

# **CHARNWOOD BOROUGH COUNCIL**

**Town and Country Planning Act, 1990**

**Appeal by David Wilson Homes East Midlands and Anthony  
Raymond Shuttlewood**

**Against the refusal of planning application ref. no. P/21/0491/2 by Charnwood  
Borough Council (“the Council”)**

For outline planning permission for up to 170 dwellings (including affordable housing)  
with all matters reserved other than access

At Land off Cossington Road, Sileby, Leicestershire, LE12 7SL

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**STATEMENT OF CASE  
OF  
CHARNWOOD BOROUGH COUNCIL**

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**Planning Inspectorate reference: APP/X2410/W/21/ 3287864**

**Charnwood Borough Council reference: P/21/0491/2**

## **1. INTRODUCTION**

- 1.1 This Statement of Case is Prepared by Heaton Planning Ltd (Heatons) on behalf of Charnwood Borough Council (the Council).
- 1.2 The application was submitted on the 4<sup>th</sup> March 2021 and registered on the 24<sup>th</sup> March 2021. Under delegated powers the Council refused the application on the 17<sup>th</sup> September and were duly notified of the valid appeal on the 16<sup>th</sup> December 2021.
- 1.3 A Statement of Common Ground and a list of Core Documents has been agreed between the Council and the Appellant and submitted to PINS. Heatons and the Council will continue to engage with the Appellant on any other areas of agreement and update PINS accordingly.

## **2. THE PROPOSAL**

- 2.1. The application seeks outline planning permission for a residential development of up to 170 dwellings (51 no. Affordable Houses) with all matters reserved, other than access off Cossington Road. An indicative layout plan has been provided to demonstrate how the site could be laid out and provide large open landscaped area which would be maintained as informal public open space and an equipped area of play.
- 2.2. The site is approximately 10.17ha and proposes to be split into 4.29ha residential area and 5.88ha public open space. This would provide a density of 40 dwellings per hectare (DPH).
- 2.3. Access would be taken from the existing access off Cossington Road with modifications to the footpath to provide a 2 metre wide pavement. Areas of Sustainable Drainage Systems would be provided within the open space.

## **3. THE APPEAL SITE AND SURROUNDINGS**

- 3.1. The application site is located on the eastern boundary of Cossington Lane and relates to an agricultural field of 10.17 hectares. The site is within land designated as an area of separation between the villages of Sileby and Cossington (Borough of Charnwood Local Plan adopted 2004 and Core Strategy 2011-2028).

- 3.2. The arable field is bound by the built form of Sileby to the north and ribbon development fronting Cossington Lane to the west, the railway embankment to the east, and Brook Farm (Locally Listed Building), Derry's Garden Nursery and an ordinary water course along the eastern boundary. The application site is devoid of any built structures and is an open arable field that affords views out to the wider countryside beyond the railway.
- 3.3. The application site rises upwards from Cossington Road to the northeast corner and falls north to south towards the ordinary watercourse. The majority of the site is located within the Environment Agency's Flood Zone 1 (low risk of fluvial flooding) with a portion of the site in Flood Zone 2 (medium risk of fluvial flooding) and Flood Zone 3 (high risk of fluvial flooding). The majority of the site is at low risk of surface water flooding with a small portion at a medium to high risk of surface water flooding on the western boundary of the site along the ordinary watercourse.
- 3.4. The character of this part of the village of Sileby consists of a mix of single storey and two storey dwellings of varying ages and styles. The properties fronting Chalfont Drive are predominantly single storey and present their rear aspects facing over the application site with boundary treatments containing managed hedgerows. Along the roadside frontage of Cossington Road is a ribbon development comprising of terraced properties and bungalows. Brook Farm farmhouse is a designated Locally Listed Building due to its age and sits adjacent the southwest corner off Cossington Road.

#### **4. RELEVANT SITE HISTORY**

- 4.1. None.

#### **5. PLANNING POLICY**

- 5.1. The Development Plan for Charnwood currently consists of the Charnwood Local Plan Core Strategy 2011-2028, Saved Policies of the Borough of Charnwood Local Plan (2004), the Leicestershire Minerals Core Strategy and Development Control Policies Document (2009), and the Leicestershire Waste Core Strategy and Development Control Policies

document (2009). The Sileby Neighbourhood Plan also forms part of the development Plan and is relevant to this application.

