 2016 Validation Letter
23. High Court Decision Telford & Wrekin Nov 2016
24. JVH Tables 4 & 5
25. LPA Document Cabinet Report 2014 June
26. Residents' access concerns + Bundle of Photos
27. Bundle of Photos Jane Newey
28. Letter from Jane Newey
29. JVH Table 10
30. Appeal Decision Dawley Road, Lawley
31. Green Network Technical Paper
32. G13 – T&W Local Plan: Summary of Green Network Representations Council's Proposed Approach
33. Local Plan Statement Environment (Local Plan Doc)
34. CIL Compliance

35. Draft S106
36. RPG June 2004 Extracts
37. Help to Buy Table – Andy Timbrell
38. JVH Policy Table
39. Green infrastructure
40. Housing Growth Options 2013
41. PAS document on Housing Supply Document
42. ADL Highway Access Drawings ref 3314 01- proposed access levels / 3314 02 sections
43. Email from Karen Lee re unilateral undertaking
44. Telford and Wrekin Landscape Sensitivity and Capacity Study 2009
45. Castle House School term dates 2014 - 2016
46. Statement of Esther Wright
47. Redrow Bungalow house type Information (Bournemouth)
48. Police submissions on CIL compliance
49. PPG Planning Obligations
50. SOGC Arboriculture and Veteran Trees
51. SOGC Noise
52. Bloor v Hinckley & Bosworth Borough Council (2014) & Summary
53. Redditch BC v First Secretary of State 20031 [2003] EWHC 650
54. JVH Tables 1 and 2
55. Closing on Behalf of the Police
56. Closing on Behalf of behalf of the Council
57. Closing on Behalf of the Appellant
58. Housing SOCG (25.11.16)
59. OAN SOCG (November 2016)
60. List of agreed planning conditions
61. Completed Unilateral Undertaking 23.01.2017 (received by prior arrangement following close of Inquiry)



Neutral Citation Number: [2014] EWHC 1719 (Admin)

Case No: CO/831/2014

IN THE HIGH COURT OF JUSTICE
QUEEN'S BENCH DIVISION
ADMINISTRATIVE COURT IN BIRMINGHAM

Birmingham Civil Justice Centre
Priory Courts
Birmingham

Date: 27/05/2014

Before :

MR JUSTICE FOSKETT

Between :

**The Queen (on the application of The Police and
Crime Commissioner for Leicestershire)**

Claimant

- and -

Blaby District Council

Defendant

-and-

- (1) Hallam Land Management Limited**
- (2) David Wilson Homes Limited**
- (3) Davidsons Developments Limited**
- (4) BDW Trading Limited**
- (5) Leicestershire County Council**
- (6) Martin Frank Spokes**
- (7) Richard Thomas Spokes**
- (8) Helen Joans Jones**
- (9) Frances Alison Mark Hicks**
- (10) The Trustees of the Will Trusts of Eric
Roderick Brook Drummond**

**Interested
Parties**

**Jenny Wigley and Thea Osmund-Smith (instructed by East Midlands Police Legal Services)
for the Claimant**

David Elvin QC (instructed by **Marrons Shakespeare LLP**) for the **Defendant**
Charles Banner (instructed by **King Wood & Mallesons SJ Berwin LLP**) for **Interested**
Parties 1-4 & 10
Alex Goodman (instructed by **Legal Services of Leicestershire County Council**) for
Interested Party (5)

Hearing date: 21 May 2014

Approved Judgment

Mr Justice Foskett:

Introduction

1. This case concerns a substantial development called the “New Lubbesthorpe” scheme to the south west of Leicester for which the Defendant, as local planning authority for the district, resolved on 1 November 2012 to grant planning permission subject to certain conditions and to the conclusion of a suitable agreement under section 106 of the Town and Country Planning Act 1990 (“the 1990 Act”) between certain parties.
2. The section 106 agreement was concluded on 13 January 2014 and outline planning permission was granted on 14 January 2014.
3. The Claimant’s Claim Form seeking judicial review of the grant of planning permission was issued on 24 February 2014. The focus of the proposed challenge is upon the effect and implications of the section 106 agreement so far as the Claimant is concerned. The section 106 agreement provides for its own termination if the planning permission is quashed (see paragraph 17.7 of the agreement).
4. On 21 March 2014 Hickinbottom J ordered that the application for permission to apply for judicial review be heard on 21 May 2014 on a “rolled-up” basis and gave various directions. On 16 April he gave the Claimant permission to amend his grounds. He was of the view that the resolution of the claim required expedition. The urgency arises because the funding of £5 million from the Department of Transport (derived from what are known as “Pinch Point monies” under the Department’s scheme to assist funding highways infrastructure) for the M1 motorway bridge required to implement the scheme may be at risk if not spent before 31 March 2015. Plans are already in place for the temporary closure of the M1 on Christmas Day 2014 to lower the main bridge span into place (see paragraphs 6 and 7 below).
5. The hearing did indeed take place on 21 May and all Counsel completed their submissions within the day.
6. Because of the urgency, this judgment has been prepared in a little over 24 hours after the conclusion of the hearing, is inevitably shorter than might otherwise have been the case and has not received the refinement it might have received if there had been longer to prepare it. Inevitably, I have had to focus on those aspects of the argument that, in my view, represent the strongest grounds for claiming the relief sought rather than dealing with all matters raised.

The nature of the development

7. The outline planning application submitted in February 2011 was for -

“... 4,250 dwellings, a mixed use district centre and two mixed use local centres featuring a supermarket, retail, commercial, employment, leisure, health, community and residential uses, non-residential institutions including a secondary school, primary schools and nurseries, an employment site of 21 hectares, open spaces, woodlands, new access points and associated facilities and infrastructure, and detailed proposals

for two new road bridges over the M1 motorway and M69 motorway, and two road access points from Beggars Lane and new accesses from Meridian Way, Chapel Green/Baines Lane and Leicester Lane.”

8. The site for the development is open and undeveloped land stretching over 394 hectares and is separated from Leicester by the M1 motorway. This explains the need for one of the two road bridges referred to in the outline application and to which reference was made in paragraph 4 above. The bridge is undoubtedly a key component in making this development possible.
9. According to the witness statement dated 13 March 2014 of Ms Lynne Stinson, a Project Manager within the Environment and Transport Department of the 5th Interested Party (Leicestershire County Council), the development will generate £159 million of investment in new infrastructure, buildings and new parks and other open spaces and approximately 1530 full-time equivalent jobs. It will, according to her statement, provide a significant proportion of the new housing identified in the Defendant’s Core Strategy (as amended) as needed in the district in the period to 2029.
10. Whether those claims are justified is not a matter for the court, but the fact that they are made in those terms indicates the scale of the proposed development. The aerial photographs demonstrate the substantial area of land involved and Miss Jenny Wigley, who appeared with Miss Thea Osmund-Smith for the Claimant, described the development as a “new town” which seems an appropriate description. It will take many years to complete if it proceeds. The identities of some of the Interested Parties will give an indication of the commercial interests at stake.

The concerns of the Claimant

11. It is obvious that a development of the nature described would place additional and increased burdens on local health, education and other services including the police force. The focus of this case is upon the effect upon the local police force. If it sought to shoulder those additional and increased burdens without the necessary equipment (including vehicles and radio transmitters/receivers for emergency communications) and premises, it would plainly not be in the public interest and would not be consistent with a policy that encourages “sustainable development”: see, for example, paragraphs 17 of 79 of the National Planning Policy Framework (‘NPPF’). It is that that leads to the Claimant’s interest in these matters.
12. Needless to say, the Claimant does not challenge the principle of the proposed development, nor is the potential amount of the provision of funding for police services by the developers in issue, but the concerns that have led to this application derive from what Miss Wigley submits is (i) an alleged inadequate provision of certain aspects of such funding at appropriate times during the course of the development and (ii) a lack of a clear commitment in the section 106 agreement (to which the Claimant is not a party) that anything will in fact be paid by the developers for premises required by the police in order to serve the community created by the development.

13. The need to provide funding for police resources had, of course, been identified during the discussions leading to the grant of planning permission and, as I have indicated, agreement was reached on the amount that would be required and met by the developers. However, the Claimant contends that there were procedural deficiencies in the final stages of that process that left the police out of the relevant negotiations and ought to lead to the planning permission being quashed or that the result, so far as the funding of police resources is concerned, was irrational and should, accordingly, be quashed on that basis also. The focus, as I have said, is on when certain features of the funding should, in effect, come on-stream during the development and whether there is a sufficiently clear commitment as to funding for police premises.
14. When the resolution for the grant of planning permission was passed on 1 November 2012, the resolution contained the following provision:
- “That planning application 11/0100/1/OX be referred to the Secretary of State as a departure under the Town and Country Planning (Consultation) (England) Direction 2009 as the application proposal is a departure to the Blaby District Local Plan (1999).
- That consequent upon the Secretary of State deciding not to intervene planning permission be granted subject to:
- The applicants entering into an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure the following:
- ...
- All CIL compliant capital infrastructures for Policing necessitated by the development and including officer equipment, communications, CCTV, vehicles and premises, the precise terms of this contribution to be settled by further negotiation.”
15. The reference to “CIL compliant capital infrastructures” related to the funding of police requirements through a planning obligation under section 106 of the 1990 Act, which in order to be “CIL compliant” must meet the tests specified in Regulation 122(2) of the Community Infrastructure Levy (‘CIL’) Regulations 2010. Those tests require that the sums are –
- “(a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.”
16. The relevance of the CIL tests will be apparent in due course.

17. The parties to the section 106 agreement concluded on 13 January 2014 were the Defendant, the County Council (the highway and education authority for the area), the Second, Fourth and Sixth-Tenth Interested Parties (collectively known as “the owner”) and the First and Third Interested Parties (the beneficiaries of certain charges and options for the site). The agreement runs to over 170 pages including appendices and contains extremely detailed provisions concerning the way in which the development would proceed.
18. The provision that has given rise to the concerns of the Claimant is at paragraph 2 of Schedule 3 to the Agreement which reads as follows:

“2.1 The Owner shall pay to the District Council the Police Service Equipment Contribution no later than Occupation of 2,600 Dwellings and shall not Occupy more than 2,600 Dwellings until it has paid the Police Service Equipment Contribution to the District Council.

2.2 (Subject to the Owner and the District Council at that time agreeing or it having been determined in accordance with clause 23 that the contribution is necessary and if so its appropriate level having regard to the progress of the Development and the availability of Police Service facilities within the area and the appropriate relevant policy guidance at the time) the Owner shall pay the Police Service Premises Contribution to the District Council no later than the Occupation of 3,750 Dwellings and shall not Occupy more than 3,750 Dwellings until it has paid the Police Service Premises Contribution.”
19. The Police Service Equipment Contribution referred to in paragraph 2.1 is defined elsewhere in the agreement as “the sum of £536,834 towards police equipment” and the Police Service Premises Contribution referred to in paragraph 2.2 is defined as “a sum not to exceed £1,089,660 towards the acquisition of premises or extension to existing premises such sum to be ascertained in accordance with [paragraph 2.2] of the Third Schedule. Those sums are, of course, to be paid by the “owner” (in effect, the developers) to the Defendant which would then be responsible for paying them over to the Claimant. Reference to Clause 23 is to a provision entitled “Dispute Provisions” that provide for reference to an independent expert in the event of disputes arising under the agreement. That procedure would, of course, only be available to a party to the agreement which the Claimant was not. It should also be noted that the possibility of the police (or any other non-party) relying on the Contracts (Rights of Third Parties) Act 1999 was excluded by clause 17.2 of the agreement.
20. Whilst the figures referred to in relation to equipment and premises costs did reflect figures that had been discussed and agreed between the Claimant and the Defendant, the terms of paragraphs 2.1 and 2.2 as to the circumstances in which those sums would be paid had not been the subject of express agreement and, the Claimant would argue, resulted from an inadequate process of engagement by the Defendant with the issues affecting the services that the Claimant would be required to provide and led to provisions that are irrational.

21. So far as the Police Service Equipment Contribution is concerned, Miss Wigley contends that it is irrational that it should be paid only when 2,600 homes are occupied because the contribution sought and agreed was calculated on the basis of 4,250 homes being constructed (each of which would contribute rateably to costs of the additional demand on policing infrastructure) and yet 2,600 homes would have to be policed without any additional resources to do so before the payment was received. There would be several thousand residents *in situ* before the police received any contribution towards the equipment recognized as necessary to fulfill its tasks. In her Skeleton Argument she asserts that an analogous position in the education sphere would be asking hundreds of pupils generated by the development to wait a decade before providing them with somewhere to study.
22. In relation to the Police Service Premises Contribution, which is required to provide accommodation for the additional staff said to be required to deal with the policing issues of the development, the trigger provided in the agreement, subject to the terms set out in parentheses at the beginning of paragraph 2.2, is that it may be necessary to await the construction and occupation of 3,750 homes before any prospect of payment materializes. Miss Wigley submits that it cannot rationally be suggested that over £1 million towards additional police premises should be paid by the developers only when the final 500 homes in the development remain to be constructed. She says that an element of need for such services arises from the occupation of the first home, if not before, and she also raises the spectre of the real possibility that at that stage in the development no further homes will be built, the result being that the developers will avoid a liability to contribute to policing costs that will have been required from a much earlier stage and which the police, in order to fulfill their public role, will have to have met from other sources prior thereto. She also submits that the prefatory words in parentheses at the beginning of paragraph 2.2 mean (a) that the payment of any sum is contingent on agreement as to its necessity between the owner (as defined: see paragraph 17 above) and the Defendant and (b) that the level of any payment, even if agreed in principle, is uncertain and would be capped at the figure specified. In terms of the financing of premises pending receipt of such sum as may be paid under this provision, she says in view of the uncertainties that there would be no realistic prospect of borrowing against the commitment provided by the section 106 agreement.
23. She contrasts the provisions of the section 106 agreement relating to the police with the health care provision that affords an absolute commitment to pay the first of two sums agreed as necessary to expand an existing health centre on the occupation of no more than 150 houses and the second on the occupation of no more than 250 houses. Equally, funds for an onsite health centre are to be released on the occupation of 900 houses.
24. Those submissions are made by way of comment on the terms of paragraphs 2.1 and 2.2 as they stand. I will return to those submissions after dealing with the history that led to their formulation in those terms. That history is of importance to the way it is contended that public law grounds exist for the court to interfere in the way Miss Wigley submits is appropriate.

The background to the terms of the section 106 agreement affecting the police

25. It is first necessary to re-trace steps briefly to the resolution passed on 1 November 2012 (see paragraph 14 above).
26. As indicated above, this development proposal had been in gestation for a number of years before the resolution was passed. The police were involved in the negotiations prior thereto. The background from the perspectives of the parties involved is set out in the various witness statements and I need not deal with that background in detail. During the period of two years or so prior to November 2012 the view was taken by those representing the development interests in the site (and supported, at least to some extent, by the Defendant) that the sums sought by the police to be included as sums for which the developers should be liable were not CIL compliant (see paragraph 15 above). Sums in excess of £3 million were being sought. It seems that the view of the developers was that “an on-site police facility within the local community building would be more appropriate, relevant and beneficial to future residents” than what the police had in mind that stage. I need not go into details for present purposes, but that position obtained throughout 2012 and was reflected in the viability report prepared by DTZ on 20 September 2012 which was submitted as evidence to the Examination in Public session on 10 October 2012. It contained no allowance for contributions to police funding, but merely contained reference to the provision of community buildings on site to include a police presence.
27. In the run up to the planning committee meeting on 1 November 2012 there was something of an impasse, the Claimant maintaining the position that something over £3 million was required as the police contribution and the developers and the Defendant maintaining the position that this was excessive and not CIL compliant. Against that background the Claimant maintained an objection to any resolution in favour of the grant of planning permission. That impasse was resolved on the day of the meeting in a flurry of e-mails between the Claimant’s Finance Director and the Deputy Chief Executive of the Defendant in which the formula that became reflected in the resolution (the material parts of which are set out in paragraph 14 above) was agreed. The Deputy Chief Executive of the Defendant acknowledged that the intention behind the words was that “this is all up for negotiation in the future”.
28. That then is how matters were resolved at that stage. There was then a period during which it was necessary for the application to be considered by the Secretary of State. Discussions between the various parties were not actively renewed until the Secretary of State had indicated that he did not intend to call in the application. By the time that further discussions commenced in about March/April 2013, the potential of Pinch Point funding for the M1 bridge was “on the cards” and an application for such funding had been submitted to the Department of Transport.
29. On 10 April 2013 Mr Andrew Senior, the Lubbesthorpe project manager for the Defendant, told Mr Michael Lambert, the Growth and Design Officer employed by the Claimant, that “viability work” was continuing and that it would “inform the section 106 negotiations especially levels of affordable housing.” He told him that the section 106 agreement was being negotiated and that the level of affordable housing had been changed from that originally contemplated. He referred to the bid for Pinch Point funding and said that, if successful, it would “free up the developers’ funds” and help to deliver, amongst other things, the early completion of the “east-west spine road”. It is clear that there remained differences about the police funding. By an e-mail of 22 August 2013, following a meeting a few days earlier, Mr Senior offered

some thoughts on how the Claimant might set out its case for a police contribution. It reflected on the approach to deciding on the level of policing necessary and how the appropriate infrastructure was identified, particularly how it would “relate directly” to the development (cf. CIL requirement (b)). He cited as an example the issue of a police car that would spend some time at the development site and some time elsewhere and raised the question of apportionment. It was plainly designed to be (and I am sure was taken as) a helpful contribution to the discussions.

30. The e-mail contained this paragraph to which Mr David Elvin QC, for the Defendant, drew attention as part of his response to the Claimant’s arguments:

“The final element would be how any contribution was to be phased, for smaller developments this would not be much of an issue, given that Lubbethorpe would potentially have a 20 year delivery time the phasing of contributions would need to be established. I would suggest this was done, as with other services, on the basis of thresholds which identify when any existing capacity is used to trigger the extra resources, clearly once a trigger is reached a range of infrastructure would be required. There would be a range of triggers across the period of the building.”

31. Mr Lambert responded to that in a lengthy e-mail of 4 September 2013. I need not quote it all, but Miss Wigley referred to the following paragraph:

“**Viability.** We need to be guided by you on this however we remain concerned that policing attracts fair and reasonable consideration on a par with other services if the development cannot afford the infrastructure it will need. We have heard about your successes in attracting growth funds for road infrastructure and welcome these. We need to see please how this will reduce pressure on other necessary infrastructures and so we again ask for an up to date overview of this particularly if decisions have to be made about what will be delivered in relation to policing and other necessary infrastructures.”

32. Mr Senior acknowledged receipt of the lengthy e-mail and commented that the approach was “sound” but emphasised that his comments should not be taken to imply the support of the Defendant for any particular bid. Mr Lambert shortly afterwards asked for Mr Senior’s “guidance on viability” given the external funding for the road that was then on offer. Mr Senior’s reply was that it had not to-date been the claim of the applicants that “overall the scheme is unviable”, but he drew attention to the fact that they had pointed out that there is “a cost of up front infrastructure to be delivered which affects cash flow especially in Phase 1.” He said that over the life of the scheme “the additional funding will improve the overall viability of the scheme” and suggested that the Claimant prepare its bid and the issue of viability could be addressed if it was raised in due course.

33. Mr Lambert had been working up a new bid which was sent to the Defendant by means of a letter under cover of an e-mail of 27 September. I need not try to summarise it save to say that the total sum sought was just over £1.79 million, a

substantial reduction from the original bid. Notwithstanding that, Mr Senior challenged a number of the items comprising the list constituting the bid as not being CIL compliant. One such element was the element for “additional premises” which, he argued, had not been “fully justified”, but may be “capable of being supported” as the development proceeds. He suggested a review formula that would include discussions between the developers, the Defendant and the Claimant.

34. Mr Lambert responded to that in detail by an e-mail of 15 October 2013. Again, I need not deal with that in detail, but the paragraph dealing with the proposed review clause should be noted:

“We accept the need for review clauses but this cannot be to the extent that there is no commitment or quantum at the outset when [planning permission] is issued and we cannot accept that the owner or the [the local planning authority] will be determining what we need. Neither are responsible for delivering policing. We are, and know what we need. You are supposed to be planning at outline not putting it off. Imagine the response if this was the review mechanism for schools or health or anything else i.e. wait till schools are overcrowded or people can’t access health to provide premises essential for delivery. That is not the approach of [the National Planning Policy Framework].”

35. A meeting took place on 23 October, attended *inter alia*, by Mr Rob Back, the Planning and Economic Development Group Manager of the Defendant. He wrote to Mr Lambert on 24 October in which he acknowledged that some of the items sought were now accepted as meeting the CIL tests, but still maintaining that some did not, or were not sufficiently evidenced for that purpose. The letter contained this paragraph towards its conclusion:

“You have also explained that the police would be happy to work with the developer to agree a phased contribution to the costs above in line with the rate of development on the site. This approach could be significant to assisting the developers cash flow and we will explore this with them in more detail. We would be grateful if you could confirm that this approach may be appropriate to all elements of the police infrastructure related to the site.”

36. Mr Lambert replied by letter of 28 October acknowledging that he appreciated that the Defendant was attempting to conclude the section 106 Agreement as soon as possible and that there was “a sense of urgency”. The paragraph dealing with the possible phasing of the police contribution reads as follows:

“There are two elements to phasing. First what we will need and when, and we have looked at this before for you. Indeed what I attach in relation to vehicles demonstrates this to an extent. As I said at our meeting we need to sit down and work through this. Second our willingness and goodwill to borrow against the Section 106 contract. The latter depends on the

contractual commitment, which we have asked for and haven't seen, and our goodwill. Our goodwill erodes the more our fully justified request is dismissed and changes offered without good reason."

37. There was a meeting on 31 October attended by Mr Back and others from the Defendant and Mr Lambert and the Finance Officer of the Claimant. Mr Back refers to it in his witness statement, but Mr Lambert does not. Mr Back says this about what was said:

"... we confirmed that the ... developers consortium was not claiming that the development was financially unviable and that the role of financial appraisal in relation to [the development] was limited to phasing and deliverability. In response it was explained by Mr Lambert that the police had the ability to borrow against a Section 106 obligation in order to enable the timely delivery of infrastructure."

38. The following day (1 November) Mr Senior sent an e-mail to Mr Lambert summarising the items that the Defendant considered should be included in the section 106 Agreement in relation to police funding. In fact a good deal of the bid previously made (see paragraph 33 above) was agreed, including the additional premises contribution in the sum previously claimed. There were some reductions in the bids for start up equipment, vehicles and Automatic Number Plate Recognition, but the list was as follows:

"Items for inclusion in the agreement

Start-up equipment	£71,388
Vehicles 3 off	£47,415
Additional radio transmitter	£350,000
Additional radio call capacity	£7,650
PND additions	£4,887
Additional call handling	£10,115
ANPR 4 off	£32,888
Mobile CCTV	£4,500
Hub equipment	£8,000
Total	£536,843

Trigger points for these items need to be agreed, usually based on number of occupations.”

39. That list was on a document attached to the e-mail and the balance of the document, which related to the premises element of the police contribution, read as follows:

“Extensions to existing premises to a maximum of £1,089,660

A review of the need for extensions to existing premises at the commencement of Phase 3 (or other agreed trigger point)

Agreed funds to be paid in the flowing stages

10% within 2 weeks of notice from the police confirming that are proceedings with extensions

10% within 2 weeks of agreed design stage

40% within 2 weeks of the issue of tender for the construction contract

40% within 3 months of commencement of construction.”

40. Mr Senior said that he had “included trigger points which you may wish to amend, but not for the equipment which I will need you to supply.”

41. Mr Lambert replied to this e-mail on 7 November 2013 stating the following at the outset:

“The main issue for us in this is the lack of developer commitment to premises I am afraid what is proposed virtually removes the covenant as far as our premises are concerned and having successfully made the case for this to your satisfaction, i.e. that what we seek will be necessary when this development is built, we can’t then move away from this and come back to the developer at future points to make the case afresh.”

42. The e-mail continued with various suggestions based upon the premise that the developers commit to funding part of what the police needed as a covenant in the section 106 agreement and the review mechanism to apply to the rest. The suggestion, on this basis, was that the Claimant would build to accommodate 14 staff to serve the development and would “aim to start the project at the 1200 trigger”.

43. This e-mail was forwarded by Mr Senior to Mr Paul Burton, a Director of the 1st Interested Party, on 11 November who replied in the following terms:

“We discussed on Friday the terms you believe to have some weight under the CIL requirements. We reached agreement on those contributions following our discussion about the payment timing and the review of the premises. It appears that this compromise to move matters forward is not being accepted by

Michael Lambert and there may still be a risk of him JR proceedings.