- 5.2. The Core Strategy was adopted on 9th November 2015 and set out the overarching aims and objectives for development in the Borough. This included provision for 13,940 dwellings over the plan period, equivalent to 820 dwellings per annum (dpa). As of 9th November 2020, the Core Strategy became more than 5 years old. As required by the National Planning Policy Framework paragraph 74, where Local Plans are more than 5 years old local housing need is to be assessed based on the standard methodology set out in national planning guidance. The standard methodology requires delivery of 1,111 dpa. On that basis, and as of March 2021, the Council has a 3.34 year housing land supply. The implications of the housing supply position on the planning balance to be applied to this planning decision along with the weight to be given to policies is set out under the consideration of the planning towards the end of this report.
- 5.3. Development Plan policies relevant to the determination of this planning application are set out below.
- 5.4. The relevant policies, including relevant parts of the NPPF are detailed in full in the officer's report – core document **CD5.02**.

## **6. REASONS FOR REFUSAL**

- 6.1. The application was refused on the 17<sup>th</sup> September 2021 for the following reasons:
  1. The local planning authority is of the opinion that the proposal would lead to the loss of an Area of Local Separation resulting in a significantly narrowed and reduced actual and perceived gap of open undeveloped land between the villages of Sileby and Cossington contrary to Core Strategy Policy CS11 and the saved policy CT/4 in the adopted Borough of Charnwood Local Plan. The resulting harm would also have a significant harmful impact to the character of the countryside and the separate identities of the villages of Sileby and Cossington which is well documented in Council studies and

assessments. This would be contrary to interests of the well-established adopted planning policies, and emerging policies in the draft Charnwood Local Plan, to prevent the coalescence and merging of villages in the Soar Valley. This significant adverse impact is considered to significantly and demonstrably outweigh the benefits of allowing the development because of the harmful effect it would have on the purpose and integrity of the Area of Local Separation and would undermine its continuing planning function. To approve the development would be contrary to Policies CS1 and CS11 of Charnwood Core Strategy: Local Plan (2011), 'saved' Policies ST/2, CT/1 and CT/4 of the Charnwood Local Plan, Policies G1 and G2 of Sileby Neighbourhood Plan, and the aims and objectives of the National Planning Policy Framework. In combination these harms are considered to significantly and demonstrably outweigh the benefits of the scheme when taken as a whole.

2. The development creates demand for open space, education provision and healthcare services which cannot be met by existing services. Additionally, there is a need to secure affordable housing and an appropriate mix of type tenure and size of home in order to ensure that the proposal complies with development plan policy CS3. Notwithstanding the submitted Heads of Terms these matters have not been secured by way of a Section 106 Legal Agreement at this time. Accordingly, the development fails to comply with policies CS3 and CS 24 of the Development Plan and would lead to significant and demonstrable harm which would outweigh the benefits of the scheme.

## **7. The Council's Case**

### Planning Policy and Planning Balance

- 7.1. The case officer report on page 18 states "An overall assessment about the most important policies for determining this planning application is that they are out of date, and so for decision making on this planning application this means planning permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when

assessed against the policies in this Framework taken as a whole. This is the “tilted balance” that is identified in National Planning Policy Framework paragraph 11.” These comments are reflected in the Statement of Common Ground.

- 7.2. Furthermore, the Council accepts that paragraph 14 of the National Planning Policy Framework is not engaged.
- 7.3. In evidence the Council’s planning expert witness will assess the relevant provisions of the Development plan and the evolution of successive development plans in Charnwood that have consistently sought to avoid amalgamation of the settlements in the Soar Valley.
- 7.4. In evidence the Council’s planning expert witness will assess the weight given to the stated policies in the ‘tilted balance’ the overall conclusion to this consideration and the conflict with the stated policies
- 7.5. In evidence, the Council’s planning expert witness will also consider whether the appeal proposal conflicts with Core Strategy Policy CS11, Saved Local Plan Policies CT/1 and CT/4 and Neighbourhood Plan Policy G2 and the agreed evidence base.

Landscape Character, Visual Amenity and Area of Local Separation.

- 7.6. The Appellant’s Statement of Case suggests (in paragraph 4.5) that *“the Council have failed to properly distinguish between the issues of landscape character and visual amenity and those raised by the Area of Local Separation policies.”* In evidence the Council’s landscape expert witness will assess the status of the appeal site in terms of landscape character, visual amenity, as well as considering the Area of Local Separation.
- 7.7. It has been agreed as part of the Landscape Statement of Common Ground that the applicant’s Landscape and Visual Impact Assessment (LVIA) needs to be re-assessed by the Appellant and the Council’s landscape expert witnesses account for the following:
  - Technical Guidance Note 02/21 – “Assessing Landscape value outside national designations”, published by the Landscape Institute in May 2021 (after the applicant’s LVIA was completed);