As you know, my view and the view of the other consortium members is that these requests are unreasonable and I find it amazing that the Lubbethorpe scheme will generate the need for 14 staff. I would like to discuss tomorrow the possibility of the Police continuing to argue their case, potentially to the courts and whether we can secure an agreement from them that if they accept your proposals that they will agree to not to take the point any further. If not, I am not sure there is much advantage to the consortium to accept terms that they wholeheartedly disagree with. Something to discuss tomorrow with the solicitors.”

44. That e-mail referred to a meeting that had been held on 8 November and one to be held the following day which Mr Burton attended with a good number of others, including Mr Senior and Mr Back of the Defendant, at which the outstanding issues concerning the section 106 agreement were discussed and resolved.
45. I think I should record what each of those who attended says about those meetings because it would appear that it was the combined effect of those meetings that constituted the “decision” about the section 106 agreement that underlies the Claimant’s challenge in these proceedings.
46. Mr Senior said this:

“41. On 8 November 2013 a meeting was held between the Council and the development consortium the outcome of which was summarised in an email from Paul Burton of the consortium on 11 November The discussion referred to in the e-mail considered two issues; first the cash flow of the scheme and the cost of the infrastructure to be provided in phase 1 and secondly how the police request which the Council felt should be given some weight could be supported. It was proposed all the items except premises could come forward at the end of phase 2. The premises could then be subject to a review as part of a viability review at the beginning of phase 3. This review would consider whether the provision of affordable housing could be increased towards the Council’s aspiration of 25% across the whole site, the Council having accepted a reduction in affordable housing percentage to help facilitate the development. If the need for [police] premises was agreed at the time of the review, this would be funded.

42. On 12 November 2013, a meeting was held between the Council and solicitors representing the County Council, and development consortium respectively. At that meeting it was agreed to incorporate the above proposals into the Section 106 Agreement. The discussion at the meeting took into account the issues of viability, compliance by the requests with the CIL

Regulations and the decision to accept the proposal resulted from a balanced judgement as to how to deliver as much of the police request as possible, albeit not within the time scales that they had requested, and at the same time deliver a viable development.”

47. Mr Back said this:

“14. On 12th November 2013 the Council organised a meeting with representatives of the Lubbesthorpe Consortium, Leicestershire County Council and legal representatives from each of the above. This meeting considered all elements of the ... S106 agreement including the proposed policing contribution. At the meeting Council officers explained that we accepted that some elements of the request made by [the police] were compliant with the relevant Community Infrastructure Regulations. At this time, the developer consortium did not agree with the Council’s position but Council officers were able to negotiate a favourable position for [the police] partly due to the need to achieve a completed agreement in order to realise the M1 bridge Pinch Point funding. The financial pressures on the early phases of the development and the overall priorities for Lubbesthorpe were discussed as a result of which it was agreed that the policing contributions would need to be triggered from the end of the second phase of the development. At the end of this meeting all parties agreed that further substantive changes to the agreement would be minimised in order to commence the complex process of completing the agreement with all parties.

15. In the context of the meeting described above it became clear that we ought to communicate the end of the negotiation process, particularly as it was clear that some service providers would not be receiving everything that they had requested, and/or that monies would be provided at a date other than that requested. On this basis I wrote to [the police] on 18th November to confirm that the position we had communicated at an earlier stage of the process (1st November 2013) was the Council’s final position on this matter I note with some surprise that [the police] claim not to have received this letter. Whilst this is unfortunate, I take some comfort in the fact that the letter only reiterated the Council’s already communicated position in any event.

16. It is entirely understood and appreciated that the ... S106 agreement is not a facsimile of the contribution request submitted on behalf of [the police]; it is worth emphasising that the Council was fully aware of this situation when the application was reported to the Development Control Committee for determination and remained the case at the point the agreement was completed. ... the Report to Committee ...

states “It will noted that the request for funding from the Police has only been agreed to in part”. This report and the associated recommendation and resolution should have clearly set the expectations of [the police] in this matter. As the detail of the [the police] request was examined over the course of the following months there were multiple communications ... between the Council and [the police] that made it abundantly clear that the Council did not accept the full extent of the [police] request. There could have been no expectation on the part of [the police] of any other conclusion.”

48. Mr Burton said this:

“26. The meeting on 12 November ... was called to finalise the outstanding issues in the s.106 agreement and it was critical to the delivery of the M1 bridge. The structure and timing of at least two highways contributions were discussed and resolved at this meeting Both contributions were pushed back in the programme of delivery works to secure a contribution. There has been no suggestion by the local highways authority that this was inappropriate

27. I recall at the November 12th meeting that there was specific discussion about the outstanding requests for contributions on the part of the Leicester City Council and the Claimant. These two issues, in my mind, were very similar in nature in that I did not see a clear link between the requests and the acceptability in planning terms of the Scheme.

28. In relation to the contributions sought by the Claimant, the key points of the discussion were the relevance of these contributions to the Scheme, their negative effect on the precarious cash-flow position of the project in the early phases and on the overall viability, and the now urgent need to bring s.106 negotiations to a conclusion so as to secure planning permission in the light of the funding position in relation to the M1 bridge There was debate as to the level and timing of the various contributions leading to the provisions that were ultimately documented in the s.106 agreement.

29. The outcome of this discussion was that significant contribution would be made to the Police (notwithstanding my significant reservations as to their CIL compliance) on the proviso that it did not add to the existing very heavy burden of the already agreed financial contributions and infrastructure obligations to be undertaken at the early stage of the development, so as not to risk the viability or deliverability of the scheme. This was entirely consistent with other decisions taken that day, on both highways and the bus station

30. I recall the Defendant's officers being comfortable with the eventual position reached on not just the Claimants' obligations but also the overall package of planning obligations that were discussed."
49. On 15 November 2013, Mr Lambert e-mailed Mr Senior saying that he had not heard from him and expressing concern about the "premises commitment and whether what we suggest will be included in the agreement." If it was to be included then he would, he said, "come back on vehicles and training and triggers", but if not he would need to take advice on the next steps. He emphasised that the issue was "fundamental" for the Claimant.
50. Mr Senior replied later that day saying that "[we] have not finished the final wording but there is provision for premises and I will get back to you early next week with the wording." Mr Lambert replied shortly afterwards and again stressing the importance of the premises element of the contribution being "triggered and paid for in Phase 1" of the development. He said he could provide the triggers for the other items "pretty quickly".
51. The reality, of course, is that the decisions had been made by then.
52. An odd feature of this case is that the letter written by Mr Back to the Claimant's Finance Director dated 18 November 2013 (to which he referred in his witness statement) explaining the position was never received by the Claimant. Everyone accepts that was so and so do I: indeed there are communications from Mr Lambert to Mr Senior and others thereafter that would, in the ordinary course, have referred to the letter had it been received. The letter does, however, reflect a relatively contemporaneous justification for the decision reached and it is worth quoting the substantive paragraphs:

"As you will be aware from our e-mail of 1 November, we set out the contributions which we support and when these will be triggered. Following negotiations with the applicant, it has been agreed that the £536,834 will be paid at the end of the second phase of development. The agreement will contain a commitment towards premises and a payment up to a maximum of £1,089,660 towards the premises that are agreed following a review of the needs of the police at the time.

I am aware that these contributions and the associated triggers do not match those requested by your organisation however please be assured that we have sought to achieve the best result for Lubbesthorpe and the wider community. The trigger points have been agreed with the applicants in the light of the full range of contributions that have been sought and the Council have sought to balance all of the infrastructure and funding requirements associated with this complex development.

We have previously explained the urgency and timescales involved with this matter and we have today agreed with the developer that no further changes to agreement will be sought.

To make further changes would potentially jeopardise the funding of the M1 bridge and would potentially impact the viability and deliverability of the whole development.”

53. Because this was not received, so far as the Claimant as concerned, there were no further communications from the Defendant on the section 106 agreement until it was sent in its concluded form under cover of an e-mail dated 29 January 2014.

The legal arguments

54. Before turning to the legal arguments, I should highlight a fact that Miss Wigley emphasises, namely, that there had never been any suggestion that the scheme was not viable, even before the £5 million of Department of Transport money became available. Mr Elvin and Mr Alex Goodman (for the 5th Interested Party) do not dispute that, but emphasise that it has always been the position of the development consortium that cash flow, particularly in the early stages of the development was a major issue.

55. I will address each of the Grounds advanced by Miss Wigley.

Ground 1

56. This is formulated as follows:

“The Council erred in failing to include provisions with the section 106 agreement to secure adequate and timely contributions towards policing so as to properly mitigate the adverse impact of the development. The Council also erred in failing to have regard to whether the section 106 agreement was adequate to achieve the necessary and required mitigation when it granted planning permission; the Agreement is fundamentally flawed and fails to achieve what is necessary to make the development acceptable in planning terms. No reasons have been given for the actions taken by the Council in respect of the Police contribution and why it has been dealt with differently to other contributions, and accordingly, the Council have acted irrationally.”

57. Miss Wigley says that the Defendant having agreed the principle of the police contribution, the legitimacy of the contributions vis-à-vis the CIL tests and the figures referred to in paragraphs 38 and 39 above, its task as planning authority, in accordance with the resolution of 1 November 2012, was to enter into a section 106 agreement “to secure” the provisions identified in the resolution which, of course, included the provisions concerning the police contribution. For the reasons summarised in paragraphs 20-24 above, she submits that, irrationally, this has not been achieved in relation to the premises contribution (because of the lack of commitment and the uncertainties) and neither has it been achieved in relation to the equipment contribution because rationally-derived trigger-points have not been identified. As to the latter (whilst it might also go to Ground 3), the submission is that the Defendant needed information from the police to enable it to define those trigger-points and failed to obtain it. She also submits, on the basis of what has been revealed

of the decision-making process leading to the section 106 agreement, that the necessary balancing exercise was neither rational nor fair.

58. Whilst she put the matter in a number of ways, the summary I have given above reflects the substance of this argument. She recognises the high threshold there is in this context for establishing such a ground of challenge: see, e.g., *R (Newsmith Stainless Ltd) v Secretary of State for the Environment* [2001] EWHC Admin 74, Sullivan J, as he then was, at [8].
59. Mr Elvin contends that the argument comes perilously close to a simple submission that the Defendant should have accepted the Claimant's approach and that no other rational course existed. That, he submits, is not sufficient and amounts to nothing more than a challenge to the planning merits of the considerations leading to the section 106 Agreement. He says that the evidence of those present at the meeting of 12 November 2013 demonstrates that those participating were aware of the Claimant's position, that it was taken into account along with the position of others and an assessment made of what was reasonable in the light of the cash flow issues that faced those endeavouring to put together the final, effective package of provisions to be incorporated in the section 106 Agreement. A planning judgment was reached that earlier trigger points for the financial contributions were not required to make the development acceptable and a material consideration was also not risking the timely delivery of the development itself.
60. Mr Goodman supports this approach and, in his Skeleton Argument, sought to characterise the argument that the decision was *Wednesbury* unreasonable and "hopelessly unarguable" and amounted to nothing more than "an impermissible quibble" about the merits of one relatively small factor within a very complex and far reaching decision."
61. I do not, with respect, agree that the challenge mounted by the Claimant in this case can be characterised as a quibble about a minor factor. Those who, in due course, purchase properties on this development, who bring up children there and who wish to go about their daily life in a safe environment, will want to know that the police service can operate efficiently and effectively in the area. That would plainly be the "consumer view" of the issue. The providers of the service (namely, the Claimant) have statutory responsibilities to carry out and, as the witness statement of the Chief Constable makes clear, that itself can be a difficult objective to achieve in these financially difficult times. Although the sums at stake for the police contributions will be small in comparison to the huge sums that will be required to complete the development, the sums are large from the point of view of the police.
62. I am inclined to the view that if a survey of local opinion was taken, concerns would be expressed if it were thought that the developers were not going to provide the police with a sufficient contribution to its funding requirements to meet the demands of policing the new area: lawlessness in one area can have effects in another nearby area. Miss Wigley, in my judgment, makes some entirely fair points about the actual terms of the section 106 Agreement so far as they affect the Claimant.
63. However, the issue is whether the strength of the argument to that effect surmounts the very high threshold for establishing irrationality in the sense required for the challenge to be successful. I am unable to accept that they do cross this threshold.

Whilst I can understand that the Claimant may feel that its approach has simply been rejected by the developers because it is inconvenient and that its persistence has been an irritant, the evidence does suggest that the Defendant has considered the matter properly and has reached a rational and sustainable conclusion even if it is not one with which everyone would agree.

Ground 2

64. This is formulated thus:

“In all circumstances, given the size and significance of the development, and the failure to secure appropriate mitigation of the impact of the development, it was incumbent upon the Officers to either return to matter to Committee for determination or articulate their reasons for accepting the Agreement in the terms they did. In the absence of any reasons, the inference is that the Council have acted irrationally.”

65. As articulated orally by Miss Wigley, this was effectively a restatement of the proposition that the planning committee had directed the officers to negotiate a section 106 agreement that secured CIL compliant police contributions (see paragraph 57 above) and that they had not done so. This should, she submits, have resulted in the matter being referred back to the planning committee. As she put it in the Skeleton Argument, having regard to the wording of the committee resolution and, in particular, the way in which the “premises contribution” was to be dealt with under the section 106 agreement, it was incumbent on the officers to report back to the members their inability to act in accordance with the resolution and to explain their proposed alternative course. She submits that it cannot be said with any certainty that the members would have been satisfied with the proposed course of action.
66. The well-known case of *R (Kides) v South Cambridgeshire District Council* [2002] EWCA Civ 1370 was referred to in this context as was the observation of the Court of Appeal in *R. (Dry) v West Oxfordshire DC* [2011] 1 P. & C.R. 16 at [16].
67. I do not really feel that this ground adds anything in real terms to the first ground (or indeed to Ground 3 that I will consider below). It does seem to me that Mr Elvin was right to submit that the resolution required the section 106 agreement to embrace “all CIL Compliant capital infrastructures for Policing”, that “the precise terms of this contribution [are] to be settled by further negotiation” and that this makes it clear that the committee envisaged that the further negotiations on this matter would be undertaken by the officers.
68. That, as it seems to me, is sufficient to dispose of this argument. In any event, in the particular circumstances of this case, whilst some questions might have been raised by members about the terms concerning the police contributions, it is fanciful to suggest that a scheme such as this would have foundered on such an issue. Given the new funding stream constituted by the Pinch Point funding, a resolution to defer the grant of permission pending further negotiations would, to my mind, have been so unlikely as to be a consideration that can safely be disregarded.

Ground 3

69. This is formulated thus:

“Furthermore, arising out of the correspondence, contact and agreement with the Council in this matter, the Police had a legitimate expectation that the Council would consult them on the level of and timing of the delivery of the contribution and that the outcome of those discussions would be represented in the Agreement.”

70. The foundation for this argument is the sequence of correspondence, meetings and other communications in the period running up to November 2013 to which I have referred above (see paragraphs 28-43 above).
71. There is, of course, a good deal of authority on the issue of legitimate expectation. I am quite prepared to accept for present purposes that a course of dealing between two parties in the kind of context with which this case is concerned can in some circumstances give rise to a legitimate expectation that some particular process will be followed by the public authority the subject of the challenged decision before the decision is taken. The course of dealing can be on such a basis that the necessarily “clear and unambiguous” representation upon which such an expectation is based may arise.
72. Did anything of that nature arise in this case? I do not think so. What one can see from the communications to which I have referred is a pattern of negotiation, in effect between the Claimant and the developers with the Defendant as the intermediary, where no unequivocal representation was made by the Defendant that could have led to an expectation that it would be consulted “on the level of and timing of the delivery of the contribution”. That having been said, however, there can be little doubt that the Defendant was aware of the Claimant’s view on the timing of the premises contribution which, in one sense, was the most significant part of what was required by way of infrastructure funding. The equipment contribution was discussed and the police could have given “chapter and verse” on that if they had chosen to do so prior to the final discussions between the Defendant and the developers. However, I do not see any basis for a specific obligation on the Defendant’s part to inquire about that.
73. There is no evidence to suggest that the way in which the Claimant’s position was handled during the prolonged negotiations towards the section 106 agreement was markedly different from that of the other parties who also engaged in the process whatever the ultimate outcome may have been. It seems to me that the accommodating approach of Mr Senior from August 2013 onwards was simply born of a desire to facilitate a smoothing of the passage towards a resolution of the impasse that otherwise existed and that it would be wrong to read it in any other way.
74. It seems to me that there was, at least initially, a difference of view about the approach to how the police contribution should be calculated (one apparently shared by others around the country at the time). That there was a revision of the approach during the negotiations is plain. That may have been aided by the decision in the Jelsoy Homes appeal to which Miss Wigley drew my attention. At all events, as it seems to me, there was nothing in what occurred during the various communications

that could reasonably have led the police to believe that it would be consulted on the specific terms of the section 106 agreement. As Mr Elvin submitted, the Claimant did make representations which the evidence suggests were considered. That, in my judgment, is as far as any legitimate expectation could take the Claimant.

Ground 4

75. This was added by a late amendment for which leave was granted by Hickinbottom J. As formulated it is as follows:

“The Council has breached Article 36 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.”

76. The acronym ‘DMPO’ is applied to this order.
77. The contention is that that Article 36(3)(b) required the “travelling draft” of the section 106 agreement to be placed on the local planning register and that the Defendant’s failure to do so invalidates the planning permission.
78. Article 36(3) is as follows:

(3) Part 1 of the register shall contain in respect of each such application and any application for approval of reserved matters made in respect of an outline planning permission granted on such an application, made or sent to the local planning register authority and not finally disposed of—

(a) a copy (which may be photographic or in electronic form) of the application together with any accompanying plans and drawings;

(b) a copy (which may be photographic or in electronic form) of any planning obligation or section 278 agreement proposed or entered into in connection with the application;

(c) a copy (which may be photographic or in electronic form) of any other planning obligation or section 278 agreement entered into in respect of the land the subject of the application which the applicant considers relevant; and

(d) particulars of any modification to any planning obligation or section 278 agreement.

79. This follows Article 36(2) which provides that “each local planning register authority shall keep, in [two] parts, a register of every application for planning permission relating to their area”.
80. Whilst I have had very little opportunity to give this issue mature consideration, I find it difficult to find within Article 36(3)(b) an obligation that “travelling drafts” of a section 106 agreement should be placed on the register. Mr Goodman submitted that Article 36 is not intended to require that every iteration of a document “under

construction” by negotiation must be put on the planning register and I am inclined to agree that that is so.

81. At all events, Mr Elvin and Mr Goodman seem to me to have the complete answer to this allegation in this case, namely, that there is no evidence or even a claim that the Claimant checked the local planning register before the planning permission was granted and accordingly no prejudice could have arisen. If there was any failure to comply with Article 36(3)(b), it could have had no impact on the outcome of this case.
82. The evidential basis for the contention about the lack of material on the register is a witness statement of Rebecca Philips, a solicitor with the Derbyshire Constabulary, who made certain requests and enquiries of the Defendant’s planning office. However, there is a factual issue joined by virtue of Mr Senior’s second witness statement when he says that the various drafts of the section 106 agreements in question were available for inspection in hard form in the Council’s files on request. I cannot resolve any issues of fact on this application and, in any event for the reasons I have given, it is unnecessary to do so.

Conclusion

83. I have not been able to cover every nuance of the arguments advanced. However, I am of the view that the grounds of challenge to the grant of planning permission do not succeed.
84. I repeat that, looked at objectively, there are features of the way the police contribution in this case was dealt with in the section 106 agreement that are not very satisfactory and, as I have said, some legitimate criticisms seem to me to be open to the formulation of the trigger mechanism. I rather suspect that, irrespective of the outcome of this case, the issue of the timing of the police contributions will have to be re-visited before the development proceeds too far to ensure that those who are considering purchasing properties on the development will have the reassurance that it will be properly and efficiently policed. However, that does not amount to, or evidence the need for, a conclusion at this stage that what was agreed between the Defendant and the developers was irrational or that there was anything unfair about the way the Defendant dealt with the issue.
85. The case was dealt with as a “rolled up” hearing. Mr Elvin is quite right to say that a claimant in such a situation should not be given permission to apply for judicial review “just because everyone is present at the hearing”. A “rolled up” hearing is often directed when there is a need for expedition and that is plainly why Hickinbottom J directed such a hearing in this case. The other aspect to the position advanced by Mr Elvin is that merely because a claimant loses at a “rolled up” hearing does not mean that permission to apply for judicial review should not be granted.
86. If this case had not been as urgent as it is and a judge had applied his or her mind to the usual considerations at the permission stage, I believe the Claimant would probably have overcome the relatively low threshold of “arguability” on Grounds 1 and 3, but not on grounds 2 and 4. Accordingly, I grant permission on Grounds 1 and 3, although I dismiss the substantive claims, but I refuse permission to apply for judicial review on Grounds 2 and 4.

87. I would express my appreciation to all Counsel for their assistance, both in their oral submissions and in writing.

Permission to appeal

88. Because of the urgency and because of my non-availability in the next few weeks, it was agreed at the conclusion of the hearing that I should assume that any losing party would wish me to consider the issue of permission to appeal. It would be convenient for me to do so here.
89. This arises in relation to grounds 1 and 3 (because I have refused permission on grounds 2 and 4 and the normal route is a direct application to the Court of Appeal in relation to such grounds). Whilst I have treated grounds 1 and 3 as having crossed the arguability threshold for the purposes of permission to apply for judicial review, having heard the full argument I was satisfied that the grounds should not succeed. I am of the view that there is no realistic prospect of success on an appeal if pursued and, accordingly, I refuse permission to appeal.
90. Again, it was agreed by all parties that I should exercise my power effectively to foreshorten any period for seeking permission to appeal from the Court of Appeal. I will direct that any Appeal Notice seeking permission to appeal must be lodged within 7 days of the hand down of this judgment, that the notice must be served on all other parties and that an application in writing for an expedited consideration of the issue of permission to appeal must be made by the Claimant. It would, of course, be open to the other parties to make representations on this issue if so advised.
91. Arrangements will have been made for the final form of this judgment to be handed down on my behalf by a judge sitting in Birmingham during the week beginning 26 May and the 7-day period will commence on that day.



Department for
Communities and
Local Government

Mr J Bompas
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London WC2H 0JR

Our Ref: APP/G2435/A/14/2228806

15 February 2016

Dear Sir

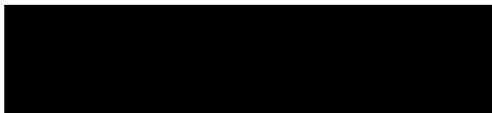
**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEAL BY MONEY HILL CONSORTIUM: MONEY HILL, LAND NORTH OF
WOOD STREET, ASHBY-DE-LA-ZOUCH**

1. I am directed by the Secretary of State to say that consideration has been given to the report of the Inspector, John Braithwaite BSc (Arch) BArch(Hons) RIBA MRTPI, who held a public local inquiry on 8 and 10 September 2015 into your client's appeal against the decision of North West Leicestershire District Council (the Council) to refuse planning permission for 605 residential dwellings including a 60 unit extra care centre (C2), a new primary school (D1), a new health centre (D1), a new nursery school (D1), a new community hall (D1), new neighbourhood retail use (A1), new public open space and vehicular access from the A511 and Woodcock Way, in accordance with application Ref 13/00335/OUTM dated 22 April 2013, at Money Hill, land north of Wood Street, Ashby-de-la-Zouch.
2. The appeal was recovered for the Secretary of State's determination on 3 December 2014, in pursuance of section 79 of, and paragraph 3 of Schedule 6 to, the Town and Country Planning Act 1990 because it involves a residential development of more than 150 units on a site of more than 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities.

Inspector's recommendation and summary of the decision

3. The Inspector, whose report is enclosed with this letter, recommended that the appeal be allowed. For the reasons given below, the Secretary of State agrees with the Inspector and has decided to allow the appeal and grant planning

Department for Communities and Local Government
Philip Barber, Decision Officer
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permission. All paragraph numbers, unless otherwise stated, refer to the Inspector's report (IR).

Procedural matters

4. For the reasons in IR9 and IR64-66, the Secretary of State agrees with the Inspector that the amended scheme is not materially different to the original and is not so changed that the interests of any party to the appeal are compromised (IR67). He also agrees with the Inspector's conclusions in IR67 on the implementation of the original scheme. Like the Inspector, the Secretary of State has considered the original and amended schemes on their merits (IR67).
5. The Secretary of State has had regard to correspondence submitted too late to be considered by the Inspector, as set out in Annex B to this letter. He has carefully considered these representations but, as they do not raise new matters that would affect his decision, he has not considered it necessary to circulate them to all parties. Furthermore, the Secretary of State wrote to the inquiry parties on 14 December 2015, inviting comment on: any implications the Ashby-de-la-Zouch Draft Neighbourhood Plan may have for the planning balance in the case; and on any material change in circumstances, fact or policy, which may have arisen since the close of the inquiry. The responses received were circulated for further comment on 11 January 2016. A list of the representations received is set out in Annex C to this letter. The Secretary of State has carefully considered these but is satisfied that they do not raise any new material considerations sufficient to affect the decision in this case. Copies of the representations listed in Annexes B and C can be made available on written request to the address at the foot of the first page of this letter.
6. In coming to his decision, the Secretary of State has taken into account the Environmental Statement (ES) and the ES Addendum prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended (IR5 and 9). The Secretary of State is satisfied that the ES and the ES Addendum comply with the above regulations and that sufficient information has been provided for him to assess the environmental impact of the proposals.