- Resolution by Charnwood Borough Council to grant planning permission for the development of land of Humble Lane, east of Cossington (P/20/2393/2) (after the applicant's LVIA was completed).
- 7.8. In evidence, the Council's landscape expert witness will also consider whether the appeal proposal conflicts with Core Strategy Policy CS11, Saved Local Plan Policies CT/1 and CT/4 and Neighbourhood Plan Policy G2 and the agreed evidence base.
- 7.9. In evidence, the Council's planning expert witness will also consider whether the appeal proposal conflicts with Core Strategy Policy CS11, Saved Local Plan Policies CT/1 and CT/4 and Neighbourhood Plan Policy G2 and the agreed evidence base.

Potential Effects of the Proposal on the Gap.

- 7.10. The Appellant's Statement of Case suggests (in paragraph 4.6) that the appeal proposal "maintains the separate character and identities of Sileby and Cossington through the delivery of extensive open space between the settlements in a qualitative sense and reinforcing the character edge of Sileby and thereby actively reinforcing the gap."
- 7.11. In evidence the Council's landscape expert witness will assess the potential effect on the existing character edge of Sileby and gap, resulting from the proposed residential development areas and separately the open space treatment between the settlements, as described within the appeal proposal and to be evidenced within the LVIA re-assessment work.

Planting enhancement within the Site.

- 7.12. The Appellant's Statement of Case suggests (in paragraph 4.7) that the appeal proposal "*creates the opportunity to enhance the planting within the site to better reflect the characteristics of the wider countryside in this location whilst providing new vistas on land which is not currently accessible to the public. For these reasons it will be illustrated that the proposal meets relevant policy requirements.*"
- 7.13. In evidence the Council's landscape expert witness will assess the potential effect of planting enhancement within the site and the characteristics of the

wider countryside in this location and any new vistas on land which is not currently accessible to the public”

- 7.14. In evidence, the Council’s planning expert witness will consider whether the proposal meets relevant policy requirements.

Comments on the Second Reason for Refusal

- 7.15. The list of obligations requested from the statutory consultees are listed in the case officer report – CD5.02. As the officer recommendation was not positive, it was not deemed prudent to formalise these requested obligations in a draft S106 heads of terms or indeed to pursue with the detailed drafting.
- 7.16. The S106 heads of terms have been agreed and are included in the Statement of Common Ground. It is also understood that a first draft of the S106 document will be submitted to the Council imminently. As such it is not anticipated that there will be a need for the Councils expert planning witness to defend the second reason for refusal. The Council will collaborate fully with the appellant and allocate the appropriate resources to ensure the drafting of the S106 Agreement is ready for engrossment either prior to or during the Inquiry.

Case Law and Relevant Planning Applications.

- 7.17. In evidence, the Council’s planning expert witness and the Council’s landscape expert witness will make reference to the following:
- Wavendon v SSHCLG [2019] EWHC 1524 (Admin)
  - Gladman v SSHCLG [2021] EWCA Civ 104
  - Crane v SSCLG [2015] EWHC 425 (Admin)
  - Governing Body of Langley Park School for Girls v London Borough of Bromley [2009] EWCA Civ 734
  - Charnwood Borough Council planning application number: P/20/2140/2.
  - Charnwood Borough Council planning application number: P/20/2140/2.

- Charnwood Borough Council planning application number: P/20/2392/2.

## **8. Response to the appellant's grounds of appeal**

- 8.1. In accordance with 35(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) the Council consider that the reasons for refusal are clear and precise and specify the relevant policies. In evidence the Council's planning expert witness will testify to this.
- 8.2. As detailed in the Statement of Common Ground, considering the lack of 5-year housing land supply and in accordance with paragraph 11d of the National Planning Policy Framework the Council do not dispute that the policies are out of date. The case officers report has a logical progression which details the assessment of the proposal in this policy context. In evidence the Council's planning expert witness will assess that the tilted balance and the weight, given to each policy is both appropriate and consistent.
- 8.3. The Council do not consider that there is a lack of differentiation between the issues of landscape character, visual amenity and issues raised by the Area of Local Separation. In evidence the Council's planning expert witness will assess that these issues are inextricably linked, and that the assessment of the tilted balance and the associated weight given specifically to policies CS11, CT/1 and CT/4 in the case officers report reflects this.
- 8.4. The Council do not agree that the appeal proposal maintains the separate character and identity of Sileby and Cossington through the delivery of public open space between the settlements. In evidence the Council's planning and landscape expert witnesses will assess that the gap between the two settlements would be lost and the character irretrievably changed.
- 8.5. The Council fail to see how this proposal will reinforce the area of separation. In evidence the Council's landscape expert witness will assess the damage done to this area of separation.

- 8.6. The appellant states that the appeal creates the opportunity to enhance the planting within the site to better reflect the character of the wider countryside, whilst providing vistas which are not currently available. It is considered that there is existing expansive view over the wide agricultural field. The proposal would significantly alter the open rural characteristic and replace it with built form. Further the proposal would introduce a substantial number of houses along with the roads, parking areas, SUDs and play equipment which would all have a significant urbanising effect to the character of the countryside and the settlement edge of Sileby. In evidence the Council's landscape expert witness will assess the significant and adverse change to the character of this site if the appeal is allowed.
- 8.7. It is noted that the appellant will demonstrate that contemporary housing developments are part of the character of Sileby. It is not possible to make comment on the appearance of the proposal as that is for latter determination if the appeal is allowed. Contemporary can mean many things and as such the Council will make no further comment on this. In evidence the Council's planning expert witness will assess the historic development of Sileby and its role in the settlement order.
- 8.8. It is noted that the appellant does not consider that the site is subject to polices that protect the area or assets of particular importance. The latter is acknowledged in the Statement of Common Ground. Taking the first the Council contest that the area of landscape separation is a feature of successive development plans for over 25 years and by default has a restriction on development which in turn protects the existing site. Further the site was not identified as a proposed allocation in the emerging Local Plan as it was considered that granting planning permission would undermine the development strategy and planned infrastructure. In evidence the Council's planning expert witness will assess the evolution and status of the area of landscape separation.
- 8.9. The appellant states that the weight given to the benefits should outweigh the harm and lists a series of benefits in paragraph 4.11 in their Statement of Case – November 2021. In evidence the Council's planning expert

witness will sustain and expand on the weight given to the stated policies in the case officers report.

## **9. Conclusion**

- 9.1. Whilst the proposal brings the benefit of new homes at a time when these are required, the development strategy set out within the Development Plan does not support large scale development outside of settlements limits and/or within Areas of Local Separation. Whilst it is recognised that the weight to be given to this development strategy is at this time reduced there are other areas of significant and demonstrable harm which must be considered alongside this.
- 9.2. The proposal would cause significant harm to the character and appearance of the landscape and the setting of, as well as visual harm from a number of viewpoints and result in harm to Area of Separation protecting the separate identities of Sileby and Cossington. As a result, there is conflict with Policies CS1 and CS11 of Charnwood Core Strategy, 'saved' Policies ST/2, CT/1 and CT/4 of the Charnwood Local Plan, Policies G1 and G2 of Sileby Neighbourhood Plan, and the aims and objectives of the National Planning Policy Framework. In combination these harms are considered to outweigh the benefits of the scheme when taken as a whole.
- 9.3. When applying the tilted balance, the harms associated with the development are considered to be demonstrable and significant to outweigh the benefits of housing provision and limited economic benefit. It is therefore respectfully requested that the appeal be dismissed.

## **10. Conditions**

- 10.1. The inspector is respectfully requested to dismiss the appeal. However, should the inspector be minded to allow the appeal, the Council suggests the following conditions be imposed on any planning permission:

1. The application for approval of reserved matters shall be made within 18 months of the date of this permission and shall be begun not later than two years from the final approval of the last of the reserved matters.

REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall commence until details of the appearance, landscaping, layout, access to and scale (“the reserved matters”) of development have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The reserved matters shall comprise a mix of market and affordable homes that has regard to both identified housing need for the borough and the character of the area.

REASON: To ensure that an appropriate mix of homes is provided that meets the Council’s identified need profile in order to ensure that the proposal complies with the Core Strategy policy CS3, and the NPPF.

4. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing B024412-35-18-003 Rev B have been implemented in full. Visibility splays once provided shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic

joining the existing highway network in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

5. No part of the development hereby permitted shall be occupied until such time as 2 metre by 2 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2021).

6. No part of the development shall be occupied until such time as the offsite works shown on drawing number 003 Rev A have been implemented in full.

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

7. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum detail of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users,

to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

8. No part of the development hereby permitted shall be first occupied until of an amended framework/full Travel Plan which sets out actions and measures with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.

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

9. The development hereby permitted shall not be occupied until such time as a scheme of speed reduction measures in respect of Cossington Road has been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

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

10. Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

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

11. The development hereby approved shall be carried out in accordance with the following plans and documents:

- *In accordance with the list of documents agreed in the statement of common ground.*

REASON: For the avoidance of doubt and to ensure the scheme follows the form of development agreed by the authority.