Policy considerations

7. In deciding the appeal, the Secretary of State has had regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the saved policies of the North West Leicestershire Local Plan 1991 – 2006 (LP), which was adopted in August 2002.
8. Other material considerations which the Secretary of State has taken into account include: The National Planning Policy Framework (the Framework); the Planning Practice Guidance (the Guidance); and the Community Infrastructure Levy (CIL) Regulations.
9. The Secretary of State notes that the main parties agreed that no weight can be attached to the emerging North West Leicestershire Local Plan, for the reasons in IR12. The Secretary of State notes that the Council recently undertook a

public consultation on a draft Local Plan, but does not consider that the emerging Local Plan can be afforded any more than very limited weight at this stage. The Secretary of State also notes that consultation has now closed on the Ashby-de-la-Zouch Draft Neighbourhood Plan (NP) and, given the stage it has reached in its progress towards adoption, affords it very limited weight.

10. In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the LB Act), the Secretary of State has paid special regard to the desirability of preserving those listed structures potentially affected by the scheme or their settings or any features of special architectural or historic interest which they may possess. The Secretary of State has also paid special attention to the desirability of preserving or enhancing the character or appearance conservation areas, as required by section 72(1) of the LB Act.

Main Issue

11. The Secretary of State agrees with the Inspector that the main issue in this case, taking all relevant matters into account, is whether the proposal would be sustainable development (IR68).

Development Plan

12. The Secretary of State notes that, for the reasons in IR14, the appeal proposal conflicts with LP policy S3; but that the LP's housing policies only made provision to meet the need for new homes in the district until 2006 and are consequently are out of date (IR14). He notes the Council's view that a new Local Plan will have to identify land outside the existing limits to development to meet the present and future need for housing, and that policy S3 is out of date (IR14). He agrees with the Council that, in the circumstances, no weight should be attached to the conflict with policy S3 (IR14).

Sustainable development

13. For the reasons in IR82-84, he agrees with the Inspector that the proposed development satisfies the economic, social and environmental roles of sustainable development; and that it would be sustainable development (IR85).

Housing need and supply

14. Paragraph 47 of the Framework requires local planning authorities to identify and update annually a supply of specific deliverable sites to provide five years of housing against their housing requirements. The Secretary of State notes that the appellant has not disputed the Council's contention that it has a five year supply of housing land (IR87). He agrees with the Inspector that local planning authorities must also plan for housing supply beyond the five year period and, as set out in paragraph 47 of the Framework, identify a supply of sites for 6-10 years and, where possible, 11-15 years (IR87). He agrees with the Inspector that there is also a current national imperative to boost the supply of housing and, in recognition of this, the Council rightly does not cite their five year housing land supply as a reason to withhold planning permission (IR87). The Secretary of State attaches significant weight to the fact that the proposed development would provide for 605 new homes of which up to 182 would be affordable.

Other matters

15. For the reasons in IR69-74, the Secretary of State agrees with the Inspector that the development, either in its original or amended form, would not compromise **highway safety** or result in any significant increase in **traffic congestion** (IR74). For the reasons in IR75, he also agrees that it would not have any significant effect on the **character of the area**. He also agrees that the development would not cause any demonstrable harm to the setting of **Ashby Conservation Area** or the setting of any **listed building** within it and therefore that paragraphs 133 and 134 of the Framework are not engaged (IR76). For the reasons in IR77-78, he agrees that the development would not place an unacceptable burden on **local infrastructure** (IR78); and, for the reasons in IR79-81, that, as well as easy access by cycle and walking to local services, residents of the development would have access to a mode of **transport** to the town centre other than the car (IR81).

Conditions and obligations

16. The Secretary of State has considered the schedules of conditions included within the IR; the Inspector's comments at IR160; paragraphs 203 and 206 of the Framework and the Guidance. He is satisfied that the proposed conditions are reasonable and necessary and meet the tests of paragraph 206 of the Framework.
17. The Secretary of State has also considered the executed and signed Unilateral Undertaking; the Inspector's comments on this at IR61-63; paragraphs 203-205 of the Framework, and the Guidance. He considers that that the provisions offered by the Unilateral Undertaking would accord with the tests set out at paragraph 204 of the Framework and agrees with the Inspector that they would also comply with Regulations 122 and 123 of the CIL Regulations.

Planning Balance and Conclusion

18. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons set out in IR14 and 86, the Secretary of State agrees with the Inspector that LP policy S3 is out of date. For the reasons set out in this letter, the Secretary of State also considers that the emerging North West Leicestershire Local Plan and the Ashby-de-la-Zouch Draft Neighbourhood Plan should be afforded very limited weight.
19. The Secretary of State agrees with the Inspector that, taking all relevant matters into account, the proposed development would not cause harm to any matters of acknowledged importance; and that it satisfies the economic, social and environmental roles set out in paragraph 7 of the Framework and would be sustainable development (IR85). The appellant has not disputed the Council's contention that they have a five year supply of housing land (IR87). However, the Secretary of State agrees with the Inspector that local planning authorities must also plan for housing supply beyond the five year period; that there is also a current national imperative to boost the supply of housing; and that, in recognition of this, the Council rightly does not cite their five year housing land supply as a reason to withhold planning permission (IR87). The Secretary of

State attaches significant weight to the fact that the proposed development would provide for 605 new homes of which up to 182 would be affordable.

20. Paragraph 49 of the Framework states that housing applications should be considered in the context of sustainable development, and paragraph 14 states that there is a presumption in favour of sustainable development and that, for decision taking, this means, where relevant policies in the development plan are out-of-date, granting planning permission for development unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole (IR88). The Secretary of State agrees with the Inspector that in this case there are no demonstrable adverse effects to take into account and the development would be sustainable development (IR88). He also agrees with the Inspector that, for this principal reason, determination of the appeal may be made other than in accordance with the development plan (IR88).

Formal Decision

21. Accordingly, for the reasons given above, the Secretary of State agrees with the Inspector's recommendation. He hereby grants planning permission for the amended scheme for 605 residential dwellings including a 60 unit extra care centre (C2), a new primary school (D1), a new health centre (D1), a new nursery school (D1), a new community hall (D1), new neighbourhood retail use (A1), new public open space and vehicular access from the A511 and Woodcock Way, on land at Money Hill, land north of Wood Street, Ashby-de-la-Zouch, subject to the conditions listed in the Annex A to this letter.
22. An applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.
23. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

Right to challenge the decision

24. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged. This must be done by making an application to the High Court within six weeks from the date of this letter for leave to bring a statutory review under section 288 of the Town and Country Planning Act 1990.
25. A copy of this letter has been sent to the Council.

Yours faithfully



Philip Barber

Authorised by the Secretary of State to sign in that behalf

Conditions

1. Save for the details of vehicular access into the site from Woodcock Way (if applicable) and the A511, details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") for the relevant phase (as defined under Condition 5 below) shall be submitted to and approved in writing by the Local Planning Authority before any development begins in respect of the relevant phase.
2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access save for the details of vehicular access into the site from Woodcock Way(if applicable) and the A511, appearance, landscaping, layout, and scale shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
3. Application for approval of the reserved matters for the relevant phase (as defined under condition 5 below) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters for that phase to be approved.
4. The proposed development shall be carried out strictly in accordance with the following plans:
 - Application Boundary Plan – Rev A 29.06.2015
 - Site Access plans (06 Rev F)
5. Notwithstanding conditions 1, 2 and 3 above, the first reserved matters application shall include a masterplan for the whole of the site setting out indicative details of site layout, areas of open space / children's play, landscaping, density parameters and scale, as well as details of any proposed phasing of development. The masterplan shall accord with the principles of the submitted Design and Access Statement. All subsequent reserved matters applications shall be in accordance with the approved masterplan unless any alteration to the masterplan is first agreed in writing by the Local Planning Authority. All development of the site shall thereafter be undertaken in accordance with the agreed phasing and timetable details (or any alternatives subsequently agreed in writing by the Local Planning Authority).
6. A total of no more than 605 dwellings shall be erected on the area shown as 'residential' (18.23 hectares) and 'health centre/residential' (0.52 hectares) as shown on Parameter Plan 1 – Land Use and Amount – Rev D 10.06.2015.
7. No development shall commence on the site (or, in the case of phased development, in respect of the relevant phase) until such time as precise details of all means of mitigation measures as set out in the Environmental Statement, including timetables for their provision in respect of the development (or, in the case of phased development, in respect of that phase), have been submitted to and

agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed details and timetables.

8. No development shall commence on the site until such time as a Design Code for the entirety of the developed area shown on Parameter Plan 1 – Land Use and Amount – Rev D 10.06.2015 has been submitted to and agreed in writing by the Local Planning Authority. The Design Code shall substantially accord with the principles and parameters described and illustrated in the Design and Access Statement, and demonstrate compliance with Building for Life 12 (or any subsequent replacement standard issued by the Design Council / CABE or any successor organisation). The development shall thereafter be carried out in accordance with the agreed Design Code.

9. Notwithstanding the submitted details, no construction work shall commence on site until such time as intrusive site investigation works in respect of potential risks to the proposed development arising from former coal mining operations together with precise details of any required mitigation and a timetable for its implementation have been submitted to and agreed in writing by the Local Planning Authority. Where the agreed details indicate that mitigation is required, the development shall be carried out strictly in accordance with the agreed mitigation and timetable.

10. The development hereby permitted shall not be carried out other than in strict accordance with the submitted Flood Risk Assessment (FRA) dated 14 March 2013, ref. 031052 (ES Appendix 14-1) and Drainage Strategy Revision 01, Dated 20 March 2013, ref. 031052 (ES Appendix 14 -2) and the following mitigation measures detailed within the FRA:

- Limiting the discharge rate for surface water run-off and provision of surface water attenuation storage on the site, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site - FRA sections 6.0 and 7.4, and Drainage Strategy sections 3.1, 5.1, 7.1 to 7.3.6;
- Management of Silt and the prevention of pollution of the watercourse during the construction phase - FRA section 7.3;
- Provision of safe access and egress within the site - FRA section 7.2;
- Finished floor levels - FRA section 7.1

Unless any alternative programme is first agreed in writing by the Local Planning Authority, none of the dwellings hereby permitted shall be occupied until such time as the mitigation measures have been fully implemented in accordance with the above details.

11. Notwithstanding the submitted details and other conditions, no development shall commence on the site until such time as a surface and foul water drainage scheme for the entire developed area shown on Parameter Plan 1 – Land Use and Amount – Rev D 10.06.2015 (or, in the case of phased development, for the relevant phase of the development), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, together with a timetable for its implementation in respect of the development (or, in the case of phased development, for that phase), has been submitted to and agreed

in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the agreed details and timetable. The scheme shall include:

- Surface water drainage system/s to be designed in accordance with either the National SUDs Standards, or CIRIA C697 and C687, whichever are in force when the detailed design of the surface water drainage system is undertaken;
- Limiting the discharge rate and storing the surface water run-off generated by all rainfall events up to the 100 year plus 20% for commercial, 30% for residential (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site;
- Provision of surface water run-off attenuation storage to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus 20% for commercial, 30% for residential (for climate change) critical rain storm;
- Detailed design (plans, cross, long sections and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements; and
- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.

No development shall be carried out (or, in the case of phased development, no development in that phase shall be carried out), nor any part of the development shall be brought into use at any time unless in accordance with the agreed scheme and timetable.

12. The development hereby permitted shall not be commenced until such time as a scheme to detail each individual watercourse crossing (including pedestrian footbridge and vehicular crossings) demonstrating that no raising of ground levels, nor bridge soffit levels as set will result in elevated flood levels, and that there will be no loss of flood plain storage due to the provision of any new crossing of the Money Hill Brook, has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Environment Agency and Lead Local Flood Authority (LLFA). The scheme shall include, but not be exclusive of:

- Limiting the number of crossings of the Money Hill Brook, and removal/upgrade of any existing crossings;
- Crossings to be provided as clear span bridges or arches in preference to any culverting (including the upgrading of existing crossings, where upgrading is required or proposed);
- Bridge soffits set a minimum of 600mm above the modelled 100 year plus 20% (for climate change) flood level applicable at the crossing site;
- Bridge abutments set back beyond the top of the natural bank of the watercourse;

- Where necessary, culverts designed in accordance with CIRIA C689 (including up sizing to provide a free water surface and natural bed), and to have a minimum width / length of culvert essential for access purposes;
- Provision of compensatory flood storage for all ground levels raised within the 100 year flood plain applicable at any crossing sites, including proposed location, volume (calculated in 200mm slices from the flood level) and detailed design (plans, cross, and long sections) of the compensation proposals;
- Compensatory flood storage provided before (or, as a minimum, at the ground works phase) of the vehicle bridge and any other crossing construction;
- Detailed designs (plans, cross, long sections and calculations) in support of any crossing;
- Details of how the scheme shall be maintained and managed after completion; and
- A timetable for the relevant works.

The scheme shall be fully implemented and subsequently maintained in accordance with the approved details including the timing / phasing arrangements embodied within the scheme.

13. No development shall commence until a construction working method statement to cover all watercourse works (including pedestrian and vehicular crossings and any other works within 8 metres of any watercourse) has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

14. Notwithstanding the submitted details and other conditions, no development (save for demolition works) shall commence on the site (or, in the case of phased development, in respect of the relevant phase) until a further Risk Based Land Contamination Assessment has been submitted to and agreed in writing by the Local Planning Authority (or, in the case of phased development, in respect of that phase). The Risk Based Land Contamination Assessment shall identify all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site and shall be carried out in accordance with:

- BS10175:2011+A1:2013 Investigation of Potentially Contaminated Sites Code of Practice;
- BS8485:2007 Code of Practice for the Characterisation and Remediation from Ground Gas in Affected Developments; and,
- CLR 11 Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004.

15. If, pursuant to Condition 14 above, any unacceptable risks are identified in the Risk Based Land Contamination Assessment, a Remedial Scheme and a Verification Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Remedial Scheme shall be prepared in accordance with the requirements of CLR 11

Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004, and the Verification Plan (which shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action) shall be prepared in accordance with the requirements of Evidence Report on the Verification of Remediation of Land Contamination Report: SC030114/R1, published by the Environment Agency 2010, and CLR 11 Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004. If, during the course of development, previously unidentified contamination is discovered, development shall cease on the affected part of the site and it shall be reported in writing to the Local Planning Authority within 10 working days. No work shall recommence on that part of the site until such time as a Risk Based Land Contamination Assessment for the discovered contamination (to include any required amendments to the Remedial Scheme and Verification Plan) has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the agreed details and thereafter be so maintained.

16. No part of the development hereby permitted shall be brought into use until such time as a Verification Investigation for the relevant part of the site has been undertaken in line with the agreed Verification Plan for any works outlined in the approved Remedial Scheme relevant to either the whole development or that part of the development and a report showing the findings of the Verification Investigation for the relevant part of the site has been submitted to and agreed in writing by the Local Planning Authority. The Verification Investigation Report shall:

- Contain a full description of the works undertaken in accordance with the agreed Remedial Scheme and Verification Plan;
- Contain results of any additional monitoring or testing carried out between the submission of the Remedial Scheme and the completion of remediation works;
- Contain Movement Permits for all materials taken to and from the site and/or a copy of the completed site waste management plan if one was required;
- Contain Test Certificates of imported material to show that it is suitable for its proposed use;
- Demonstrate the effectiveness of the approved Remedial Scheme; and
- Include a statement signed by the developer, or the approved agent, confirming that all the works specified in the approved Remedial Scheme have been completed.

17. There shall be no infiltration of surface water drainage into the ground at any time other than in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Development shall be undertaken strictly in accordance with the submitted Outline Construction Environmental Management Plan (Revision 01, March 2013, ref. 031052).

18. Notwithstanding the submitted details and other conditions, no development shall commence in any phase until such time as a timetable for the undertaking of updated surveys in respect of badgers in the relevant phase (and including the

specification of maximum periods between undertaking of surveys and commencement of work on the relevant phase) has been submitted to and agreed in writing by the Local Planning Authority. No development shall thereafter be undertaken at any time in that phase unless the relevant surveys have been undertaken in accordance with the approved details and the results (including mitigation measures and a timetable for such mitigation where appropriate) have been submitted to and agreed in writing by the Local Planning Authority, and the development shall thereafter be undertaken strictly in accordance with the agreed mitigation measures and timetable.

19. No hedgerows, trees or shrubs shall be removed during the months of March to August inclusive unless first agreed in writing by the Local Planning Authority. Should nesting birds be found during construction work, all construction work within 5 metres of the nest (which could constitute a disturbance) shall cease immediately, and shall not resume until such time as the young have left the nest.

20. Notwithstanding the submitted details and other conditions, the first reserved matters application in respect of the development (or, in the case of phased development, the first reserved matters application in respect of the relevant phase) shall be accompanied by full details of all measures proposed in respect of the enhancement and / or management of the ecology and biodiversity of the development (or in respect of phased development, that phase), including proposals in respect of future maintenance and a timetable for the implementation of the relevant measures. The development shall thereafter be undertaken and occupied in accordance with the agreed measures and timetable.

21. Notwithstanding the submitted details, all reserved matters applications for the erection of non-residential development shall include full details of the proposed buildings' anticipated level of achievement in respect of criteria / sub-categories contained within the Building Research Establishment's Environmental Assessment Method (BREEAM). No building shall be brought into use until such time as an assessment of the building has been carried out by a registered BREEAM assessor and a BREEAM Certificate has been issued for the relevant building certifying that the relevant BREEAM Level has been achieved.

22. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking or re-enacting that Order), the total gross floorspace of uses falling within Class A1 of that Order shall not exceed 560 square metres at any time, nor shall the total gross floorspace of any single retail unit exceed 460 square metres at any time, unless planning permission has first been granted by the Local Planning Authority.

23. The first reserved matters application submitted pursuant to this permission (or, in the case of phased development, the first reserved matters application in respect of the relevant phase) shall include a detailed Archaeological Mitigation Strategy for the respective area(s). The Strategy shall be based upon the results of a programme of exploratory archaeological fieldwalking and trial trenching undertaken within the relevant area(s) in accordance with a Written Scheme of Investigation (WSI) first submitted to and agreed in writing by the Local Planning Authority. Both the WSI and final Strategy shall include an assessment of significance and research questions, and:

- The programme and methodology of site investigation, recording and post-investigation assessment (including the initial fieldwalking and trial trenching, assessment of results and preparation of an appropriate mitigation scheme);
- The programme for post-investigation assessment;
- Provision to be made for analysis of the site investigation and recording;
- Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- Provision to be made for archive deposition of the analysis and records of the site investigation;
- Nomination of a competent person or persons / organisation to undertake the works set out within the Written Scheme of Investigation; and
- A detailed timetable for the implementation of all such works / measures.

No development shall take place at any time within the relevant area other than in accordance with the agreed Written Scheme of Investigation, Strategy and timetable for that area.

24. Notwithstanding the submitted details and other conditions, no development shall commence on the site until such time as a scheme of structural landscaping to the A511 (indicating species, densities, sizes and numbers of proposed planting both within and outside of the application site, as appropriate, together with all existing trees and hedgerows on the land including details of those to be retained, and those to be felled / removed), together with a timetable for its implementation, has been submitted to and agreed in writing by the Local Planning Authority. No development shall be occupied at any time unless all measures specified in the agreed scheme required to be implemented by the relevant stage / phase have been undertaken in full in accordance with the agreed details.

25. Notwithstanding the submitted details and other conditions, no development shall commence (or, in respect of a phased development, no development shall commence in the relevant phase) until such time as details specifying which of the proposed tree protection measures shown on drawing no. SJA TPP 12139-02a within the development (or, in respect of a phase development, that phase) are proposed to be implemented in respect of the construction of the proposed accesses / roads (together with a timetable for their implementation) have been submitted to and agreed in writing by the Local Planning Authority. No development (or, in respect of a phased development, no development in the relevant phase) shall be undertaken at any time unless all of the agreed protection measures relating to the relevant stage / phase are in place. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and back-filled by hand.

26. Save for any works associated with the formation of the access as shown on drawing no. 06 Rev F, no part of the development shall be occupied until such time as the A511 site access junction as shown on drawing no. 06 Rev F has been provided in full and is available for use by vehicular traffic.

27. No development shall commence on the site until such time as a scheme for the provision of a new or diverted bus service serving the development, and providing a connection between the site and Ashby de la Zouch town centre, has been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall include hours of operation, service frequencies, routeing and provision of necessary on and off site infrastructure (including pole and flag, bus shelter, raised kerbs and information display cases). The scheme shall include any works / measures required for the initial implementation of the scheme, together with a phased programme for the implementation of any measures required by the scheme as the development progresses. No more than 131 dwellings constructed pursuant to this Planning Permission shall be occupied until such time as the whole of the approved scheme is fully operational.

28. No development shall commence on the site until such time as a construction management plan, including wheel cleansing facilities and vehicle parking facilities, site compound(s), materials' storage areas and a timetable for their provision, has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

29. No more than 30 dwellings shall be accessed off Woodcock Way.

Annex B

Correspondence submitted after the close of the inquiry or too late to be considered by the Inspector

Correspondent	Date
Paul Andrew	17 November 2015
Ashby de la Zouch Civic Society	26 November 2015
the late Lorna Titley	2 December 2015
Iceni Projects	27 January 2016

Annex C

Representations received in response to reference back to parties

Correspondent	Date
North West Leicestershire District Council	17 December 2015
David Price	2 January 2016
Iceni Projects	5 & 18 January 2016
the late Lorna Titley	7 & 18 January 2016
Ashby de la Zouch Town Council	7 & 18 January 2016
Nottingham Road and Wood Street Action Group (NORAG)	7 January 2016
Ashby de la Zouch Civic Society	7 & 17 January 2016
Paul Andrew	7 & 20 January 2016

Report to the Secretary of State for Communities and Local Government

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

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

Date: 21 October 2015

TOWN AND COUNTRY PLANNING ACT 1990

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

APPLICATION

by

MONEY HILL CONSORTIUM

Inquiry held on 8 and 10 September 2015

Money Hill, Land north of Wood Street, Ashby-de-la-Zouch, Leicestershire

File Ref: APP/G2435/A/14/2228806

File Ref: APP/ G2435/ A/ 14/ 2228806

Money Hill, Land north of Wood Street, Ashby-de-la-Zouch, Leicestershire

- The appeal was recovered for decision by the Secretary of State by a direction, made under section 79 of the Town and Country Planning Act 1990, on 3 December 2014.
- The application was made by Money Hill Consortium to North West Leicestershire District Council.
- The application Ref 13/00335/OUTM is dated 22 April 2013.
- The development proposed is 605 residential dwellings including a 60 unit extra care centre (C2), a new primary school (D1), a new health centre (D1), a new nursery school (D1), a new community hall (D1), new neighbourhood retail use (A1), new public open space and vehicular access from the A511 and Woodcock Way.
- The reason given for the direction is that the appeal involves a residential development of more than 150 units on a site of more than 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities.

Summary of Recommendation: The appeal be allowed.

Procedural Matters

1. The application was made in outline form with all matters except for part access reserved for future consideration.
2. The application was refused for four reasons, as set out in a Statement of Common Ground (ID4), but at a Planning Committee Meeting on 6 January 2015 North West Leicestershire District Council (NWLDC) resolved not to pursue the first three reasons for refusal. The fourth reason relates to housing and affordable housing supply.
3. The application was opposed by Leicestershire County Council (LCC) and by Leicestershire Police (LP). Prior to the Inquiry LCC and LP were granted Rule 6(6) status under the provisions of the Inquiries Procedure Rules. Their concerns related to mitigation of the effects of the development and to the provisions of the Unilateral Undertaking, made pursuant to Section 106 of the Town and Country Planning Act 1990, that has been put forward by the Appellant. A final draft of the Section 106 Undertaking was submitted at the Inquiry and a signed and dated version was submitted after the close of the Inquiry.
4. Though they have maintained the fourth reason for refusal of the application NWLDC did not present any evidence at the Inquiry. Instead, they made a position statement. This is reported below.
5. The proposed development is EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The planning application was thus accompanied by an Environmental Statement (ES). The ES has been found to meet the requirements of the EIA Regulations.

The Site and Surroundings

6. The appeal site is 43.6 hectares of undulating open farmland, which rises roughly from the south to the north, to the north-west of Ashby-de-la-Zouch. The site is bounded to the west, south and south-east by existing town development, to the north by further farmland, and to the north-east by the A511 trunk road.

The Proposed Development as made to the Council

7. The principal element of the proposed development is the construction of 605 dwellings, of which 60 units would be within an extra care centre, on 20.18 hectares at a density of 29.9 dwellings per hectare. The development would also include a primary school, a health centre, a community hall, neighbourhood retail use, public open space (9.88 hectares) and flood attenuation areas (3.87 hectares). The principal access into the site would be via a new roundabout junction on the A511 and a secondary access would be via Woodcock Way that has a junction with Nottingham Road, the main road into the town from the east.

The Proposed Development as amended prior to the Inquiry

8. After the application was submitted to the Council the Money Hill Consortium 'lost control' of part of the application site. This part of the site is known as the 'Verney field'. The Woodcock Way access into the site is into the Verney field and the field has been the subject of a planning application (Ref. no. 15/00354/OUT) for up to 70 dwellings, which was refused by NWLDC and is the subject of an appeal (Ref. No. APP/G2435/A/14/3019451).

9. The amended development is the same as that generally described in paragraph 7 but would not include any development on the Verney field. Consequently, the area for residential development would reduce to 18.75 hectares, with a consequent increase in housing density to 32.2 dwellings per hectare, public open space would reduce to 8.77 hectares, and flood attenuation areas would reduce to 3.46 hectares. The amended scheme has been the subject of assessment under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA) and an ES Addendum is included with the Inquiry Documents (ID23).

10. The Appellant maintains that the amendments to the original scheme are minor and has requested, under the principle established in *Bernard Wheatcroft Ltd v Secretary of State for the Environment (1982) 43 P & CR 233 (Wheatcroft)*, that the appeal be determined on the basis of the amended scheme. This matter is reported and concluded on below. ID5 is the plans that accompanied the application and ID6 is the plans for the amended development.

Planning Policy

Local planning policy

11. The development plan, for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, comprises saved policies of the North West Leicestershire Local Plan 1991 – 2006 (LP), which was adopted on 22 August 2002. LP policy S3 states that development will be permitted on land outside the limits to development, identified on proposals maps as countryside, but only if it is for one of five given purposes. General housing is not one of the five purposes.

Emerging local planning policy

12. A draft Core Strategy was passing through the statutory process towards adoption but was withdrawn in October 2013. A revised draft CS has been prepared but it is not expected to pass through the statutory process to adoption before December 2016. The main parties agreed, as set out in the Statement of Common Ground (ID4), that no weight can be attached to the emerging CS.

The Case for North West Leicestershire District City Council (NWLDC)

The material points of the case made by NWLDC are:

13. The Appellant proposes to deliver a balanced development of up to 605 new homes (of which 30 per cent would be affordable homes), new primary and nursery schools, a health centre, a community hall, a shop and open space on a green field site adjoining the north eastern edge of Ashby de la Zouch.

Planning policy framework

14. The development plan comprises saved LP policies. LP policy S3 restricts the development of new homes outside the limits to development that are shown on proposals maps. The appeal site lies outside the limits to development around Ashby de la Zouch. It therefore conflicts with policy S3. However, the LP's housing policies only made provision to meet the need for new homes in the district until 2006. Consequently they are out of date. Policy S3 is a counterpart to those policies in the sense that it restricts the development of new homes in the countryside in order to direct them to sites allocated for that purpose. Since it is inevitable that a new Local Plan will have to identify land outside the existing limits to development to meet the present and future need for housing policy S3 is also out of date. In the circumstances, no weight ought to be attached to the conflict with policy S3. Instead, the merits of the proposal should be assessed by reference to the National Planning Policy Framework (NPPF).

15. The NPPF places great weight on boosting significantly the supply of market and affordable housing. Where, as in this case, policies for the supply of housing contained in a local plan are out of date, the presumption in favour of sustainable development applies. That means planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole. The factual question of whether development would actually cause harm is to be approached positively. Local planning authorities should look for solutions rather than problems and decision makers at every level should try to approve applications for sustainable development where possible.

Application of the NPPF to the appeal proposals

16. In May 2014 the Planning Committee refused to grant planning permission for the scheme because Councillors were not persuaded it constituted sustainable development. The notice of decision cited four reasons for refusal. In summary, they were:-

- a. The scheme did not make adequate arrangements for pedestrian access to the town centre. That was thought likely to cause new residents to place too much reliance on the private car, resulting in an unsustainable form of development;
- b. Woodcock Way was thought to be unsuitable for providing vehicular access to up to 30 dwellings;
- c. Highways England had issued a "holding objection" because they were concerned the scheme might prejudice the safe and efficient operation of the A42 Trunk Road;

- d. The Appellants had not made adequate provision for affordable housing; the Council's Affordable Housing Supplementary Planning Document requires 30 per cent of the new homes to be affordable whereas the Appellant's offer was unclear and appeared to be likely to yield rather a significantly lower contribution.

17. The decision to refuse planning permission was not taken lightly. The Council knows it must build many more new homes for people to live in. It is also acutely aware of the need to build more affordable houses: the Leicester and Leicestershire Strategic Housing Market Assessment identifies a need to deliver around 209 such homes in the District each year. The Council also recognised that the appeal site had previously been identified for residential development in the first draft Core Strategy. Although that document has been withdrawn, that previous notation makes it very difficult to argue plausibly that in principle the development of houses at Money Hill is unsustainable. Instead the reasons for refusal highlighted concerns about the detail of what was proposed rather than the general suitability of Money Hill to accept significant housing development.

18. Matters did not rest there. The appeal process requires all parties to support their case with evidence which demonstrates clearly why planning permission ought to be refused. They are also required to act reasonably. As the Council set about gathering and testing its evidence, and through the preparation of the Statement of Common Ground, Officers were persuaded that it would be difficult to continue reasonably to contest the first three reasons for refusal. Specifically, it became apparent that:-

- a. A satisfactory bus service could be provided to and from the town centre. Further, there is potential to create convenient, safe and attractive routes for pedestrians and cyclists to and from shops, community facilities and jobs in the centre of Ashby (and elsewhere in the town);
- b. Woodcock Way is capable of serving 30 houses safely;
- c. The development would not prejudice the safe and free flow of traffic on the A42 trunk road.

19. Officers drew comfort for their conclusions from information supplied to them by the local highway authority, Leicestershire County Council, and by Highways England. Neither maintained an objection to the scheme (Highways England withdrew their holding objection on 22 December 2014). Adopting the "solution driven approach" that is advocated by the NPPF, Officers decided to report the matter back to Councillors with a recommendation that the first three reasons for refusal should be withdrawn. The Planning Committee accepted this recommendation on 15 January 2015. That change of stance has since been vindicated by the absence of any objection to the Appellant's highways proposals by either the local highway authority or Highways England. It is also relevant to note the Appellant's amended proposal deletes access from Woodcock Way.

20. Thus for the purpose of applying the presumption in favour of sustainable development the Council accepts that the scheme would not cause any harm to the safe and free flow of vehicular, cycle or pedestrian traffic. It is also satisfied that the appeal site is well located and will be properly serviced by sustainable forms of transport so that residents of the new homes will be able to travel to and from the town centre without necessarily having to resort to using their cars.

Affordable housing

21. When the appeal proposals were considered by the Planning Committee the Appellant did not appear to be committed to providing a policy compliant contribution of 30 per cent affordable housing. That was unacceptable. Ashby de la Zouch is an attractive, historic market town. House prices held up well during the recession and the housing market remains healthy. The site is not constrained by problems that might impose exceptional costs on development and undermine its viability. In principle, therefore, a full policy compliant contribution of 30 per cent affordable housing ought to be made. Indeed an Affordable Housing Viability Study published in 2009 indicated the potential to deliver up to 35 per cent affordable housing on sites in the town. The Council cannot afford to be relaxed about achieving affordable housing targets. As has been noted, there is an acute need for affordable housing throughout the district. In that context sites which cannot satisfy this important social need but which consume the countryside might properly be regarded as failing to deliver sustainable development.

22. Happily, this difference between the parties has been resolved. The Unilateral Undertaking that has been submitted by the Appellant contains an obligation to provide 30 per cent affordable housing subject to an independent assessment of the viability of that level of contribution. The Council is satisfied that the terms of the undertaking are robust and equitable. They also give effect to the NPPF's injunction that development should be deliverable.

The planning balance

23. Every household in the district should be able to obtain a decent home that they can afford. This is quite simply a top priority. The delivery of 605 new homes (of which up to 182 would be affordable) in a sustainable location close to shops, community facilities and employment would make a really substantial contribution towards meeting that priority. That should be accorded considerable weight. In the absence of an up-to-date LP the fact that a recent appeal proved the Council possesses a 5 year supply of deliverable land for housing does not diminish the weight to be attached to the Appellant's offer to build more new homes; a 5 year supply is the minimum amount of land that must be shown to be available. It is not a cap on development.

24. English Heritage has not objected to the scheme and the Council is satisfied that the development would not harm the setting of any listed building. The Appellant has addressed flooding and water quality issues to the satisfaction of the Environment Agency and Severn Trent Water. The County Ecologist and Natural England are satisfied the scheme would not adversely affect the River Mease Special Area of Conservation (SAC) or other ecological interests.

25. On the other side of the balance it is recognised that the scheme would result in the loss of countryside and good quality agricultural land. The countryside is not protected by any special designation. However, it is plainly valued by local people. Its loss is therefore a matter of regret. The Council also recognises local people are concerned about traffic congestion in the town. However, a balance has to be struck between meeting the need for new housing and causing some harm to the environment. In this case the need for new homes is decisive and it is not considered that the harm associated with this provision would be so great as to justify dismissing the appeal.

26. Other potentially adverse impacts of the scheme would be offset by the discharge of planning obligations contained in the undertaking which make contributions towards the cost of new schools and school places, open space, library, healthcare, police and community infrastructure. The Council supports each of these contributions. Other harm that might be caused by the scheme can be overcome by conditions that have been agreed between the parties.

The Case for Leicestershire County Council (LCC)

The material points of the case made by LCC are:

27. Financial contributions are sought towards primary, secondary and upper school education, library facilities, and sustainable transport. The latter element includes a bus pass contribution, a travel pack contribution and a bus stop improvement and information display case contribution. The contributions are necessary because the new housing proposed would place additional demand on education and library resources and on the achievement of sustainable transport options for the intended residents of the development. The contributions are fairly and reasonably related in scale and kind to the development and are directly related to that development. The contributions therefore satisfy Regulation 122 of the Community Infrastructure Levy Regulations 2010.

28. The primary school contribution is directly related to the development because a new primary school would be constructed on the site. If circumstances dictate that this does not occur if the development is implemented then the contribution would be used to extend the primary school at the Holywell Spring Farm development in Ashby. This would be the first such contribution. The secondary school contribution would be the second such contribution towards an increase in capacity at Ivanhoe College and the upper school contribution would be the fifth such contribution towards addressing pupil capacity issues at Ashby College. The library contribution would be the fifth such contribution towards the reconfiguration of the existing library in Ashby and the sustainable transport contribution would be used to mitigate matters arising from the development itself. The financial contributions sought thus satisfy Regulation 123 of the Community Infrastructure Levy Regulations 2010.

The Case for Leicestershire Police (LP)

The material points of the case made by LP are:

29. A contribution of £219,029 is sought towards Police infrastructure that would mitigate the impact of the proposed development. This figure has been arrived at following a close and careful analysis of the current levels of policing demand and deployment in Ashby, so that the impact of the development could be properly assessed and a contribution sought that accurately reflects the precise need that would arise from the development of 605 new homes on the appeal site.

30. LP has not sought any contribution to some aspects of policing, such as firearms and forensics, but only for those aspects where there is no additional capacity. The contribution is thus fairly and reasonably related in scale and kind to the development and is directly related to that development. The contribution is necessary because the new housing that would be created would place additional

demand on Police resources in Ashby. The contribution therefore satisfies Regulation 122 of the Community Infrastructure Levy Regulations 2010.

31. LP confirms that no element of the contribution would be pooled with any other contribution to fund an infrastructure project. Indeed, the undertaking provides that the contribution would only be payable on receipt of written confirmation from LP that each component of the contribution would be spent on a project with no more than four other contributions. There is certainty therefore that the contribution satisfies Regulation 123 of the Community Infrastructure Levy Regulations 2010.

The Case for Money Hill Consortium

The material points of the case made by Money Hill Consortium are:

The proposed amendments to the application

32. The principle governing whether a planning application may be amended on appeal, as set out in *Wheatcroft*, is aimed at preventing unfairness where the development is “*so changed*” by the amendment “*that to grant it would be to deprive those who should have been consulted on the changed development of the opportunity of such consultation*”.

33. This breaks down into two sub-issues. First, does the amendment involve a significant change to what has been applied for? Secondly, if it does, would there be a ‘consultation deficit’: i.e. have interested parties been deprived of the opportunity to comment on the amended scheme? If the answer to both these questions is ‘Yes’, then allowing the amendment would be unfair and unlawful. If the answer to either of those questions is ‘no’ then there is no unfairness and the amendment is permissible.

34. In the present case the answer to both questions is ‘No’.

35. Firstly, the amendments involve minor, rather than significant, changes. No changes are proposed to the description of the development for which planning permission is sought. No alterations are proposed to the application red line, the amendments are confined to changes to the layout shown in the parameter plans to show that the Verney Land is not an integral part of the development, and the development can be delivered without the Verney Land (a scenario which has also been tested for EIA purposes in the ES Addendum). Given that layout is a reserved matter and the small size of the amendments proportionately to the scale of the overall application, these changes can properly be described as minor.

36. Secondly, there is no ‘consultation deficit’. The proposed amendments have been subject to extensive consultation and publicity comprising the following:-

- a. The publication of a notice in the local press;
- b. The display of a site notice;
- c. Direct mailing to the extensive range of statutory consultees and local residents in the list provided by Mr Churchill in Examination in Chief (ID2);
- d. Depositing copies of the amended material for public inspection at the Council’s offices and at the offices of the Appellant’s planning consultants.

37. This consultation and publicity has thus at least matched that which would have been undertaken pursuant to the Town and Country Planning (Development Management Procedure) (England) Order 2015 (the DMPO) if the amendments had been pursued as a new planning application. In fact, it has exceeded the statutory requirements under the DMPO in that local residents, including not just those originally consulted by the Local Planning Authority but all those who objected to the original application, have been directly mailed with the amended plans (which is not a requirement of the DMPO).

38. Not only have members of the public been provided with an opportunity to comment on the amendments, very many of them have taken up that opportunity through the submission of written representations and through appearing at the Inquiry. Councillor Ball confirmed in cross-examination that the Town Council were aware of the amendments and that they had a meeting prior to the commencement of the inquiry at which they could have discussed the amendments; that they did not do so is a matter for them. What matters is they were given a reasonable chance to do so.

39. The observations submitted by email on 4 September by Ms Eri Wong of the Transport Department at the LCC do not alter the above analysis. Two points are made in the email:

1. The first relates to emergency access, but Ms Wong concludes in relation to that point that LCC is “prepared to take a flexible approach” in that regard and to defer to the views of the emergency services. The police, the NHS and the Fire and Rescue Service were all directly mailed with the proposed amendments and none have objected. Mr Cross for LCC confirmed on the first day of the Inquiry that “LCC does not take a point” in relation to emergency access. Mr Burbridge explained in examination-in-chief that there were multiple options for emergency access and that he was satisfied in his expert judgment that the development was capable of providing acceptable emergency access arrangements. His evidence was not challenged.

2. The second point in Ms Wong’s email is, in essence, that (i) the amendments change the access arrangements for the appeal scheme in that the sole access for which permission would be granted is off the A511 and (ii) LCC has not had time to ascertain the implications of that change for the commercial viability of the proposed bus service. Ms Wong has not attended the inquiry and her observations have therefore not been able to be tested in cross-examination. That limits the weight to be given to what she says. Moreover, LCC has been given the same consultation period on the amendments that it would have had under the DMPO for a new application. In any event, Ms Wong’s point is without merit for the following reasons:

a. The premise is incorrect: whilst the amendments clarify that the development of the Verney field is not an integral or necessary part of the appeal scheme, the access arrangements which would be within the scope of the permission (if granted) remain the same. In other words, if permission is granted, the Appellant will still be permitted, but will not be required, to bring forward access via Woodcock Way.

b. In any event, the premise does not justify the conclusion. The proposed conditions include a Grampian condition requiring prior approval of the details of the bus service including, in particular, its routing. If LCC considers upon reflection that the routing which is ultimately proposed pursuant to that condition means that the service would not be commercially viable, they will be able to make representations to that effect and if the Council agrees then the condition will not be discharged. The proposed amendments to the appeal scheme will therefore not deprive LCC of making such points as they see fit on this issue.

c. The critical question in considering whether dealing with the bus service by way of a Grampian condition is acceptable is whether there is some, as opposed to no, prospect of that condition being discharged within the lifetime of the permission. No one, including LCC, has suggested there is zero prospect of the condition being discharged. LCC did not object to the viability of the bus service when it was envisaged that the route would enter the site via the A511 and exit via Woodcock Way. As Mr Burbridge has explained, by reference to the email from Mr Jenkins (ID12), an expert in bus public transport matters, the additional journey time that would be involved if the route both entered and exited via the A511 is minimal and would not have any material effect on viability. It should also be noted that the 'Enhanced Connectivity Contribution' of £400k in the Section 106 package is drafted in terms that would cover seed-funding of the bus service, should that be considered necessary following the assessment by LCC of sustainable transport connectivity which itself is to be funded by the Section 106 obligations.

40. In the light of the foregoing points, the case for allowing the amendments to be made is compelling.

Submissions on the merits of the amended scheme

41. The principle of development has never been in dispute between the Council and the Appellant. Indeed the Council has even resisted development elsewhere on the basis that it conflicts with the preferred direction for future growth which is at Money Hill. None of the four reasons for refusal originally imposed by Members went to the principle of development.

42. As the Statement of Common Ground records (see in particular at 4.1), and as the Council has reiterated at this Inquiry, it is now common ground between the Council and the Appellants that the appeal should be allowed. Reasons for refusal 1-3 have been withdrawn. Reason for refusal 4, which relates to affordable housing, is agreed to be capable of being dealt with by a planning obligation and is therefore not put forward as a basis for dismissing the appeal.

43. Such a Statement of Common Ground between the Appellant and the Local Planning Authority ought not to be rejected without very sound reasons. The Inquiry procedure relies upon such Statements as narrowing the issues. There are no planning issues now between the Appellant and the Council. This unusual position reflects the long-standing hard work that has gone into the preparation and promotion of this scheme.

44. There are no sound reasons here for departing from the agreed position of the Local Planning Authority and the Appellant. The case for granting permission is compelling. The central points are as follows (without prejudice to the generality of the case put forward by the Appellant in its evidence and in the documentation accompanying the application).

45. First, whilst the appeal scheme is in limited breach of the ageing Local Plan which covered the period 1991-2006 (in particular saved policy S3), it is common ground that the Local Plan is out of date for the purposes of NPPF paragraph 14 (regardless of whether the Council can demonstrate a five year housing land supply) because the District's housing needs cannot be met by reliance solely on allocations contained within the Local Plan. Policy S3 can therefore be given limited weight.

46. Secondly, the consequence of the Local Plan being out of date is that, applying NPPF paragraph 14, the presumption in favour of sustainable development means that permission should be granted unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits.

47. Thirdly, the benefits of the appeal scheme are substantial in number and in significance. They include:

- a. The delivery of a substantial amount of housing which would provide a telling contribution to boosting significantly the supply of housing in the District, in line with the objective set out in NPPF paragraph 47;
- b. The provision, as part of that housing contribution, of a significant amount of affordable housing (30% subject to viability), in a desirable location where market housing prices are robust;
- c. The provision of 60 units of extra care housing, which would promote the NPPF paragraph 50 objective of planning for a mix of housing based upon the needs of different groups in the community;
- d. The delivery of a range of substantial improvements to local infrastructure as set out in the Section 106 unilateral undertaking;
- e. Direct economic benefits associated with the new development, including over 125 full time jobs;
- f. The additional lifeblood that the development's population would generate to help sustain and enhance local facilities;
- g. Environmental benefits including new planting, a contribution towards the reduction of phosphate affecting the River Mease SAC, the long-term retention of existing trees and hedgerows, and the promotion of sustainable transport opportunities; and
- h. The delivery of all these benefits in a sustainable location.

48. Fourthly, such adverse impacts as there are do not come remotely close to significantly and demonstrably outweighing the benefits of granting permission. The converse is true: the benefits both outnumber and outweigh the adverse impacts. In particular:

- a. The development would not have any significant adverse impacts from a highways and transportation perspective. In this regard, as Mr Burbridge explained in examination-in-chief, regard has been had out of an abundance of caution to the cumulative impact of the appeal scheme together with the proposed but as-yet-unpermitted development on the Verney field – the combined effect of both schemes is acceptable regardless of whether the Verney field scheme were to take its access from Woodcock Way or from the A511;
- b. Whilst any greenfield development of this scale is bound to have some landscape and visual impact, that impact in the present case is limited due to the site being relatively visually contained;
- c. No unmitigable adverse impacts on ecology are alleged;
- d. The Council was satisfied that the development would not result in an undue loss of residential amenity by local residents and it is notable that those local residents who spoke at the inquiry did not focus on this issue;
- e. Whilst the development will result in the loss of some agricultural land, this was not considered by the Council to be an overriding consideration nor is it an uncommon feature of greenfield development which, in this District at least, has a necessary role to play in the delivery of market and affordable housing requirements; and
- f. In relation to heritage assets, our primary submission is that the development would not cause any harm. The English Heritage letter dated 31 May 2013 does not appear to take any great issue with this analysis; at its highest, it could be said to identify only a sliver of less-than-substantial-harm to the setting of Ashby Castle against the context that the view from the Castle to Money Hill *“does not appear to be an axis with particular special significance over and beyond being part of the landscape that was visible around town from the tower (in contrast say to views towards the medieval parkland..)”*. It is notable that Mr Tandy on behalf of the Ashby Civic Society did not, at the Inquiry, allege that the development would have any heritage impact. Whilst harm to heritage assets must be given considerable importance and weight, that weight must be tempered by the limited degree of the harm (if any) and it is clearly outweighed by the benefits of the proposed development.

49. Fifthly, for similar reasons to those already given above, the appeal scheme represents sustainable development; it makes significant contributions to each dimension of sustainable development referred to in NPPF paragraph 7.

50. Sixthly, the support that the NPPF provides for the development, and the benefits of the scheme that trigger that support, are material considerations that justify a decision other than in accordance with the development plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

51. It is inevitable that when a greenfield scheme of this size is proposed there will be a degree of resistance among local residents concerned about the effect that this will have. This case is no exception. However, whilst local residents who have made written and/or oral observations at the Inquiry, the truth is that they

have not provided any sound planning grounds to justify the dismissal of this appeal. Their principal concern relates to the impact of the development on the local highway network. Mr Burbridge has explained in oral evidence, consistently with the transport assessment work in the written documentation before the inquiry, that the development can be accommodated safely and satisfactorily in highway terms. In particular, most peak hour traffic would be heading away from Ashby to destinations further afield and would therefore not contribute to congestion within the town, whereas a range of options for accessing the town centre by sustainable means (on foot, cycling and by bus) would exist and would be developed further as the details of the development are worked up at the reserved matters stage. Mr Burbridge also explained that the assumptions in the traffic modelling were conservative and clearly had sufficient headroom to accommodate the various other developments consented in the locality. His evidence was not contradicted by any technical evidence before the inquiry, and LCC in its local highway authority role do not take issue with his conclusion that the development can be acceptably accommodated on the highway network. There is simply no evidential basis for dismissing the appeal on highways grounds.

Submissions on the merits of the original scheme

52. The above analysis applies equally to the appeal scheme in its unamended form. In particular, whilst the layout shown on the original parameter plans indicates some development on the Verney field, which is currently outside the Appellant's control:-

- a. Given that layout is a reserved matter, there is no legal obstacle to reserved matters coming forward with a layout that redistributes the development away from the Verney Land. The ES Addendum has tested that scenario and so the possibility of such an outcome has been adequately subject to EIA and shown to be acceptable. Further EIA can also be required at reserved matters stage if the Council considers it necessary;
- b. In any event, there is no requirement in planning law that the applicant for planning permission must have an interest in, let alone control over, all or even part of the land in respect of which permission is sought. Whilst the likely timing of a development's delivery is capable in principle of affecting the weight to be given to the claimed housing supply benefits, this is not a point that can be taken here even if there was no scope for reserved matters redistributing the development away from the Verney field. That is because the land ownership issue would only affect a relatively small portion of the development.

Conclusion

53. The proposed amendments to the appeal scheme should be allowed. They do not involve significant changes and in any event there is no 'consultation deficit' and therefore no unfairness in allowing them to be adopted.