12. No development approved by this planning permission shall take place until such time as a surface water drainage scheme based on the principles contained within the approved Flood Risk Assessment Reference RACE/DWH/CRS/FRA 3 has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with these approved details before the development in that phase is first brought into use.

REASON: To make sure that the development is provided with a satisfactory means of drainage and to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

13. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by, the Local Planning Authority.

REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

14. No development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the local planning authority. The maintenance scheme shall be implemented as approved.

REASON: To establish a suitable maintenance regime that may be monitored over time that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

15. No development approved by this planning permission shall take place until such time as drainage plans for the disposal of foul sewage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

REASON: To ensure that the development is provided with a satisfactory means of drainage and to minimise pollution.

16. Notwithstanding the details required for condition 3 no development shall commence until a Landscape and Biodiversity Management Strategy has been submitted to and agreed in writing by the local planning authority.

Development work will be carried out in full accordance with the approved Strategy unless previously agreed in writing with the local planning authority.

REASON: To ensure that the development takes the form agreed by the local planning authority and thus results in a satisfactory form of development and to ensure the protection of biodiversity.

17. No development approved by this planning permission shall take place until such time as an Arboricultural Method Statement, prepared in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction has been submitted to and approved in writing by the local planning authority. Works shall thereafter be carried out only in accordance with the approved details. The Arboricultural Method Statement shall include the specification, location and phasing for the installation of tree and hedge protection measures and a schedule of all proposed tree and hedge works including the reason for such works. No trees or hedges on the application site shall be wilfully damaged, cut down, uprooted, pruned, felled or destroyed except for the trees and hedges to be removed to facilitate the development, without the prior written consent of the local planning authority.

REASON: In the interests of the health and amenity value of the trees and hedgerows and to ensure that any works to trees and hedgerows is in accordance with the approved development of the site.

18. No development shall take place or commence until a programme of archaeological work including, a Written Scheme of Investigation for the relevant phase, sub-phase or development parcel has been submitted to and approved by the local planning authority in writing. The Scheme shall include an assessment of the significance and research questions and:

- (i) the programme and methodology of site investigation and record;
- (ii) the programme for post investigation assessment;
- (iii) provision to be made for analysis of the site investigation and recording;

- (iv) provision to be made for publication and dissemination of the analysis and records of the site investigation;
- (v) provision to be made for archive deposition of the analysis and records of the site investigation;
- (vi) nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;
- (vii) no demolition/development shall take place other than in accordance with the Written Scheme of Investigation.

The programme of archaeological work shall be carried out in accordance with the approved Written Scheme(s) of Investigation.

REASON: To ensure that any features of archaeological interest are protected and recorded.

19. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that there are no risks to the long-term health of future occupiers of the site.

20. Demolition or construction works shall not take place outside 0700 hours to 1800 hours Monday to Friday and 0700 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays unless otherwise agreed in writing with the local planning authority.

REASON: To protect the amenity of the occupiers of nearby properties.

21. Prior to occupation of the first dwelling details of the siting, design and programme for the provision of children's play areas shall be submitted to and approved in writing by the local planning authority. The children's play areas shall be laid out in accordance with the details and programme agreed under this condition.

REASON: To make sure that adequate play facilities are provided within the development in the interests of general amenity; are properly laid out and accord with the requirements of Policy CS15 of the Core Strategy.

**Informatives:**

- The developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (approx. 1.8m high) and make provision for its future renewal and maintenance. Network Rail's existing fencing/wall must not be removed or damaged.
- Landscaping detail should be submitted to the Local Planning Authority and approved in conjunction with Network Rail.
- Detail of any external lighting should be provided to the Local Planning Authority to be approved in conjunction with Network Rail.
- Useful Network Rail contacts;  
Asset Protection Eastern. For enquiries, advice and agreements relating to construction methodology, works in proximity to the railway boundary, drainage works, or schemes in proximity to railway tunnels (including tunnel shafts) please email [assetprotectioneastern@networkrail.co.uk](mailto:assetprotectioneastern@networkrail.co.uk).  
Land Information. For enquiries relating to land ownership enquiries, please email [landinformation@networkrail.co.uk](mailto:landinformation@networkrail.co.uk).  
Property Services. For enquiries relating to agreements to use, purchase or rent Network Rail land, please email [propertyserviceslneem@networkrail.co.uk](mailto:propertyserviceslneem@networkrail.co.uk).