54. The appeal scheme (amended or not) represents sustainable and beneficial development. Although it is in limited breach of the out-of-date LP, there are compelling material considerations that justify the grant of permission other than in accordance with the development plan.

Representations made by interested parties

The material points of the cases made by those who appeared at the Inquiry and who submitted written representations are:

55. Ashby is a medieval market town of about 5000 dwellings where the town centre is protected by a conservation area. The first CS proposed an increase in the population of Ashby by the construction of 750 houses, solely at Money Hill, but since it was withdrawn the town has become a magnet for housing developers because development at other towns in the District, such as Coalville, is constrained. The 605 dwellings proposed at Money Hill would be only the first part of a development of 1800 new dwellings which would constitute, in itself and setting aside other developments, an increase of 36% in the size of the town. If a single development of such a scale is to be built then it must be done with proper consideration of the road network, schools, healthcare, drainage, sewerage, car parking and recreational facilities, which are all currently overstretched.

56. The principal concern is with regard to traffic problems on Nottingham Road/Wood Street, the main road leading into the town from the east. This road links the town to major edge-of town retailers and to the outside world via the A42 at junction 13. Its carriageways and footways are narrow and there have been many accidents over the years including a fatality. At the time of the 2002 LP examination it was recognised that the road had reached saturation point (17,600 vehicles per day) and that to allow more traffic would endanger highway and pedestrian safety. The opening of the A511 Ashby bypass provided massive relief and Nottingham Road is now used by 15,500 vehicles per day though queues in both directions are normal. The 1350 new dwellings already permitted will take traffic back beyond saturation point.

57. The A511 Ashby bypass, particularly its junctions with Nottingham Road and the A42, suffers severe congestion and would not cope with the 605 proposed dwellings on top of the 1350 already permitted. The Highways Agency has removed their holding objection on the impact on junction 13 of the A42 on the basis that a plan is funded and in place to upgrade this junction. No such plan is in place and no developer funding for any upgrade is committed. The Highway Authority are aware of these circumstances but have refused to object to the proposed development.

58. The late changes to the proposed development have raised unresolved issues. The only vehicular access into the town would require a two mile journey, a safe pedestrian access into the town is not certain, the bus route has been significantly modified and has not been tested for viability, and the single access to 605 dwellings and other uses from the A511 has not been tested and is contrary to the maximum of 400 dwellings permissible under Highway Authority policy. No viable traffic mitigation is proposed to ensure the sustainability of the proposed scheme and to avoid the gridlock that is projected.

59. Other concerns are with the impact of the development on the water environment and in particular the River Mease SAC, the impact of the development on the vibrancy of the town centre, and the insufficient capacity of the town's middle and senior schools to cope with the increase in pupil numbers. The Council can now demonstrate a five year housing land supply and LP policy S3 can therefore be considered up to date.

Conditions and Section 106 Unilateral Undertaking

60. The Council and the Appellants have agreed a list of conditions for both the original and amended schemes (ID13 and ID14). These were discussed at the Inquiry as were conditions suggested by the Ashby Civic Society; which have either been addressed in the agreed conditions, are covered by provisions of the Section 106 undertaking, or do not relate to matters that need to be addressed by imposition of conditions. The agreed conditions have been amended where necessary in the interests of clarity and precision and to delete phrases that would allow the possibility of un-consulted alterations to previously agreed details. The conditions meet the tests for conditions set out in the National Planning Practice Guidance and are set out in schedules attached to this report. The reasons for the conditions are set out in the schedules.

61. A final draft Section 106 Unilateral Undertaking was submitted at the close of the Inquiry and a signed and dated version was submitted after the close of the Inquiry. The undertaking makes provision for the payment of contributions that would include the construction of a new on-site primary school or the expansion of an existing school, a sum of £1,081,508 for the provision of a new design centre at Ivanhoe College, a sum of £1,110,487 for the provision of a specialist teaching area at Ashby School, a sum of £201,878 to enhance healthcare facilities, a sum of £18,260 to enhance library facilities, a sum of £201,029 to support Police operations in the town, and a sum of £105,651 to upgrade and enhance public rights of way in the vicinity of the site.

62. The obligations of the Undertaking, other than that to support Police operations, are all related to requirements of development plan policies and are all necessary to make the development acceptable in planning terms. They are all, furthermore, directly related to the development, are fairly and reasonably related in scale and kind to the development, and are in place to mitigate the effects of the development. The Legal Agreement, setting aside the Police contribution, therefore complies with Regulation 122 of the CIL Regulations 2010. Furthermore, taking into account the submissions of NWLDP, LCC and LP, the Agreement complies with Regulation 123 of the CIL Regulations 2010.

63. The contribution of £219,029 towards Police infrastructure is not related to requirements of development plan policies. The figure has been arrived at following a close and careful analysis of the current levels of policing demand and deployment in Ashby. The proposed development, in terms of population increase, would have a quantifiable and demonstrable effect on the ability of the Police to carry out their statutory duties in the town. LP has not sought any contribution to some aspects of policing, such as firearms and forensics, but only for those aspects where there is no additional capacity. The contribution is thus fairly and reasonably related in scale and kind to the development and is directly related to that development. The contribution is necessary because the new housing that would be created would place a demonstrable additional demand on Police resources in Ashby. The financial contribution to Police operations thus satisfies Regulation 122 of the Community Infrastructure Levy Regulations 2010 and a provision of the Undertaking would ensure that the contribution also satisfies Regulation 123 of the Community Infrastructure Levy Regulations 2010.

Conclusions

Numbers in square brackets at the end of each paragraph refer to earlier paragraphs in this Report.

The amended scheme

64. The amended scheme, setting aside the application for 70 dwellings on the Verney field, is not appreciably different to the original scheme. Housing density would be slightly higher and there would be slightly less public open space but there is no reason to suppose that a detailed scheme put forward at reserved matters stage would be unacceptable. Flood attenuation areas would also be slightly reduced but there is no evidence to suggest that there would be any increased risk of flooding or any adverse consequences for the water environment. Furthermore, the amended scheme has been assessed against the EIA Regulations and this assessment has not raised any issues. The appeal site is the same in both schemes and the amendments can properly be described as minor. [35, 58]

65. There is the possibility, if this appeal is allowed and the appeal for the proposed development on the Verney field is successful, that the appeal land would be developed for 675 dwellings rather than 605. If all other factors are acceptable then this would constitute the efficient use of land and would result in an increased contribution to housing and affordable housing supply. The appeal for the Verney field development will be determined on its own merits as will the appeal that is the subject of this report. [48]

66. The Appellant has undertaken a consultation exercise for the amended scheme and all parties who made representations on the original scheme were consulted. The consultation period ended before the close of the Inquiry and all representations made have been taken into account. The consultation process undertaken by the Appellant was responsibly made and is afforded significant weight. [36-38, 58]

67. The amended scheme is not materially different to the original scheme and is not so changed that the interests of any party to the appeal are compromised. The original scheme, if allowed, could be implemented if the appeal for the Verney field is dismissed but, equally, if that appeal is allowed the original scheme could be implemented on the basis of amendments made to it at reserved matters stage. The original and amended schemes will thus be considered on their merits.

The main issue

68. The main issue is whether the proposed development, taking all relevant matters into account, would be sustainable development

Traffic congestion and highway safety

69. The limit in Highway Authority guidance on the number of dwellings that can be accessed from a single access point is only a recommendation and neither the Authority nor any of the emergency services have commented on this aspect of the development. Residents of the town, if the appeal scheme is built out, envisage traffic congestion in the town returning to the level that existed before the A511 Ashby by-pass was brought into use. But there is no evidence to indicate that this would occur. Residents of the proposed dwellings, travelling by car to go to and return from work in locations outside Ashby, would not drive through the town; the A511, which would be the sole access into the site in the

amended scheme and the principal access into the site in the original scheme, provides access to other towns in all directions. [51, 56, 58]

70. It is also not likely that such residents would detour through the town to drop children at schools in the town because this would add significantly to their journey time and it would probably be quicker, given the proximity of the site to the town centre and schools, for these children to walk or cycle to school. In this regard the site is recognised to be in a sustainable location relative to the town centre and local infrastructure, and improvements to footpath links to the town centre and schools could be part of a detailed scheme at reserved matters stage.

71. In the original scheme no more than 30 dwellings would be accessed via Woodcock Way, which has a junction with Nottingham Road to the east of the town centre. Car journeys to and from work, resulting from such a limited number of dwellings and given that these journeys would almost certainly not pass through the town, would be inconsequential.

72. Whilst negotiations with a bus operator for a bus service to link the proposed development to the town are ongoing, based on negotiations to date and the size of the development which would be likely to provide sufficient passengers to sustain a service, there is every reason to suppose that a bus service would be initiated and maintained into the future. This service would provide another alternative mode of transport to the motor car for access by children to schools and would benefit all residents of the proposed development. [39, 58]

73. Just as school age children would be able to walk or cycle to school residents who work in the town would be able to do likewise. Some residents of the proposed development, possibly those who are infirm or who intend to make significant purchases in the town, might travel by car into the town centre. But it is unlikely that they would do so during the rush hour periods. Furthermore, there are two major supermarkets and other large retail outlets at the east end of the town and these could be accessed by car from the proposed development without the need to drive through the town. The proposed development is not likely to result in any significant or even discernible increase in traffic congestion in Ashby.

74. Nottingham Road/Wood Street does have bends but it is not unusually narrow or otherwise difficult to travel along in any type of vehicle. Pavements are narrow in places but not, in any location, so narrow that pedestrians are at any danger from passing vehicles. Footpath links from the site to the town centre, in any event, do not require use of the pavements to Nottingham Road/Wood Street. School children from the proposed development might need to cross Nottingham Road to Ashby School but no concern has been expressed for their safety in doing so. The Highway Authority, furthermore, has raised no concerns regarding the safety of highway users on Nottingham Road/Wood Street and there is no evidence to indicate that the development would prejudice the safe and free flow of traffic on the A511 or the A42 trunk road. The proposed development, either in its original or amended form, would not compromise highway safety or result in any significant increase in traffic congestion. [56]

The character of the area

75. There are very few comments about the effect of the proposed development on the character of the area in representations made either at application or appeal stage. This may be because it has long been envisaged that Money Hill,

given its sustainable location, would be developed for housing. Some residents have commented that they value the site and that the development would harm the character of the area. But, other than a footpath that extends along the south boundary of the site and veers through it slightly in two locations, there is no public access through the site. The site therefore has no recreational value and it can be valued only for the outlook that is available over it. The loss of this outlook for some residents and the loss of a part of the countryside surrounding the town, a part which is separated from further countryside by the A511, would be regrettable but the proposed development would not have any significant effect on the character of the area. [48]

The historic heritage of the area

76. Part of the south boundary of the site abuts the Ashby-de-la-Zouch Conservation Area (ACA). Within the ACA are many listed buildings including Ashby Castle, which is on the south side of the town centre and which is a Grade I listed building. From the top of the ruined keep of the castle there is a view across Money Hill, as well as views in other directions. The proposed development would replace a section of countryside in this view but it would be seen in the context of existing development to the west and south-east. English Heritage has not raised any substantive concerns with regard to heritage assets and Mr Tandy, at the Inquiry and appearing on behalf of Ashby Civic Society, did not either. The proposed development would not cause any demonstrable harm to the setting of Ashby Conservation Area or to the setting of any listed building within it. Paragraphs 133 and 134 of the NPPF are not therefore engaged. [48]

Local infrastructure

77. Ashby is not a large town and the proposed development is within easy walking and especially cycling distance of all existing services and facilities. It is a thriving town and the additional population resulting from the development would help to sustain these existing services and facilities. Section 106 undertakings would result in financial contributions for many elements of local infrastructure. These contributions would include the construction of a new on-site primary school or the expansion of an existing school, a sum of £1,081,508 for the provision of a new design centre at Ivanhoe College, a sum of £1,110,487 for the provision of a specialist teaching area at Ashby School, a sum of £201,878 to enhance healthcare facilities, a sum of £18,260 to enhance library facilities, a sum of £201,029 to support Police operations in the town, and a sum of £105,651 to upgrade and enhance public rights of way in the vicinity of the site. [26, 47, 59]

78. The proposed development includes a community hall, a neighbourhood retail use, and public open space that would be accessible to new and existing residents of the town. Taking these factors into account and the various aforementioned provisions of the Section 106 Unilateral Undertaking, the proposed development would not place an unacceptable burden upon local infrastructure.

Transport options

79. Negotiations with a local bus operator on the original scheme envisaged the provision of a bus service that entered the site from the A511 and exited the site via Woodcock Way. LCC raised no concerns with the viability of such a service. A bus service for the amended scheme would enter and exit the site via the A511 but the route would not be significantly longer than that for the original scheme

and there is no reason to suppose that it would be any less viable. The provision of a bus service is not included in the Section 106 undertaking because there is no detailed agreement with a bus operator in place. However, a recommended condition would require this matter to be addressed before development is commenced and there is, given the negotiations that have already taken place and on the evidence available, a real prospect that a bus service for either scheme would be provided, as agreed by the local planning authority, and before 131 dwellings have been constructed in accordance with the condition. [39, 58]

80. The Section 106 undertaking includes the payment of an enhanced connectivity contribution of up to £400,000 to assess existing public transport, cycle and pedestrian connectivity and permeability in the town, and to implement measures to improve cycle and pedestrian connectivity between the site and the town centre. The undertaking also includes the payment of £650 per dwelling for the purpose of providing each dwelling with two six month bus passes and the payment of £11,674 to upgrade two bus stops on Nottingham Road. The undertaking is drafted so that part of the connectivity contribution would go towards 'seed funding' the bus service thus ensuring its initial viability before the development is completed and, as is likely, the service becomes viable. [39]

81. There is a real prospect that the aforementioned condition would result in a bus service being provided and there is also a real prospect that, given the size of the development, the bus service would become viable. As well as easy access by cycle and walking to local services, residents of the proposed development would have access to a mode of transport to the town centre other than by motor car.

Paragraph 7 of the NPPF

82. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental. In terms of the economic role, the development would result in the creation of construction jobs, new and existing employment opportunities in the town would have a greater pool of potential employees to draw from, and the new residents of the town would contribute to the vitality of the town's shops and facilities. The proposed development satisfies the economic role of sustainable development. [47]

83. In terms of its social role the most important factor is the provision, through the Section 106 undertaking, of 30% affordable housing and a 60 unit extra care facility. There is a significant shortfall in the provision of affordable housing in the District and the provision of extra care units is nationally less than it should be. Furthermore, there is no reason to suppose that the development would not be of high quality and all parts of the development would be within easy walking and cycling distance of shops, facilities and services in the town. The proposed development satisfies the social role of sustainable development. [21, 47]

84. There is no evidence to indicate that ecology or biodiversity interests would be harmed and the development would not threaten the environment of the River Mease SAC. The site is subdivided by hedgerows and it has other biodiversity credentials. But the proposed development would have significant areas of open space and all residential gardens, to a lesser or greater extent, include features and opportunities for the enhancement of biodiversity. The proposed development would result in the loss of agricultural land but, on balance, the proposed development satisfies the environmental role of sustainable development. [48, 59]

Conclusion

85. The proposed development, having taken all relevant matters into account, would not cause harm to any matters of acknowledged importance. The proposed development, furthermore, satisfies the economic, social and environmental roles set out in paragraph 7 of the NPPF and would be sustainable development.

86. Planning applications must, with regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF postdates the LP. Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework and paragraph 216 states that the weight to be given to policies in emerging plans should accord to the stage of preparation of the plan. With regard to paragraphs 215 and 216, LP policy S3 is out-of-date and the emerging CS is afforded no weight.

87. Paragraph 47 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites to provide five years of housing against their housing requirements. The Appellant has not disputed the Council's contention that they have a five year supply of housing land. But local planning authorities must also plan for housing supply beyond the five year period and, as set out in paragraph 47, identify a supply of sites for 6-10 years and, where possible, 11-15 years. There is also a current national imperative to boost the supply of housing and, in recognition of this, the Council rightly does not cite their five year housing land supply as a reason to withhold planning permission.

88. Paragraph 49 of the NPPF states that housing applications should be considered in the context of sustainable development, and paragraph 14 states that there is a presumption in favour of sustainable development and that, for decision taking, this means, where relevant policies in the development plan are out-of-date, granting planning permission for development unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. There are no demonstrable adverse effects to take into account and the development would be sustainable development. Determination of the appeal, for this principal reason, may be made other than in accordance with the development plan.

Recommendations

89. I recommend that planning permission be granted for the amended scheme subject to conditions set out in a schedule appended to this report, or, if this recommendation is not accepted, for the original scheme also subject to conditions set out in a schedule appended to this report.

90. I recommend that planning permission be granted for 605 residential dwellings including a 60 unit extra care centre (C2), a new primary school (D1), a new health centre (D1), a new nursery school (D1), a new community hall (D1), new neighbourhood retail use (A1), new public open space and vehicular access from the A511 and Woodcock Way on land at Money Hill, Land north of Wood Street, Ashby-de-la-Zouch.


Inspector

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mr T Leader	Of Counsel instructed by Ms A Lowe, Solicitor to NWLDC
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He was assisted by

Mr A Murphy BA(Hons) MSc MRTPI	Director of Stansgate Planning
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FOR THE APPELLANT:

Mr C Banner	Of Counsel instructed by Iceni Projects Limited
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He called

Mr D Churchill MRTPI	Director of Iceni Projects Limited
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Mr C Burbidge BSc(Hons) MSc MCIHT MCILT MRTPI	Director of Iceni Projects Limited
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FOR LEICESTERSHIRE COUNTY COUNCIL (LCC):

Mr A Cross	Solicitor
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He was assisted by

Mr A Tyrer BA(Hons) MRTPI	Development Contributions Officer at Leicestershire County Council
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FOR LEICESTERSHIRE POLICE (LP):

Ms J Wigley	Of Counsel
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She was assisted by

Mr M Lambert	Growth and Design Officer at Leicestershire Police
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INTERESTED PERSONS:

Mr M Ball	Ashby Town Council
Ms L Titley	Local resident
Mr T Gregory	Local resident
Mr C Tandy	Vice President of Ashby-de-la-Zouch Civic Society
Mr D Price	Local resident

INQUIRY DOCUMENTS LIST

- 1 NWLDC's letter of notification of the Inquiry and list of those notified.
- 2 List of those notified on the amended scheme.
- 3 Appellant's Opening Statement.
- 4 Statement of Common Ground.
- 5 Plans of the original scheme.
- 6 Plans of the amended scheme.
- 7 Statement by Mr M Ball on behalf of Ashby Town Council.
- 8 Statement by Mr C Tandy on behalf of Ashby-de-la-Zouch Civic Society.
- 9 Statement by Mr T Gregory.
- 10 Letter from Macpherson Coaches to Icen Projects Ltd dated 25 July 2014.
- 11 Letter from Macpherson Coaches to Icen Projects Ltd dated 25 July 2013.
- 12 E-mail from Mr D Jenkins to Icen Projects Ltd dated 5 September 2015.
- 13 Suggested conditions for the original application.
- 14 Suggested conditions for the amended application.
- 15 Notes on conditions for the original and amended applications.
- 16 Suggested conditions for the original application by Ashby-de-la-Zouch Civic Society.
- 17 Suggested conditions for the amended application by Ashby-de-la-Zouch Civic Society.
- 18 Submission by Ashby-de-la-Zouch Civic Society.
- 19 Extract from The Definitive Map of Rights of Way.
- 20 Final draft of Section 106 Unilateral Undertaking.
- 21 Closing Statement by the Local Planning Authority.
- 22 Appellant's Closing Submissions.
- 23 Environmental Statement Addendum.

SCHEDULE 1 – RECOMMENDED CONDITIONS FOR ORIGINAL APPLICATION

1. Save for the details of vehicular access into the site from Woodcock Way and the A511, details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") for the relevant phase (as defined under Condition 5 below) shall be submitted to and approved in writing by the Local Planning Authority before any development begins in for the relevant phase.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access save for the details of vehicular access into the site from Woodcock Way and the A511, appearance, landscaping, layout, and scale shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

3. Application for approval of the reserved matters for the relevant phase (as defined under condition 5 below) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters for that phase to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

4. The proposed development shall be carried out strictly in accordance with the following plans:

- Site location plan (020 Rev J 21.03.2013)
- Parameters plans (021 Rev K 2.07.2013, 023 Rev J 21.03.2013, 024 Rev J, 21.03.2013 and 025 Rev J 21.03.2013)
- Site Access plans (06 Rev F)

Reason: In the interests of certainty.

5. Notwithstanding conditions 1, 2 and 3 above, the first reserved matters application shall include a masterplan for the whole of the site setting out indicative details of site layout, areas of open space / children's play, landscaping, density parameters and scale, as well as details of any proposed phasing of development. The masterplan shall accord with the principles of the submitted Design and Access Statement. All subsequent reserved matters applications shall be in accordance with the approved masterplan unless any alteration to the masterplan is first agreed in writing by the Local Planning Authority. All development of the site shall thereafter be undertaken in accordance with the agreed phasing and timetable details.

Reason: To ensure that the development of the site (including where undertaken in a phased manner) takes place in a consistent and comprehensive manner, and to ensure that the proposed development delivers the proposed residential and non-residential development at the appropriate time.

6. A total of no more than 605 dwellings shall be erected pursuant to the planning permission hereby granted.

Reason: To define the scope of the permission.

7. No development shall commence on the site (or, in the case of phased development, in respect of the relevant phase) until such time as precise details of all means of mitigation measures as set out in the Environmental Statement, including timetables for their provision in respect of the development (or, in the case of phased development, in respect of that phase), have been submitted to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed details and timetables.

Reason: To ensure the development and associated impacts take the form envisaged in the Environmental Statement.

8. No development shall commence on the site until such time as a Design Code for the entirety of the developed area has been submitted to and agreed in writing by the Local Planning Authority. The Design Code shall substantially accord with the principles and parameters described and illustrated in the Design and Access Statement, and demonstrate compliance with Building for Life 12 (or any subsequent replacement standard issued by the Design Council / CABE or any successor organisation). The development shall thereafter be carried out in accordance with the agreed Design Code.

Reason: To ensure an appropriate form of design, and to comply with Policies E4 and H7 of the North West Leicestershire Local Plan.

9. Notwithstanding the submitted details, no construction work shall commence on site until such time as site investigation works in respect of potential risks to the proposed development arising from former coal mining operations, together with precise details of any required mitigation and a timetable for its implementation, have been submitted to and agreed in writing by the Local Planning Authority. Where the agreed details indicate that mitigation is required, the development shall be carried out strictly in accordance with the agreed mitigation and timetable.

Reason: To ensure the safe development of the site.

10. The development hereby permitted shall not be carried out other than in strict accordance with the submitted Flood Risk Assessment (FRA) dated 14 March 2013, ref. 031052 (ES Appendix 14-1) and Drainage Strategy Revision 01, dated 20 March 2013, ref. 031052 (ES Appendix 14 -2) and the following mitigation measures detailed within the FRA:

- Limiting the discharge rate for surface water run-off and provision of surface water attenuation storage on the site, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site (FRA sections 6.0 and 7.4 and Drainage Strategy sections 3.1, 5.1, 7.1 to 7.3.6);
- Management of silt and the prevention of pollution of the watercourse during the construction phase (FRA section 7.3);
- Provision of safe access and egress within the site (FRA section 7.2);
- Finished floor levels (FRA section 7.1).

Unless any alternative programme is agreed in writing by the Local Planning Authority, none of the dwellings hereby permitted shall be occupied until such time as the mitigation measures have been fully implemented in accordance with the above details.

Reason: To prevent flooding by ensuring the satisfactory storage / disposal of surface water from the site and to reduce the risk of flooding to the proposed development.

11. Notwithstanding the submitted details and other conditions, no development shall commence on the site until such time as a surface and foul water drainage scheme for the entire developed area (or, in the case of phased development, for the relevant phase of the development), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, together with a timetable for its implementation in respect of the development (or, in the case of phased development, for that phase), has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the agreed details and timetable. The scheme shall include:

- Surface water drainage system/s to be designed in accordance with either the National SUDs Standards, or CIRIA C697 and C687, whichever are in force when the detailed design of the surface water drainage system is undertaken;
- Limiting the discharge rate and storing the surface water run-off generated by all rainfall events up to the 100 year plus 20% for commercial and 30% for residential (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site;
- Provision of surface water run-off attenuation storage to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus 20% for commercial, 30% for residential (for climate change) critical rain storm;
- Detailed design (plans, cross, long sections and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements; and
- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.

No development shall be carried out (or, in the case of phased development, no development in that phase shall be carried out), nor any part of the development shall be brought into use at any time unless in accordance with the agreed scheme and timetable.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity, and to ensure the development is provided with a satisfactory means of drainage.

12. The development hereby permitted shall not be commenced until such time as a scheme to detail each individual watercourse crossing (including pedestrian footbridge and vehicular crossings) demonstrating that no raising of ground levels, nor bridge soffit levels as set will result in elevated flood levels, and that there will

be no loss of flood plain storage due to the provision of any new crossing of the Money Hill Brook, has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Environment Agency and Lead Local Flood Authority (LLFA). The scheme shall include, but not be exclusive of:

- Limiting the number of crossings of the Money Hill Brook, and removal/upgrade of any existing crossings;
- Crossings to be provided as clear span bridges or arches in preference to any culverting (including the upgrading of existing crossings, where upgrading is required or proposed);
- Bridge soffits set a minimum of 600mm above the modelled 100 year plus 20% (for climate change) flood level applicable at the crossing site;
- Bridge abutments set back beyond the top of the natural bank of the watercourse;
- Where necessary, culverts designed in accordance with CIRIA C689 (including up sizing to provide a free water surface and natural bed), and to have a minimum width / length of culvert essential for access purposes;
- Provision of compensatory flood storage for all ground levels raised within the 100 year flood plain applicable at any crossing sites, including proposed location, volume (calculated in 200mm slices from the flood level) and detailed design (plans, cross, and long sections) of the compensation proposals;
- Compensatory flood storage provided before (or, as a minimum, at the ground works phase) of the vehicle bridge and any other crossing construction;
- Detailed designs (plans, cross, long sections and calculations) in support of any crossing;
- Details of how the scheme shall be maintained and managed after completion; and
- A timetable for the relevant works.

The scheme shall be fully implemented and subsequently maintained in accordance with the approved details including the timing / phasing arrangements embodied within the scheme.

Reason: To avoid adverse impact on flood storage, to reduce the risk of flooding to the proposed development and future occupants, to reduce the risk of flooding to adjacent land and properties, to improve and protect water quality, to improve habitat and amenity, and to ensure future maintenance of the surface water drainage system.

13. No development shall commence until a construction working method statement to cover all watercourse works (including pedestrian and vehicular crossings and any other works within 8 metres of any watercourse) has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: To protect local watercourses from the risk of pollution.

14. Notwithstanding the submitted details and other conditions no development (save for demolition works) shall commence on the site (or, in the case of phased development, in respect of the relevant phase) until a further Risk Based Land

Contamination Assessment has been submitted to and agreed in writing by the Local Planning Authority (or, in the case of phased development, in respect of that phase). The Risk Based Land Contamination Assessment shall identify all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site and shall be carried out in accordance with:

- BS10175:2011 + A1:2013 Investigation of Potentially Contaminated Sites Code of Practice;
- BS8485:2007 Code of Practice for the Characterisation and Remediation from Ground Gas in Affected Developments; and,
- CLR 11 Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004.

Reason: To ensure that the land is fit for purpose, to ensure protection of controlled waters and to accord with the aims and objectives in respect of pollution as set out in the National Planning Policy Framework.

15. If, pursuant to Condition 14 above, any unacceptable risks are identified in the Risk Based Land Contamination Assessment, a Remedial Scheme and a Verification Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Remedial Scheme shall be prepared in accordance with the requirements of CLR 11 Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004, and the Verification Plan (which shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action) shall be prepared in accordance with the requirements of Evidence Report on the Verification of Remediation of Land Contamination Report: SC030114/R1, published by the Environment Agency 2010, and CLR 11 Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004. If, during the course of development, previously unidentified contamination is discovered, development shall cease on the affected part of the site and it shall be reported in writing to the Local Planning Authority within 10 working days. No work shall recommence on that part of the site until such time as a Risk Based Land Contamination Assessment for the discovered contamination (to include any required amendments to the Remedial Scheme and Verification Plan) has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the agreed details and thereafter be so maintained.

Reason: In order to make appropriate provision for natural habitat within the approved development and to ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 as amended and The Conservation of Habitats and Species Regulations 2010.

16. No part of the development hereby permitted shall be brought into use until such time as a Verification Investigation for the relevant part of the site has been undertaken in line with the agreed Verification Plan for any works outlined in the approved Remedial Scheme relevant to either the whole development or that part of the development and a report showing the findings of the Verification Investigation for the relevant part of the site has been submitted to and agreed in writing by the Local Planning Authority. The Verification Investigation Report shall:

- Contain a full description of the works undertaken in accordance with the agreed Remedial Scheme and Verification Plan;
- Contain results of any additional monitoring or testing carried out between the submission of the Remedial Scheme and the completion of remediation works;
- Contain Movement Permits for all materials taken to and from the site and/or a copy of the completed site waste management plan if one was required;
- Contain Test Certificates of imported material to show that it is suitable for its proposed use;
- Demonstrate the effectiveness of the approved Remedial Scheme; and
- Include a statement signed by the developer, or the approved agent, confirming that all the works specified in the approved Remedial Scheme have been completed.

Reason: To ensure that the land is fit for purpose, to ensure protection of controlled waters and to accord with the aims and objectives in respect of pollution as set out in the National Planning Policy Framework.

17. There shall be no infiltration of surface water drainage into the ground at any time other than in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Development shall be undertaken strictly in accordance with the submitted Outline Construction Environmental Management Plan (Revision 01, March 2013, ref. 031052).

Reason: To protect controlled water receptors.

18. Notwithstanding the submitted details and other conditions, no development shall commence in any phase until such time as a timetable for the undertaking of updated surveys in respect of badgers in the relevant phase (and including the specification of maximum periods between undertaking of surveys and commencement of work on the relevant phase) has been submitted to and agreed in writing by the Local Planning Authority. No development shall thereafter be undertaken at any time in that phase unless the relevant surveys have been undertaken in accordance with the approved details and the results (including mitigation measures and a timetable for such mitigation where appropriate) have been submitted to and agreed in writing by the Local Planning Authority, and the development shall thereafter be undertaken strictly in accordance with the agreed mitigation measures and timetable.

Reason: In the interests of nature conservation.

19. No hedgerows, trees or shrubs shall be removed during the months of March to August inclusive unless first agreed in writing by the Local Planning Authority. Should nesting birds be found during construction work, all construction work within 5 metres of the nest (which could constitute a disturbance) shall cease immediately, and shall not resume until such time as the young have left the nest.

Reason: In the interests of nature conservation.

20. Notwithstanding the submitted details and other conditions, the first reserved matters application in respect of the development (or, in the case of

phased development, the first reserved matters application in respect of the relevant phase) shall be accompanied by full details of all measures proposed in respect of the enhancement and / or management of the ecology and biodiversity of the development (or in respect of phased development, that phase), including proposals in respect of future maintenance and a timetable for the implementation of the relevant measures. The development shall thereafter be undertaken and occupied in accordance with the agreed measures and timetable.

Reason: In the interests of nature conservation.

21. Notwithstanding the submitted details, all reserved matters applications for the erection of non-residential development shall include full details of the proposed buildings' anticipated level of achievement in respect of criteria / sub-categories contained within the Building Research Establishment's Environmental Assessment Method (BREEAM). No building shall be brought into use until such time as an assessment of the building has been carried out by a registered BREEAM assessor and a BREEAM Certificate has been issued for the relevant building certifying that the relevant BREEAM Level has been achieved.

Reason: To ensure the environmental integrity of the scheme is secured.

22. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking or re-enacting that Order), the total gross floorspace of uses falling within Class A1 of that Order shall not exceed 560 square metres at any time, nor shall the total gross floorspace of any single retail unit exceed 460 square metres at any time, unless planning permission has first been granted by the Local Planning Authority.

Reason: To ensure the development takes the form envisaged by the Local Planning Authority, for the avoidance of doubt, and to ensure satisfactory control over the impact of the development on nearby centres.

23. The first reserved matters application submitted pursuant to this permission (or, in the case of phased development, the first reserved matters application in respect of the relevant phase) shall include a detailed Archaeological Mitigation Strategy for the respective area(s). The Strategy shall be based upon the results of a programme of exploratory archaeological fieldwalking and trial trenching undertaken within the relevant area(s) in accordance with a Written Scheme of Investigation (WSI) first submitted to and agreed in writing by the Local Planning Authority. Both the WSI and final Strategy shall include an assessment of significance and research questions, and:

- The programme and methodology of site investigation, recording and post-investigation assessment (including the initial fieldwalking and trial trenching, assessment of results and preparation of an appropriate mitigation scheme);
- The programme for post-investigation assessment;
- Provision to be made for analysis of the site investigation and recording;
- Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- Provision to be made for archive deposition of the analysis and records of the site investigation;

- Nomination of a competent person or persons / organisation to undertake the works set out within the Written Scheme of Investigation; and
- A detailed timetable for the implementation of all such works / measures.

No development shall take place at any time within the relevant area other than in accordance with the agreed Written Scheme of Investigation, Strategy and timetable for that area.

Reason: To ensure satisfactory archaeological investigation and recording.

24. Notwithstanding the submitted details and other conditions, no development shall commence on the site until such time as a scheme of structural landscaping to the A511 (indicating species, densities, sizes and numbers of proposed planting both within and outside of the application site, as appropriate, together with all existing trees and hedgerows on the land including details of those to be retained, and those to be felled / removed), together with a timetable for its implementation, has been submitted to and agreed in writing by the Local Planning Authority. No development shall be occupied at any time unless all measures specified in the agreed scheme required to be implemented by the relevant stage / phase have been undertaken in full in accordance with the agreed details.

Reason: In the interests of amenity and to ensure that the development is appropriate in its National Forest setting.

25. Notwithstanding the submitted details and other conditions, no development shall commence (or, in respect of a phased development, no development shall commence in the relevant phase) until such time as details specifying which of the proposed tree protection measures shown on drawing no. SJA TPP 12139-02a within the development (or, in respect of a phase development, that phase) are proposed to be implemented in respect of the construction of the proposed accesses / roads (together with a timetable for their implementation) have been submitted to and agreed in writing by the Local Planning Authority. No development (or, in respect of a phased development, no development in the relevant phase) shall be undertaken at any time unless all of the agreed protection measures relating to the relevant stage / phase are in place. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and back-filled by hand.

Reason: To ensure that existing trees are adequately protected during construction in the interests of the visual amenities of the area.

26. Save for any works associated with the formation of the access as shown on drawing no. 06 Rev F, no part of the development shall be occupied until such time as the A511 site access junction as shown on drawing no. 06 Rev F has been provided in full and is available for use by vehicular traffic.

Reason: To provide vehicular access to the site, including for construction traffic, and in the interests of highway safety.

27. No development shall commence on the site until such time as a scheme for the provision of a new or diverted bus service serving the development, and providing a connection between the site and Ashby de la Zouch town centre, has been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall include hours of operation, service frequencies, routeing and provision of necessary on and off site infrastructure (including pole and flag, bus shelter, raised kerbs and information display cases). The scheme shall include any works / measures required for the initial implementation of the scheme, together with a phased programme for the implementation of any measures required by the scheme as the development progresses. No more than 131 dwellings constructed pursuant to the planning permission shall be occupied until such time as the whole of the approved scheme is fully operational.

Reason: To ensure adequate steps are taken to provide a choice in mode of travel to and from the site.

28. No development shall commence on the site until such time as a construction management plan, including wheel cleansing facilities and vehicle parking facilities, site compound(s), materials' storage areas and a timetable for their provision, has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: In the interests of highway safety and to prevent unacceptable on-street parking.

29. No more than 30 dwellings shall be accessed off Woodcock Way.

Reason: To limit access to the site off Woodcock Way.

SCHEDULE 2 – RECOMMENDED CONDITIONS FOR AMENDED APPLICATION

1. Save for the details of vehicular access into the site from Woodcock Way (if applicable) and the A511, details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") for the relevant phase (as defined under Condition 5 below) shall be submitted to and approved in writing by the Local Planning Authority before any development begins in respect of the relevant phase.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the access save for the details of vehicular access into the site from Woodcock Way(if applicable) and the A511, appearance, landscaping, layout, and scale shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

3. Application for approval of the reserved matters for the relevant phase (as defined under condition 5 below) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters for that phase to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

4. The proposed development shall be carried out strictly in accordance with the following plans:

- Application Boundary Plan – Rev A 29.06.2015
- Site Access plans (06 Rev F)

Reason: In the interests of certainty.

5. Notwithstanding conditions 1, 2 and 3 above, the first reserved matters application shall include a masterplan for the whole of the site setting out indicative details of site layout, areas of open space / children's play, landscaping, density parameters and scale, as well as details of any proposed phasing of development. The masterplan shall accord with the principles of the submitted Design and Access Statement. All subsequent reserved matters applications shall be in accordance with the approved masterplan unless any alteration to the masterplan is first agreed in writing by the Local Planning Authority. All development of the site shall thereafter be undertaken in accordance with the agreed phasing and timetable details (or any alternatives subsequently agreed in writing by the Local Planning Authority).

Reason: To ensure that the development of the site (including where undertaken in a phased manner) takes place in a consistent and comprehensive manner, and to ensure that the proposed development delivers the proposed residential and non-residential development at the appropriate time.

6. A total of no more than 605 dwellings shall be erected on the area shown as 'residential' (18.23 hectares) and 'health centre/residential' (0.52 hectares) as shown on Parameter Plan 1 – Land Use and Amount – Rev D 10.06.2015.

Reason: To define the scope of the permission.

7. No development shall commence on the site (or, in the case of phased development, in respect of the relevant phase) until such time as precise details of all means of mitigation measures as set out in the Environmental Statement, including timetables for their provision in respect of the development (or, in the case of phased development, in respect of that phase), have been submitted to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed details and timetables.

Reason: To ensure the development and associated impacts take the form envisaged in the Environmental Statement.

8. No development shall commence on the site until such time as a Design Code for the entirety of the developed area shown on Parameter Plan 1 – Land Use and Amount – Rev D 10.06.2015 has been submitted to and agreed in writing by the Local Planning Authority. The Design Code shall substantially accord with the principles and parameters described and illustrated in the Design and Access Statement, and demonstrate compliance with Building for Life 12 (or any subsequent replacement standard issued by the Design Council / CABI or any successor organisation). The development shall thereafter be carried out in accordance with the agreed Design Code.

Reason: To ensure an appropriate form of design, and to comply with Policies E4 and H7 of the North West Leicestershire Local Plan.

9. Notwithstanding the submitted details, no construction work shall commence on site until such time as intrusive site investigation works in respect of potential risks to the proposed development arising from former coal mining operations together with precise details of any required mitigation and a timetable for its implementation have been submitted to and agreed in writing by the Local Planning Authority. Where the agreed details indicate that mitigation is required, the development shall be carried out strictly in accordance with the agreed mitigation and timetable.

Reason: To ensure the safe development of the site.

10. The development hereby permitted shall not be carried out other than in strict accordance with the submitted Flood Risk Assessment (FRA) dated 14 March 2013, ref. 031052 (ES Appendix 14-1) and Drainage Strategy Revision 01, Dated 20 March 2013, ref. 031052 (ES Appendix 14 -2) and the following mitigation measures detailed within the FRA:

- Limiting the discharge rate for surface water run-off and provision of surface water attenuation storage on the site, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site - FRA sections 6.0 and 7.4, and Drainage Strategy sections 3.1, 5.1, 7.1 to 7.3.6;
- Management of Silt and the prevention of pollution of the watercourse during the construction phase - FRA section 7.3;

- Provision of safe access and egress within the site - FRA section 7.2;
- Finished floor levels - FRA section 7.1

Unless any alternative programme is first agreed in writing by the Local Planning Authority, none of the dwellings hereby permitted shall be occupied until such time as the mitigation measures have been fully implemented in accordance with the above details.

Reason: To prevent flooding by ensuring the satisfactory storage / disposal of surface water from the site and to reduce the risk of flooding to the proposed development.

11. Notwithstanding the submitted details and other conditions, no development shall commence on the site until such time as a surface and foul water drainage scheme for the entire developed area shown on Parameter Plan 1 – Land Use and Amount – Rev D 10.06.2015 (or, in the case of phased development, for the relevant phase of the development), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, together with a timetable for its implementation in respect of the development (or, in the case of phased development, for that phase), has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the agreed details and timetable. The scheme shall include:

- Surface water drainage system/s to be designed in accordance with either the National SUDs Standards, or CIRIA C697 and C687, whichever are in force when the detailed design of the surface water drainage system is undertaken;
- Limiting the discharge rate and storing the surface water run-off generated by all rainfall events up to the 100 year plus 20% for commercial, 30% for residential (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site;
- Provision of surface water run-off attenuation storage to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus 20% for commercial, 30% for residential (for climate change) critical rain storm;
- Detailed design (plans, cross, long sections and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements; and
- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.

No development shall be carried out (or, in the case of phased development, no development in that phase shall be carried out), nor any part of the development shall be brought into use at any time unless in accordance with the agreed scheme and timetable.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity, and to ensure the development is provided with a satisfactory means of drainage.

12. The development hereby permitted shall not be commenced until such time as a scheme to detail each individual watercourse crossing (including pedestrian footbridge and vehicular crossings) demonstrating that no raising of ground levels, nor bridge soffit levels as set will result in elevated flood levels, and that there will be no loss of flood plain storage due to the provision of any new crossing of the Money Hill Brook, has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Environment Agency and Lead Local Flood Authority (LLFA). The scheme shall include, but not be exclusive of:

- Limiting the number of crossings of the Money Hill Brook, and removal/upgrade of any existing crossings;
- Crossings to be provided as clear span bridges or arches in preference to any culverting (including the upgrading of existing crossings, where upgrading is required or proposed);
- Bridge soffits set a minimum of 600mm above the modelled 100 year plus 20% (for climate change) flood level applicable at the crossing site;
- Bridge abutments set back beyond the top of the natural bank of the watercourse;
- Where necessary, culverts designed in accordance with CIRIA C689 (including up sizing to provide a free water surface and natural bed), and to have a minimum width / length of culvert essential for access purposes;
- Provision of compensatory flood storage for all ground levels raised within the 100 year flood plain applicable at any crossing sites, including proposed location, volume (calculated in 200mm slices from the flood level) and detailed design (plans, cross, and long sections) of the compensation proposals;
- Compensatory flood storage provided before (or, as a minimum, at the ground works phase) of the vehicle bridge and any other crossing construction;
- Detailed designs (plans, cross, long sections and calculations) in support of any crossing;
- Details of how the scheme shall be maintained and managed after completion; and
- A timetable for the relevant works.

The scheme shall be fully implemented and subsequently maintained in accordance with the approved details including the timing / phasing arrangements embodied within the scheme.

Reason: To avoid adverse impact on flood storage, to reduce the risk of flooding to the proposed development and future occupants, to reduce the risk of flooding to adjacent land and properties, to improve and protect water quality, to improve habitat and amenity, and to ensure future maintenance of the surface water drainage system.

13. No development shall commence until a construction working method statement to cover all watercourse works (including pedestrian and vehicular crossings and any other works within 8 metres of any watercourse) has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

Reason: To protect local watercourses from the risk of pollution.

14. Notwithstanding the submitted details and other conditions, no development (save for demolition works) shall commence on the site (or, in the case of phased development, in respect of the relevant phase) until a further Risk Based Land Contamination Assessment has been submitted to and agreed in writing by the Local Planning Authority (or, in the case of phased development, in respect of that phase). The Risk Based Land Contamination Assessment shall identify all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site and shall be carried out in accordance with:

- BS10175:2011+A1:2013 Investigation of Potentially Contaminated Sites Code of Practice;
- BS8485:2007 Code of Practice for the Characterisation and Remediation from Ground Gas in Affected Developments; and,
- CLR 11 Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004.

Reason: To ensure that the land is fit for purpose, to ensure protection of controlled waters and to accord with the aims and objectives in respect of pollution as set out in the National Planning Policy Framework.

15. If, pursuant to Condition 14 above, any unacceptable risks are identified in the Risk Based Land Contamination Assessment, a Remedial Scheme and a Verification Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Remedial Scheme shall be prepared in accordance with the requirements of CLR 11 Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004, and the Verification Plan (which shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action) shall be prepared in accordance with the requirements of Evidence Report on the Verification of Remediation of Land Contamination Report: SC030114/R1, published by the Environment Agency 2010, and CLR 11 Model Procedures for the Management of Land Contamination, published by the Environment Agency 2004. If, during the course of development, previously unidentified contamination is discovered, development shall cease on the affected part of the site and it shall be reported in writing to the Local Planning Authority within 10 working days. No work shall recommence on that part of the site until such time as a Risk Based Land Contamination Assessment for the discovered contamination (to include any required amendments to the Remedial Scheme and Verification Plan) has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the agreed details and thereafter be so maintained.

Reason: In order to make appropriate provision for natural habitat within the approved development and to ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 as amended and The Conservation of Habitats and Species Regulations 2010.

16. No part of the development hereby permitted shall be brought into use until such time as a Verification Investigation for the relevant part of the site has been undertaken in line with the agreed Verification Plan for any works outlined in the

approved Remedial Scheme relevant to either the whole development or that part of the development and a report showing the findings of the Verification Investigation for the relevant part of the site has been submitted to and agreed in writing by the Local Planning Authority. The Verification Investigation Report shall:

- Contain a full description of the works undertaken in accordance with the agreed Remedial Scheme and Verification Plan;
- Contain results of any additional monitoring or testing carried out between the submission of the Remedial Scheme and the completion of remediation works;
- Contain Movement Permits for all materials taken to and from the site and/or a copy of the completed site waste management plan if one was required;
- Contain Test Certificates of imported material to show that it is suitable for its proposed use;
- Demonstrate the effectiveness of the approved Remedial Scheme; and
- Include a statement signed by the developer, or the approved agent, confirming that all the works specified in the approved Remedial Scheme have been completed.

Reason: To ensure that the land is fit for purpose, to ensure protection of controlled waters and to accord with the aims and objectives in respect of pollution as set out in the National Planning Policy Framework.

17. There shall be no infiltration of surface water drainage into the ground at any time other than in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Development shall be undertaken strictly in accordance with the submitted Outline Construction Environmental Management Plan (Revision 01, March 2013, ref. 031052).

Reason: To protect controlled water receptors.

18. Notwithstanding the submitted details and other conditions, no development shall commence in any phase until such time as a timetable for the undertaking of updated surveys in respect of badgers in the relevant phase (and including the specification of maximum periods between undertaking of surveys and commencement of work on the relevant phase) has been submitted to and agreed in writing by the Local Planning Authority. No development shall thereafter be undertaken at any time in that phase unless the relevant surveys have been undertaken in accordance with the approved details and the results (including mitigation measures and a timetable for such mitigation where appropriate) have been submitted to and agreed in writing by the Local Planning Authority, and the development shall thereafter be undertaken strictly in accordance with the agreed mitigation measures and timetable.

Reason: In the interests of nature conservation.

19. No hedgerows, trees or shrubs shall be removed during the months of March to August inclusive unless first agreed in writing by the Local Planning Authority. Should nesting birds be found during construction work, all construction

work within 5 metres of the nest (which could constitute a disturbance) shall cease immediately, and shall not resume until such time as the young have left the nest.

Reason: In the interests of nature conservation.

20. Notwithstanding the submitted details and other conditions, the first reserved matters application in respect of the development (or, in the case of phased development, the first reserved matters application in respect of the relevant phase) shall be accompanied by full details of all measures proposed in respect of the enhancement and / or management of the ecology and biodiversity of the development (or in respect of phased development, that phase), including proposals in respect of future maintenance and a timetable for the implementation of the relevant measures. The development shall thereafter be undertaken and occupied in accordance with the agreed measures and timetable.

Reason: In the interests of nature conservation.

21. Notwithstanding the submitted details, all reserved matters applications for the erection of non-residential development shall include full details of the proposed buildings' anticipated level of achievement in respect of criteria / sub-categories contained within the Building Research Establishment's Environmental Assessment Method (BREEAM). No building shall be brought into use until such time as an assessment of the building has been carried out by a registered BREEAM assessor and a BREEAM Certificate has been issued for the relevant building certifying that the relevant BREEAM Level has been achieved.

Reason: To ensure the environmental integrity of the scheme is secured.

22. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking or re-enacting that Order), the total gross floorspace of uses falling within Class A1 of that Order shall not exceed 560 square metres at any time, nor shall the total gross floorspace of any single retail unit exceed 460 square metres at any time, unless planning permission has first been granted by the Local Planning Authority.

Reason: To ensure the development takes the form envisaged by the Local Planning Authority, for the avoidance of doubt, and to ensure satisfactory control over the impact of the development on nearby centres.

23. The first reserved matters application submitted pursuant to this permission (or, in the case of phased development, the first reserved matters application in respect of the relevant phase) shall include a detailed Archaeological Mitigation Strategy for the respective area(s). The Strategy shall be based upon the results of a programme of exploratory archaeological fieldwalking and trial trenching undertaken within the relevant area(s) in accordance with a Written Scheme of Investigation (WSI) first submitted to and agreed in writing by the Local Planning Authority. Both the WSI and final Strategy shall include an assessment of significance and research questions, and:

- The programme and methodology of site investigation, recording and post-investigation assessment (including the initial fieldwalking and trial trenching, assessment of results and preparation of an appropriate mitigation scheme);

- The programme for post-investigation assessment;
- Provision to be made for analysis of the site investigation and recording;
- Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- Provision to be made for archive deposition of the analysis and records of the site investigation;
- Nomination of a competent person or persons / organisation to undertake the works set out within the Written Scheme of Investigation; and
- A detailed timetable for the implementation of all such works / measures.

No development shall take place at any time within the relevant area other than in accordance with the agreed Written Scheme of Investigation, Strategy and timetable for that area.

Reason: To ensure satisfactory archaeological investigation and recording.

24. Notwithstanding the submitted details and other conditions, no development shall commence on the site until such time as a scheme of structural landscaping to the A511 (indicating species, densities, sizes and numbers of proposed planting both within and outside of the application site, as appropriate, together with all existing trees and hedgerows on the land including details of those to be retained, and those to be felled / removed), together with a timetable for its implementation, has been submitted to and agreed in writing by the Local Planning Authority. No development shall be occupied at any time unless all measures specified in the agreed scheme required to be implemented by the relevant stage / phase have been undertaken in full in accordance with the agreed details.

Reason: In the interests of amenity and to ensure that the development is appropriate in its National Forest setting.

25. Notwithstanding the submitted details and other conditions, no development shall commence (or, in respect of a phased development, no development shall commence in the relevant phase) until such time as details specifying which of the proposed tree protection measures shown on drawing no. SJA TPP 12139-02a within the development (or, in respect of a phase development, that phase) are proposed to be implemented in respect of the construction of the proposed accesses / roads (together with a timetable for their implementation) have been submitted to and agreed in writing by the Local Planning Authority. No development (or, in respect of a phased development, no development in the relevant phase) shall be undertaken at any time unless all of the agreed protection measures relating to the relevant stage / phase are in place. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and back-filled by hand.

Reason: To ensure that existing trees are adequately protected during construction in the interests of the visual amenities of the area.

26. Save for any works associated with the formation of the access as shown on drawing no. 06 Rev F, no part of the development shall be occupied until such time as the A511 site access junction as shown on drawing no. 06 Rev F has been provided in full and is available for use by vehicular traffic.

Reason: To provide vehicular access to the site, including for construction traffic, and in the interests of highway safety.

27. No development shall commence on the site until such time as a scheme for the provision of a new or diverted bus service serving the development, and providing a connection between the site and Ashby de la Zouch town centre, has been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall include hours of operation, service frequencies, routing and provision of necessary on and off site infrastructure (including pole and flag, bus shelter, raised kerbs and information display cases). The scheme shall include any works / measures required for the initial implementation of the scheme, together with a phased programme for the implementation of any measures required by the scheme as the development progresses. No more than 131 dwellings constructed pursuant to this Planning Permission shall be occupied until such time as the whole of the approved scheme is fully operational.

Reason: To ensure adequate steps are taken to provide a choice in mode of travel to and from the site.

28. No development shall commence on the site until such time as a construction management plan, including wheel cleansing facilities and vehicle parking facilities, site compound(s), materials' storage areas and a timetable for their provision, has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: In the interests of highway safety and to prevent unacceptable on-street parking.

29. No more than 30 dwellings shall be accessed off Woodcock Way.

Reason: To limit access to the site off Woodcock Way.



RIGHT TO CHALLENGE THE DECISION IN THE HIGH COURT

These notes are provided for guidance only and apply only to challenges under the legislation specified. If you require further advice on making any High Court challenge, or making an application for Judicial Review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000).

The attached decision is final unless it is successfully challenged in the Courts. The Secretary of State cannot amend or interpret the decision. It may be redetermined by the Secretary of State only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

SECTION 1: PLANNING APPEALS AND CALLED-IN PLANNING APPLICATIONS

The decision may be challenged by making an application for permission to the High Court under section 288 of the Town and Country Planning Act 1990 (the TCP Act). This new requirement for permission to bring a challenge applies to decisions made on or after 26 October 2015.

Challenges under Section 288 of the TCP Act

With the permission of the High Court under section 288 of the TCP Act, decisions on called-in applications under section 77 of the TCP Act (planning), appeals under section 78 (planning) may be challenged. Any person aggrieved by the decision may question the validity of the decision on the grounds that it is not within the powers of the Act or that any of the relevant requirements have not been complied with in relation to the decision. An application for leave under this section must be made within six weeks from the date of the decision.

SECTION 2: ENFORCEMENT APPEALS

Challenges under Section 289 of the TCP Act

Decisions on recovered enforcement appeals under all grounds can be challenged under section 289 of the TCP Act. To challenge the enforcement decision, permission must first be obtained from the Court. If the Court does not consider that there is an arguable case, it may refuse permission. Application for leave to make a challenge must be received by the Administrative Court within 28 days of the decision, unless the Court extends this period.

SECTION 3: AWARDS OF COSTS

A challenge to the decision on an application for an award of costs which is connected with a decision under section 77 or 78 of the TCP Act can be made under section 288 of the TCP Act if permission of the High Court is granted.

SECTION 4: INSPECTION OF DOCUMENTS

Where an inquiry or hearing has been held any person who is entitled to be notified of the decision has a statutory right to view the documents, photographs and plans listed in the appendix to the Inspector's report of the inquiry or hearing within 6 weeks of the date of the decision. If you are such a person and you wish to view the documents you should get in touch with the office at the address from which the decision was issued, as shown on the letterhead on the decision letter, quoting the reference number and stating the day and time you wish to visit. At least 3 days notice should be given, if possible.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/K2420/W/15/3004910

Appeal Decision dated 04 May 2016

Land off Sherborne Road, Burbage, Leicestershire LE10 2BE

The development proposed is residential development and associated infrastructure (73 dwellings).

Application: 14/00475/OUT Hinckley and Bosworth Borough Council

44. Leicestershire Police (LP) has demonstrated adequately that the sums requested would be spent on a variety of essential equipment and services, the need for which would arise directly from the new households occupying the proposed development. It would be necessary, therefore, in order to provide on-site and off-site infrastructure and facilities to serve the development commensurate with its scale and nature consistent with LP Policy IMP1. The planning contribution would also enable the proposed development to comply with the Framework's core planning principle of supporting local strategies to improve health, social and cultural well being and delivering sufficient community facilities and services to meet local needs.

45. In respect of compliance with CIL Regulation 123(3) the proposed spending has been apportioned to individual projects and procurement, such as property adaptation and a contribution towards a vehicle, in order to ensure no need for the pooling of contributions. In addition a clause of the undertaking which, in requiring written confirmation prior to payment that it would only be spent where there were no more than four other contributions, would provide a legal mechanism for ensuring full compliance with Reg. 123(3).

46. Evidence was submitted in the form of two maps with types of criminal incidents plotted on them. The first of these shows that there were several burglaries and thefts in the housing area adjacent to the appeal site during the year up to July 2014. The second map covers a larger area, this time in Blaby, and indicates a steady rate of incidents, mainly forms of stealing, in all types of residential area. I have no reason to believe that levels of crime differ significantly between Hinckley/Burbage and Blaby.

47. I consider this to be a no less realistic and robust method of demonstrating the criminal incidents likely to arise in a specific area than the analysis of population data which is normally used to calculate the future demand for school places. The evidence gives credence to the additional calls and demands on the police service predicted by LP.

51. My overall conclusion on planning contributions is that those requested by LP and by LCC for the civic amenity site would be necessary to make the development acceptable in planning terms and would meet the other tests set out in the Framework. In those respects the submitted planning obligation carries significant weight. The contribution sought for Burbage library would not.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/G2435/A/14/2228806

Secretary of State decision dated 15 February 2016

Money Hill, Land North of Wood Street, Ashby-de-la-Zouch, Leicestershire

The development proposed is 605 residential dwellings including a 60 unit extra care centre (C2), a new primary school (D1), a new health centre (D1), a new nursery school (D1), a new community hall (D1), new neighbourhood retail use (A1), new public open space and vehicular access from the A511 and Woodcock Way.

Application: 13/00335/OUTM North West Leicestershire District Council

63. The contribution of £219,029 towards Police infrastructure is not related to requirements of development plan policies. The figure has been arrived at following a close and careful analysis of the current levels of policing demand and deployment in Ashby. The proposed development, in terms of population increase, would have a quantifiable and demonstrable effect on the ability of the Police to carry out their statutory duties in the town. LP has not sought any contribution to some aspects of policing, such as firearms and forensics, but only for those aspects where there is no additional capacity. The contribution is thus fairly and reasonably related in scale and kind to the development and is directly related to that development. The contribution is necessary because the new housing that would be created would place a demonstrable additional demand on Police resources in Ashby. The financial contribution to Police operations thus satisfies Regulation 122 of the Community Infrastructure Levy Regulations 2010 and a provision of the Undertaking would ensure that the contribution also satisfies Regulation 123 of the Community Infrastructure Levy Regulations 2010.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/X2410/W/15/3007980

Appeal decision dated 08 February 2016

Land rear of 62 Iveshead Road, Shepshed, LE12 9ER

The development proposed is the erection of up to 77 dwellings following demolition of 62 Iveshead Road (access only to be determined)

Application: P/14/0777/2 Charnwood Borough Council

19. Planning obligation. The necessity for contributions towards affordable housing, on site open space, policing, healthcare, travel plan, transport, education and civic amenity have been justified by comprehensive evidence from the local and County Council, and the Police Authority. There is no dispute that the provisions of the legal agreement would meet the Council's policy requirements, the tests set out in paragraph 204 of the National Planning Policy Framework (NPPF) and the CIL Regulations 122 and 123 relating to pooled contributions. I am satisfied that this is the case and am taking them into account.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/T3725/A/14/2221613

Secretary of State decision dated 14 January 2016

Land at The Asps, bound by Europa Way (A452) to the east and Banbury Road (A425) to the west

The development proposed is described on the application form as residential development (use class C3) for up to 900 dwellings, a primary school (use class D1), a local centre (use classes A1 to A5) and D1) and a Park and Ride facility for up to 500 spaces (sui generis) with access from Europa Way and Banbury Road, areas of public open space, landscaping enhancements and archaeological mitigation.

Application: W/14/0300 Warwick District Council

32. The Secretary of State has had regard to the matters raised by the Inspector at IR13.1 – 13.5 and agrees with the Inspector's reasoning and conclusions on the two Unilateral Undertakings at IR14.137-14.161. In making his decision on this case, the Secretary of State has taken into account the provisions in the Unilateral Undertakings that do accord with Paragraph 204 of the Framework and do meet the tests in the CIL Regulations 2010 as amended.

Condition 7 - An area of land measuring no less than 0.5 hectare shall be reserved for a local centre. This area of land should broadly be in the location identified on drawing No EDP 1871/116C. Any reserved matters proposal for development on this land must provide a mix of A1 and A2 and A3 and A4 and D1 floorspace, and a police post and associated off-street servicing and parking facilities, all of which shall be delivered in accordance with the phasing plan.

11.5 Warwickshire Police and West Mercia Police: They requested a S106 contribution to provide police infrastructure necessary to enable the direct delivery of policing services to the site. No objections were received from either the Council or the appellant and so it was assumed that HE request met the relevant statutory tests. It was a surprise, therefore, to see on the Statement of CIL compliance, that the request was considered not to be compliant, notwithstanding that the Obligation did include the requested provision. The correspondence sets out why, in their view, the contribution is CIL compliant and is supported by four Appendices.

13.18 Police: the obligation secures the provision of a building for use as a police office, of at least 200 square metres gross internal floor area (together with service connections and external parking) to be located within the local centre that forms part of the development scheme. In addition, a contribution of £187,991 is secured, payable to the Council to fund the provision, fitting out and equipping of the police office.

14.154 Police: As set out in the CIL Compliance Schedule, the appellant is not satisfied that the arrangement is CIL compliant, with the Council being of the view that insufficient evidence was available to come to an informed view on the matter. However, no evidence was before the Inquiry to support those concerns.

14.155 Having had sight of the Schedule, Warwickshire Police and West Mercia Police submitted further correspondence on the matter, dated 10 April 2015. They demonstrate that the arrangement

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

has been arrived at after careful analysis of the current and planned levels of policing in the area. With reference to existing local deployment reflecting actual policing demands and local crime patterns, it is confirmed that five additional staff would be required to serve the development proposed. Policing of the area is delivered currently from three separate premises (in Warwick, Leamington and Leek Wooton) all of which are already maintained to capacity. I am in no doubt therefore, that a new police office would need to be provided on the site, and fitted out, in order to accommodate the additional staff. I consider the arrangement to be necessary to make the development acceptable, it is directly related to the development proposed and to mitigating the impacts that it would generate, and it is fairly and reasonably related in scale and kind to the development. The arrangement therefore meets the relevant tests. Moreover, as a discrete project to which no more than five developments would contribute, I have no reason to suppose, on the basis of the information before me, that there would be any conflict with CIL Regulation 123.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/T3725/A/14/2229398

Secretary of State Decision dated 14 January 2016

Land South of Gallows Hill / West of Europa Way, Heathcote, Warwick

The development proposed is a residential development up to a maximum of 450 dwellings; provision of two points of access (one from Europa Way and one from Gallows Hill); comprehensive green infrastructure and open spaces including potential children's play space; potential footpaths and cycleways; foul and surface water drainage infrastructure and ground modelling.

Application: W/14/0681 Warwick District Council

33. Having examined the completed and signed S106 Planning Agreement and considered the commentary and views at IR349 - 356 and the Inspector's assessment at IR462 - 467, the Secretary of State concludes that the obligations in the Agreement accord with Paragraph 204 of the Framework and meet the tests in the CIL Regulations 2010 as amended.

353. The Council has submitted a summary table of S106 contributions (Document AD13) to demonstrate that the Regulation 123 limit of a maximum of 5 contributions to infrastructure would not be exceeded. The Council has also submitted a CIL Regulations Compliance Statement (Document AD14) which sets out the justification for each obligation, matters of agreement and matters of dispute. Appendix D explains that the monitoring fee is necessary as the large scale housing site with multiple contributions requires additional monitoring work. It sets out how the sum has been calculated including the activities to be carried out and the hourly rate of the officer.

354. Mr T Jones represents Warks and West Mercia Police Authority. He appeared at the Inquiry in a round table session to further provide evidence in support of the need for the financial contribution for police services that is included in the submitted S106 planning obligation agreement. There is supporting written evidence at OIP7, OIP22, and OIP23. The contribution is sought to support police services for the local area to accommodate the rising need generated by this new development. Appeal decisions by the Secretary of State have been submitted in support of such contributions APP/X2410/A/12/2173673 (Document OIP22) and APP/X2410/A/13/2196928/APP/X2410/A/13/2196929 (Document OIP23). In each case the Secretary of State agreed with the Inspector that the contributions were compliant with Regulation 122 of the CIL Regulations. The Inspector's Report for the first case noted that contributions had previously been supported in some appeals and not in others.

462. The S106 planning obligation agreement between the LPA and the Appellant and landowners covers all the matters referred to as reasons for refusal [349-352]]. However the Appellant has queried whether all of the obligations satisfy the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) and the Obligation Agreement itself provides that if the 'Planning Inspector or Secretary of State in the Decision Letter' concludes that any of the planning obligations or the monitoring fee or any part of the obligation are incompatible with Regulations 122 or 123 of the Community Infrastructure Levy Regulations 2010 (as amended) then that shall cease to have effect. In

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

particular the Appellant queries the legality of the monitoring fee and the contributions to police and health services. The LPA has provided a CIL compliance statement [353].

464. The contributions for police services are similar to those which the Secretary of State has previously endorsed as compliant with Regulation 122 [354]. I consider that the CIL compliance statement shows that they are also compliant with Regulation 123 [353].

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref: APP/G2435/W/15/3005052

Appeal decision dated 05 January 2016

Land South of Greenhill Road, Coalville, Leicestershire

The development proposed is described as `Development of up to 180 dwellings, including a retail unit, access and associated infrastructure (outline-all matters reserved apart from part access)

Application: 14/00614/OUTM North West Leicestershire District Council

69. The contribution to Leicestershire Police (LP) has been justified following a close and careful analysis of the current levels of policing demand and deployment in the beat area. The financial contribution would be spent on start-up equipment, vehicles, additional radio call capacity, PND additions, additional call handling, ANPR, Mobile CCTV, additional premises and hub equipment. No part of the LP contribution provides for funding towards any infrastructure project that would offend the restriction on pooling. In my view, the LP contribution is fully compliant with Regulations 122 and 123 of the CIL Regulations.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/Q3115/A/14/2222595

Appeal Decision dated 02 June 2015

Land North of Littleworth Road, Benson

The development proposed is described as ‘(1) the erection of 125 dwellings with associated access, open space and landscaping and (2) 41 retirement flats and 11 retirement bungalows with associated parking and car share facilities.’

Application: P14/S0673/FUL South Oxfordshire District Council

51. The necessity, relevance and proportionality of these and the other elements of the planning agreement are set out in three documents submitted to the Inquiry. They (include)... a letter from Simon Dackombe Strategic Planner, Thames Valley Police. With one exception they provide convincing (and undisputed) evidence that the obligations comply with regulation 122 of the CIL Regulations.

52. The exception is that part of the contribution sought for policing which relates to the training of officers and staff. Whereas all the other specified items of expenditure relate to capital items which would ensure for the benefit of the development, staff training would provide qualifications to the staff concerned and would benefit them but these would be lost if they were to leave the employ of the police and so are not an item related to the development. I therefore take no account of this particular item in coming to a decision on the appeal. This does not, however, invalidate the signed agreement.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/A2470/A/14/2222210

Appeal Decision dated 26 May 2015

Greetham Garden Centre, Oakham Road, Greetham, Oakham LE15 7NN

The development proposed is the redevelopment of the former Greetham Garden Centre for residential development for up to 35 dwellings, and provision of access.

Application: 2013/0956/OUT Rutland County Council

2. Refusal Reason 2 related to the failure in the appeal application to make any commitment to developer contributions. As part of the appeal submissions two unilateral undertakings have been submitted. I consider that these two undertakings are compliant with paragraph 204 of the National Planning Policy Framework (the Framework) and Regulation 122 of the CIL Regulations 2010. In arriving at this view I have taken account of the replies from the Council and the Police Authority to the Planning Inspectorate's letter of 5 May 2015 relating to 'pooled' contributions. The first unilateral undertaking, dated 22 January 2015, makes provision for various contributions towards health services, indoor activity services, libraries, museums, outdoor sports, open space, children's services and policing. As the contribution to policing is in line with the amount per dwelling specified in the adopted Developer Contributions Calculation increasing this amount would not be justified. The second unilateral undertaking, dated 12 March 2015, will ensure that at reserved matters stage a Section 106 agreement is drawn up to secure 35% affordable housing. Consequently I believe that Refusal Reason 2 has now been addressed.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/A2470/A/14/2227672

Appeal decision dated 19 May 2015

Land to the rear of North Brook Close, Greetham, Rutland LE15 7SD

The development proposed is construction of 19 residential dwellings, including garages and associated infrastructure

Application: 2013/1042/FUL Rutland County Council

16. The proposed development would increase demands on the Market Overton Doctor's Practice. The building is not large enough to cater for the additional patients that it has been calculated would live in the area as a result of planned new housing development including the appeal site. Similarly, the police service delivers its service locally from premises at Oakham. This facility is at capacity and the new development would generate a need for additional space, equipment, information handling and communications. A financial contribution is therefore necessary to mitigate the effect of the development by expanding the Doctor's Surgery and police service provision.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/L2440/A/14/2216085

Appeal Decision dated 10 February 2015

Land at Cottage Farm, Glen Road, Oadby, Leicestershire LE2 4RL

The development proposed is development of land for up to 150 dwellings (Use Class C3) and associated infrastructure, including pedestrian and vehicular access, open space and structural landscaping.

Application: 13/00478/OUT Oadby & Wigston Borough Council

82. A completed planning obligation, in the form of an agreement made under Section 106 of the Town and Country, was submitted at the inquiry (Document OW15). I have considered the submitted planning obligation against the tests set out at paragraph 204 of NPPF.

83. In general terms, the agreement establishes a commitment to provide 30% affordable dwellings, support for sustainable transport, the provision of open space for public use, and financial contributions for education, the county council library service and police infrastructure. The terms of the offered agreement were discussed, and whether the contributions put forward were directly related to the development being proposed. Nothing was said at the inquiry to indicate that what is being offered is unreasonable, disproportionate, or likely to be covered by other sources of financial support or revenue.

84. I am satisfied that, in the light of the matters discussed at the inquiry, and taking into account the written submissions relating particularly to the police contribution (document LP1), all the offered contributions and undertakings are necessary to make the development acceptable in planning terms, are directly related to the development and reasonably related in scale and kind to the development.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/Y2430/A/14/2224790

Appeal Decision dated 06 January 2015

Land to the east of Nottingham Road, Melton Mowbray, Leicestershire.

The development proposed is residential development for up to 85 dwellings with associated infrastructure, access and areas of open space.

Application: 14/00078 Melton Borough Council

28. In the completed Agreement there are covenants relating to affordable housing, police service requirements, open space and maintenance, bus stop and bus shelter provision, bus travel, a travel plan co-ordinator and travel packs, off-site traffic signal works, civic amenity, leisure facilities, library facilities, Melton Country Park facilities, and training opportunities. Support for infrastructure requirements is provided in saved LP Policy OS3 and within the County Council's SPG11. In addition, at the Hearing Mr Tyrer, the County Council's Developer Contributions Officer, and Mr Lambert, the Growth and Design Officer for Leicestershire Police, provided detailed information and justification of the infrastructure requirements and how financial contributions would be spent.

30. I am satisfied that the proposed planning obligations are necessary, directly related, and fairly and reasonably related in scale and kind to the proposed development, in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/M2460/A/14/2213689

Appeal decision dated 04 December 2014

Land rear of 44-78 Ashby Road, Hinckley, Leicestershire, LE10 1SL.

The development proposed is described as 'residential development'.

Application: 2013/0862/04 Leicestershire County Council

Policing

39. A police contribution of £13,756 is included in the planning obligation. Detailed evidence in support of this level of contribution has been submitted by the Police and Crime Commissioner. It is clear that the increase in the local population from up to 60 dwellings on the appeal site would place additional demands on the police. Contributions are not sought across the board. The representations identify those areas where there is spare capacity and they have not been taken into account in calculating the overall level of contribution. A need has been identified in the following areas: start-up equipment, vehicles, radio call capacity, database capacity, call-handling, automatic number plate recognition cameras, mobile CCTV, premises, and hub equipment. Details are provided of the purpose to which the funding would be put, and, in the case of each area where a need has been identified, the level of contribution has been calculated in relation to the size of the appeal proposal, even if this means that some expenditure is required from the police budget. The policing contribution is necessary to make the development acceptable in planning terms, and it also complies with the other statutory tests.

Appeal Ref. APP/K2420/A/13/2208318

Secretary of State decision dated 18 November 2014

Land surrounding Sketchley House, Watling Street, Burbage, Leicestershire

Outline application for the 'demolition of nos.11 and 13 Welbeck Avenue to create vehicular and pedestrian access and redevelopment of the site to provide up to 135 dwellings, public and private open space together with landscaping and associated infrastructure (all matters reserved except for the point of access)

Application: 13/00529/OUT Hinckley and Bosworth Borough Council

Report to the Secretary of State for Communities and Local Government dated 22 September 2014

8. The Case for the Police and Crime Commissioner for Leicestershire

8.1 *Policing is a service that is always available and responds to demand on an 'equal access' basis; the level and efficiency of that response depends on the facilities available. Calls and deployments are monitored and give an indication of the level of services delivered to the 45,400 households in the Borough or the 6393 houses in Burbage. In 2011 there were 83,315 calls from the Borough, 9,386 of which required emergency attendance and 5,314 entailing some 'follow up'. In Burbage there were 11,664 calls, 314 emergencies and 744 attendances; last year there were 419 recorded incidents. Those incidents largely entail burglary, car related crime and theft and there are geographical concentrations at the commercial units around Hinckley Island and the town centre. Some 372 incidents of anti-social behaviour are recorded in Burbage and regular patrolling and local community contact maintained by the Neighbourhood Policing team, located at Hinckley Local Policing Unit.*

8.2 *The integrated nature of policing means that many different operational units are involved in responding to recorded incidents. Staff at the Local Police Unit, the hub at Braunston, the Basic Command Unit at Loughborough, the Force HQ at Enderby, tactical support, road safety, communications and regional crime can all be involved. Some 270 staff are employed to deliver policing in the Borough and about 80% of their time is devoted to such activities. The minimum number of staff is deployed to meet existing levels of demand, which means that there is little additional capacity to extend staffing to cover additional development. The aim is to deploy additional staffing and additional infrastructure to cover the demand from new development at the same level as the policing delivered to existing households. Hence, additional development would generate a requirement for additional staff and additional personal equipment (workstations, radios, protective clothing, uniforms and bespoke training), police vehicles of varying types and functions, radio cover (additional base stations and investment in hardware, signal strengthening and re direction), national database availability and interrogation, control room telephony, CCTV technologies, mobile units, 'beat drop in hubs', premises and the like. Yet, the prognosis is that 'It is sensible to assume that most of the capital requirements incurred by growth will not be covered by existing mainstream central and local funding'. Hence, the necessity to seek developer contributions to ensure that existing levels of service can be maintained as growth continues.*

8.3 *The proposed development is expected to increase the overnight population of this settlement by at least 307 people and a net addition of 133 new houses must bring additional policing demands. Extrapolating from existing empirical data indicates that the scheme would generate annual additions of some 239 calls and responses, 28 emergency events, 16 non-emergency events, 9 additional recorded crimes and 8 recorded anti-social behaviour incidents. In turn those events would require additional vehicle use, more radio calls, greater use of the PND systems to process and store crime records and intelligence, further deployment of mobile CCTV technologies and additional access for beat staff in a local Hub, not to mention consequences for support and HQ staff.*

8.4 *The Framework supports the provision of the facilities and services needed in a community. This is one of the 'core principles' and SPDs are indicated to be an appropriate means to assist applicants in understanding the obligations that proposals might generate. The Framework advocates the creation of healthy and inclusive environments where crime and disorder and the fear of crime do not undermine the quality of life. Policy IMP1 of the Local Plan reflects that advice and provides an over-arching justification for the contributions sought. And, the Leicestershire County Council Statement of Requirements sets out the provisions that should be made towards the need for additional policing that might be due to new development.*

8.5 *The contribution requested amounts to £44,711 to mitigate the additional impacts estimated to accrue directly from the proposed development. These contributions are required to upgrade the capacity of existing infrastructure, which would not otherwise be sufficient to meet the likely demand from the scheme. It is anticipated that staff salaries and day to day routine additional costs would be met by rate revenues. A programme to procure the additional facilities required would be agreed as a clause in a legal agreement. The contributions sought would be directly related in scale and kind to the development, so that the completion of some infrastructures would require funding from elsewhere. But, the contribution would be used wholly to meet the direct impacts of this development and wholly in delivering the policing to it. On the basis of advice, the level of contributions sought are not based on a formula but derived solely from the direct impact of the scheme on policing. This has elicited support at appeal. A detailed explanation of the methods used to calculate each element of the total contribution is offered together with the justification for it derived from the advice in the Framework. It is shown that the contributions sought are directly related to the development, fairly and reasonably related in scale and kind to the scheme and necessary to make the development acceptable in planning terms. There would thus be CIL compliant.*

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/F2415/A/14/2217536

Appeal decision dated 21 August 2014

Land off Fairway Meadows, Ullesthorpe, Leicestershire

New housing development (61 dwellings).

Application: 13/01228/OUT Harborough District Council

31. *Returning to the unilateral undertaking, I have already mentioned obligations relating to measures to promote more sustainable modes of transport, which are necessary to make the development acceptable. The undertaking also includes provision for contributions towards library facilities and police services and, given the justifications provided, I find that these are also necessary to make the development acceptable.*

32. *Taking account also of the information provided to explain how the various contributions are calculated and how they would be used, I find that all the obligations would be directly related to the development and fairly and reasonably related to it in scale and kind. The tests in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and in the Framework are therefore satisfied and thus I have had regard to all the obligations.*

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Refs. APP/K2420/A/13/2202658 & APP/K2420/A/13/2210904

Appeal decision dated 18 August 2014

Land off (to the south of) Spinney Drive and land off (to the east of) Brookside, Barlestone, Leicestershire

The erection of 49 new dwellings, landscaped public open space and creation of a formal wetland habitat with boardwalk access.

Application: 12/01029/FUL Hinckley and Bosworth Borough Council

34. *The contribution to Leicestershire Police has been justified based on crime statistics within the area and demands that would arise from the development. It would fund equipment and infrastructure to support additional personnel within the beat area, not the staffing itself. In terms of civic amenity contributions, the nearest household waste and recycling disposal site is at Barwell. Figures were provided indicating that the site is at or above capacity at peak periods such as Bank Holiday weekends. The contributions would assist in the acquisition of an additional storage container to cater for the waste from this and other new housing developments in the area.*

35. *The Council considers that the police and civic amenity contributions do not meet the tests within Regulation 122 of the Community Infrastructure Regulations (CIL) but does not provide much evidence to support its position. In contrast Leicestershire Police and the County Council have provided significant justification for the contributions, including reference to a number of recent appeal decisions where such contributions have been supported by Inspectors and the Secretary of State.*

36. *The contributions would accord with Policies IMP1, REC2 and REC3 of the LP and the Council's Play and Open Space Guide SPD. In addition the contributions to the County Council are supported by the Statement of Requirements for Developer Contributions in Leicestershire.*

37. *The obligations within the S106 agreements are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Therefore, they meet the tests within CIL Regulation 122 and should be taken into account in the decision. I consider that the conditions set out in Paragraph 2.9 of the agreement are satisfied and that the obligations should become effective.*

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Refs. APP/H1840/A/13/2199085 & APP/H1840/A/13/2199426

Secretary of State decision dated 02 July 2014

Report to the Secretary of State for Communities and Local Government dated 6 June 2014

Land at Pulley Lane, Newland Road and Primsland Way, Droitwich Spa

Appeal A - The development proposed is an outline planning application for the development of land for up to 500 dwellings (Class C3); up to 200 unit care facility (Class C2); provision of mixed use local centre to include shop (Class A1); financial & professional services (Class A2); restaurants & café (Class A3); drinking establishment (Class A4); hot food takeaway (Class A5); offices (Class B1a) and police post; indoor bowls facility; means of access and estate roads; public open space; landscaping and infrastructure.

Appeal B - The development proposed is an outline application for the construction of a maximum of 265 dwellings with associated car parking, access, infrastructure provision and open space.

Application: W/11/01073/OU & W/12/02336/OU Wychavon District Council

*1.15 With regard to **Appeal A** the planning application was submitted in outline form with all matters reserved except for access. A schedule of the application documents and plans on which the SoS is requested to determine the proposal is at BDL 13. The reader should note that the most helpful plan in this schedule is the Indicative Masterplan. The proposed development is described as including the following components:*

- A police post

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/F2415/A/12/2183653

Secretary of State Decision dated 17 April 2014

Report to the Secretary of State for Communities and Local Government dated 21 November 2013

Land South Of Hallbrook Primary School, Crowfoot Way, Broughton Astley, Leicestershire

The erection of 111 dwellings, a sports hall, a neighbourhood centre, sports pitches and associated parking, open space, access and landscaping.

Application: 12/04597/OUT Harborough District Council

70. The contribution towards policing has been requested by the Police and Crime Commissioner for Leicestershire [PCCL/ML/1]. The proposal would increase the workload of the Leicestershire Constabulary in terms of additional calls, nonemergency follow ups and additional vehicle miles amongst other things. The contribution would enable the force to respond to this increased workload. It would therefore accord with CS Policy CS12 and the Local Infrastructure Schedule in the CS [HDC13].

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Refs. APP/X2410/A/13/2196928 & APP/X2410/A/13/2196929

Secretary of State Decision dated 8 April 2014

Report to the Secretary of State for Communities and Local Government dated 27 January 2014

Land off Mountsorrel Lane, Rothley, Leicestershire

Appeal A: construction of a maximum of 250 dwellings, replacement primary school, change of use from dwelling to medical facility, change of use from agricultural land to domestic curtilages, green infrastructure, potential garden extensions, construction of a relief road, and demolition of barns in accordance with application ref: P/12/2005/2, dated 20 September 2012; and

Appeal B: an area of public open space including water balancing ponds and green infrastructure in accordance with application ref: P/12/2456/2 dated 21 November 2012.

Application: P/12/2005/2 and P/12/2456/2 Charnwood Borough Council

THE CASE FOR THE POLICE AND CRIME COMMISSIONER FOR LEICESTERSHIRE (LP) (Rule 6 party)

5.1 The sum of £106,978 is sought by The Police and Crime Commissioner for Leicestershire (LP) towards Police infrastructure that would mitigate the impact of the proposed development. That figure has been arrived at following a close and careful analysis of the current levels of policing demand and deployment in Charnwood, so that the impact of the development could be properly assessed and a contribution sought that accurately reflects the precise need that would arise from the development of 250 new homes on the appeal site. LP3 page 17 contains an itemised breakdown of the anticipated expenditure on Police services/items dedicated towards the appeal development.

5.2 It is noted that the Landowner in this matter does not accept that any part of the Police Contribution meets the CIL tests as recited in the Unilateral Undertaking at clause 1.2.10. However, there appears to be no criticism by the Appellant of the approach taken by LP to the contribution requested, and no evidence has been produced to undermine the conclusions LP arrive at as to the nature and level of contribution required to mitigate the impact of the proposed development on LP resources.

5.3 The sum requested equates to approximately £427.91 per dwelling. That sum can only be arrived at by working backwards - it is not a roof tax applied to all proposed residential developments in the force area because that would not reflect the individual circumstances and needs of each development. For example, in the Land south of Moira Road appeal APP/G2435/A/13/2192131, the contribution per dwelling amounted to approximately £300 whereas in the Land at Melton Road appeal APP/X2410/A/12/2173673, the contribution worked out to be £590.85 per dwelling. In both instances, the requests were found to be CIL compliant.

5.4 Mr Lambert explains through the documentation submitted in respect of the initial application and for this appeal why the Police seek contributions, including the planning policy justification at both national and district level, and the difficulties associated with funding new infrastructure items in response to growth in residential development which places additional demand on police resources.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

The Inspector considering the Land at Melton Road Appeal at paragraph 291 accepted that "the introduction of additional population and property to an area must have an impact on policing, in the same way as it must on education and library services for example," and went on to conclude:

"Moreover, it also seems to me that the twelfth core planning principle of the Framework, that planning should... "take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs", can only be served if policing is adequate to the additional burdens imposed on it in the same way as any other local public service. The logic of this is inescapable. Section 8 of the Framework concerns the promotion of healthy communities and planning decisions, according to paragraph 69, should aim to achieve places which promote, inter alia, "safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion."

5.5 Those conclusions were endorsed in the SoS's decision letter at paragraph 20.

5.6 Mr Lambert also explains why current revenue sources e.g. Council tax receipts, are insufficient to respond to growth in residential development, and are unable to fund much needed infrastructure to mitigate the additional demand placed on police resources by that growth. That position was examined and verified by external consultants employed by Local Councils in the Leicestershire Growth Impact Assessment of 2009; the Executive Summary is reproduced at Mr Lambert's Appendix 4.

5.7 There is no spare capacity in the existing infrastructure to accommodate new growth and any additional demand, in circumstances where additional infrastructure is not provided, would impact on the ability of police to provide a safe and appropriate level of service and to respond to the needs of the local community in an effective way. That outcome would be contrary to policy and without the contribution the development would be unacceptable in planning terms. It is right, as the Inspector accepted in the Melton Road decision (paragraph 292), that adequate policing is fundamental to the concept of sustainable communities. It is therefore necessary for the developer to provide a contribution so that adequate infrastructure and effective policing can be delivered; that is provided for through the Unilateral Undertaking APP10.

5.8 Mr Lambert has addressed each and every item of infrastructure required in his evidence and has sought to justify each request by reference to the 3 tests of Regulation 122 of the 2010 Regulations and also paragraph 204 of the NPPF Those tests provide the framework in which LP work to assess the appropriate level of contribution necessary to mitigate the impact of residential development - a process which is under constant review to keep requests up-to-date and accurate as demonstrated by the recent letter dated 14 November 2013 amending the total sum sought in respect of Police vehicles downwards to reflect the fact that an average of 10% of the original value of a vehicle will be redeemed upon disposal.

5.9 Furthermore, LP confirms that the contribution can be, and would be spent on infrastructure to serve the appeal development because the sum requested is not required to meet with a funding deficit elsewhere or to service existing development. The contribution sought is therefore directly related to the development.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

5.10 In conclusion, the request for a contribution towards additional Police infrastructure to mitigate the impact of the appeal proposal is a necessary, carefully considered and lawful request. The request is directly related to the development and to mitigating the impacts it would generate based on an examination of present demand levels and existing deployment in the District.

5.11 The request is wholly related to the scale and kind to the appeal development and the Inspector, and SoS are respectfully asked to conclude the same.

5.12 The Appellant does not accept that any part of the LP requested contribution meets the tests of Regulation 122 of the CIL Regulations 2010. The LPA has indicated that it is neutral in relation to the request.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/T2405/A/13/2200867

Appeal Decision dated 02 January 2014

Land at Seine Lane/Forest Road, Enderby, Leicestershire

The development proposed is the erection of up to 244 dwellings, public open space, landscaping and vehicular access.

Application: 12/0823/1/OX Blaby District Council

41. At the inquiry, the appellants submitted an engrossed Section 106 Agreement. The planning obligations would secure 30% affordable housing, contributions towards a bus service, bus passes, travel packs, highway improvements, healthcare, libraries, police and the maintenance of the proposed footbridge and public open space that would form part of the scheme. I have considered the evidence provided in writing and at the inquiry, including that from Leicestershire County Council regarding contributions towards libraries and from Leicestershire Police regarding contributions towards policing services and facilities, to demonstrate that the obligations meet the tests in Community Infrastructure Levy Regulation 122.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Refs. APP/T2405/A/13/2193758 & APP/T2405/A/13/2193761

Appeal decision dated 01 August 2013

Land east of Springwell Lane, Whetstone, Leicestershire LE8 6LT

The development proposed is residential development of up to 150 dwellings and parkland with associated access, infrastructure and landscaping.

Application: 12/0952/1/OX Blaby District Council

28. The appellant has submitted an engrossed Section 106 Agreement for Appeal A after the close of the hearing. The planning obligations would secure 25% affordable housing, contributions towards public transport, cycling, a travel pack, highway improvements, healthcare, libraries, police and the maintenance of the public open space that would form part of the scheme. I have considered the evidence provided in writing and at the hearing in support of the contributions to satisfy myself that the obligations meet the tests in Community Infrastructure Levy (CIL) Regulation 122. These tests are that the obligation is necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

33. Leicestershire Police (LP) has supported the need for contributions towards policing services and facilities in its statement and at the hearing. The required contributions are significantly less than those considered by the previous Inspector, and LP have suggested that it has used a different method of calculation, based on the impact of the development itself. Therefore, I am satisfied that the sum provided for in the obligation is necessary to make the development acceptable in planning terms, having regard to the requirements in paragraph 58 of the Framework to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

35. Having regard to the above, I conclude on the Section 106 Agreement that all the planning obligations meet the tests in CIL Regulation 122 and paragraph 204 of the Framework. Without the obligations, the proposal would fail to accord with the relevant development plan policies and would have unacceptable impacts on local facilities and services and affordable housing in the District.

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/G2435/A/13/2192131

Appeal decision dated 30 May 2013

Land south of Moira Road, Ashby-de-la-Zouch LE65 2NJ

The development proposed in 2009 was described as the erection of 83 no. dwellings with associated garaging and formation of new access road to Moira Road.

Application: 09/00620/FUL North West Leicestershire District Council

36. *...The additional population would also bring additional policing requirements, which would need to be addressed.*

37. *The s106 Agreement would effectively bind the appellant to providing 18 affordable dwellings as part of the development. It would also require the appellant to make, and the District Council and County Council to disburse, contributions of:*

- *£24,903 towards the capital costs of policing the development*

39. *Evidence submitted to the inquiry showed that, without these contributions, the development would not be acceptable in planning terms because of its harmful impact on local infrastructure. These measures are therefore necessary to mitigate that impact. The need for additional facilities arises directly from the development of the site so the contributions are directly related to it. The extent of additional provision in each case has been carefully considered and is proportionate, appropriate and no more than is necessary to meet the additional demands, so the provisions of the Agreement are fairly and reasonably related in scale and kind to the development. The provisions of the Agreement therefore comply with 203 of the Framework and meet the tests of Regulation 122 of the CIL Regulations 2010. I therefore consider that the harmful impact of the proposal on local infrastructure would be satisfactorily overcome by the binding planning obligations.*

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/X2410/A/12/2173673

Secretary of State decision dated 14 May 2013

Land at Melton Road, Barrow Upon Soar, Leicestershire, LE12 8NN

The development proposed is residential development (300 dwellings)

Application: P/10/1518/2 Charnwood Borough Council

Report to the Secretary of State for Communities and Local Government dated 13 March 2013

288. The 'Police Authority Contribution' is for £177,255. The manner in which the authority would seek to spend it is set out in the Third Schedule to the Planning Obligation. By letter to the Planning Inspectorate of 6 August 2012, the Leicestershire Constabulary explained in some detail its approach to the use of S106 monies for police infrastructure throughout the county, supported by a number of appeal decisions in which it was concluded that the contributions in each case passed the relevant tests and could therefore be accorded weight. The letter appends (Appendix 2) a useful note from the Association of Chief Police Officers which draws the distinction between capital expenditure on equipment and premises, the basic infrastructure of policing, and revenue expenditure which might reasonably be expected to be supported by the increased number of households. A January 2012 policy statement from the Leicestershire Police Authority Policing Contributions from Development Schemes is also included. This sets out its approach to the increased pressure on policing from additional housing development. The document includes at Section 7 the principles whereby financial contributions will be deployed, including provision for repayment if the police authority fails to spend the contributions, linkage to the development in question and use for additional needs arising from it and a "clear audit trail demonstrating that financial contributions have been used in a manner that meets the tests" (in the subsequently cancelled Circular 05/2005 Planning Obligations.)

289. Those tests are essentially the same as those of the extant CIL Regulations and hence there is a clear recognition by the Leicestershire Police Authority that development is not simply a source of additional finance to be spent in an unspecified or unrelated way. Moreover, the appellant in this case has "signed up" to the Policing Contribution, albeit under, it seems, protest. The evidence of Mr Thorley⁷⁷ addresses this matter at Section 12 and his Appendix 1078 is a paper on the topic that refers to a number of appeal decisions where a contribution to policing has not been supported, for example the appeal in Sapcote (Ref APP/T2405/A/11/2164413) in which the Inspector comments, in paragraph 41 of his decision, that... "it has not been shown, in the light of the statutory tests, that the contribution would be directly linked to the impacts arising from the appeal

290. Equally, the material submitted by the Police Authority under cover of its letter of 6 August 2012 includes a number of appeal decisions pointing in the opposite direction, for example the appeal in Bottesford (Ref APP/Y2430/A/11/2161786) where the Inspector comments, in paragraph 68, that "there was also specific justification of the individual elements within this global sum directly related to the circumstances of the appeal proposal. Therefore the contribution does meet all three tests for CIL compliance."

291. The Inspectors will have reached their own conclusions on the particular evidence and submissions put to them at appeal and I shall approach the evidence in this case in the same way, i.e.

on its merits. It seems to me that the introduction of additional population and property to an area must have an impact on policing, in the same way as it must on education and library services, for example. Moreover, it also seems to me that the twelfth core planning principle of the Framework, that planning should... “take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs”, can only be served if policing is adequate to the additional burdens imposed on it in the same way as any other local public service. The logic of this is inescapable. Section 8 of the Framework concerns the promotion of healthy communities and planning decisions, according to paragraph 69, should aim to achieve places which promote, inter alia, “safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.”

292. *Adequate policing is so fundamental to the concept of sustainable communities that I can see no reason, in principle, why it should be excluded from the purview of S106 financial contributions, subject to the relevant tests applicable to other public services. There is no reason, it seems to me why police equipment and other items of capital expenditure necessitated by additional development should not be so funded, alongside, for example, additional classrooms and stock and equipment for libraries.*

293. *In this case, the planning obligation clearly sets out in its third schedule the items anticipated to be needed as a consequence of policing the proposed development alongside the existing settlement and apportioned accordingly. It seems to me to be sufficiently transparent to be auditable and at a cost equivalent to, perhaps (if 300 dwellings are constructed) £590.85 per dwelling, it does not equate to an arbitrary “roof tax” of the type complained of, whatever previous practice may have been.*

294. *For these reasons I am of the view that the ‘Police Authority Contribution’ is compliant with the CIL Regulations and that weight should therefore be accorded to it as a means of mitigating the predicted impact of the development.*

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

Appeal Ref. APP/X2410/A/12/2187470

Appeal decision dated 15 April 2013

Land at (the former) Rearsby Roses Ltd, Melton Road, East Goscote LE7 4YP

The development proposed is “erection of 60 dwellings following demolition of nursery buildings and formation of site access (revised scheme)”.

Application: P/12/1709/2 Charnwood Borough Council

3. Likewise, the main parties agree that the provision of some 18 dwellings as affordable housing (30% of 60, in accordance with the Council’s policy), together with various financial contributions towards local infrastructure - including payments to the Council, Leicestershire County Council and Leicestershire Police - would be met by the terms of a unilateral planning obligation [Doc 4], submitted at the hearing.

35. At the hearing the appellants tabled a signed and executed S106 unilateral planning obligation containing various clauses including: (in schedule 1) those relating to the provision of 18 units of affordable housing; (in schedule 2) the payment of monies to the Council comprising a health facilities contribution (approx. £14,000), a police contribution (approx. £25,000), and an open space contribution (approx. £42,000); and (in schedule 3) payments to Leicestershire County Council towards education (approx. £110,000) and transport (approx. £17,000); together with miscellaneous matters.

36. There was some discussion at the hearing as to the justification for some of the financial contributions sought. However, having regard to all the evidence to the hearing, and the criteria in para. 204 of the Framework, I am satisfied that all these provisions for infrastructure payments are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. They also meet the 3 statutory tests set out in regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

Appeal Ref. APP/F2415/A/12/2179844

Appeal decision dated 14 February 2013

Land north of Bill Crane Way, Lutterworth, Leicestershire.

The application sought outline planning permission for residential development with associated infrastructure, public open space and provision of vehicular and pedestrian access without complying with a condition attached to planning permission Ref 11/00117/OUT, dated 23 January 2012.

Application: P/12/00613/VAC Harborough District Council

27. *Whilst the Council and the County Council confirmed that the terms of the submitted UU were acceptable, the appellant questioned whether the contribution in respect of policing was compliant with the tests set out in the CIL Regulations. The appellant suggests that there is no evidence that the proposed development would result in a need for increased police resources. It is also argued that there should be no automatic assumption that the development should bear the cost of the provision of additional policing since the anticipated growth of such costs in this area could have been budgeted for and the new residents will generate Council Tax revenue.*

28. *However, it is recognised by both the County Council and the Council's guidance¹ that a contribution towards policing could be triggered if there is a need arising from the development. The guidance therefore establishes the principle of a contribution although there needs to be clear evidence that the level of contribution would be justified having regard to the tests set out in the CIL Regulations.*

29. *The written evidence submitted by Leicestershire Police detailed the impact the proposed development would have on policing, forecasting the number of potential incidents and the anticipated effect this would have on staffing, accommodation, vehicles and equipment. In view of the requirement of national planning policy to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life, it is considered that, on the evidence before me, a contribution towards policing is necessary to make the development acceptable in planning terms.*

30. *Whilst the additional staff, accommodation, vehicles and equipment detailed by the Police could not be regarded as being for the exclusive use of the development, they would be necessary to provide for the effective policing of and to attend incidents on the site. In addition the number of staff and level of resources required to police the development has been based on the number of incidents estimated to be generated by the site. In respect of policing services the UU makes provision for the payment of £426 per dwelling and this is the figure sought by Leicestershire Police. The level and range of the mitigation would therefore appear to be directly related to the development and also to be fairly and reasonably related in scale and kind to it.*

31. *I have had regard to the fact that the s106 Agreement, dated 18 January 2012, in respect of the existing outline planning permission makes provision for a contribution of £606 per dwelling for policing. The appellant has indicated that this agreement was concluded under time pressure and the*

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE CONTRIBUTIONS

police have had a change in policy since, under which only major developments would be targeted for contributions. However, the report also states that contributions would be pursued where a significant impact on policing is foreseen and can be quantified. It would appear that the most relevant implication of the change in policy is that the contribution required by the police in respect of this appeal was reduced following quantification of the anticipated effect of the development. This affirms my view that the UU before me meets the CIL tests.

32. *Reference has been made to a number of appeal decisions where it has been concluded that the police contributions failed to meet the tests and others where a contrary conclusion has been reached. However, I am not aware of the scope of the evidence provided in these cases and a comparison with the appeal cannot therefore be made.*

33. *On the basis of the evidence before me, therefore, I am satisfied that the contribution towards policing set out in the UU is necessary, directly related to the development and fairly and reasonably related to it in scale and kind – as required by the tests set out in the CIL Regulations. I conclude the same with regard to the elements of the UU which are not in dispute and I have taken the UU into consideration in reaching my decision.*