



PLANS COMMITTEE

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Grimley, Lowe, Ranson, Savage, Tassell, Tillotson and Ward
(For attention)

All other members of the Council
(For information)

You are requested to attend the meeting of the Plans Committee to be held in Virtual Meeting - Zoom on Thursday, 25th March 2021 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

17th March 2021

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING
3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

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4.	<u>DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS</u>	
5.	<u>PLANNING APPLICATIONS</u>	6 - 102
6.	<u>LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS</u>	103 - 117

PLANS COMMITTEE 25TH FEBRUARY 2021

PRESENT: The Chair (Councillor Fryer)
The Vice Chair (Councillor Bentley)
Councillors Campsall, Capleton, Charles, Forrest,
Grimley, Lowe, Ranson, Savage, Tassell, Tillotson
and Ward

Group Leader Development Management
Team Leader Development Management
Senior Planning Officer Development
Management
Principle Planning Officer
Principal Solicitor – Planning, Property and
Contracts
Democratic Services Manager
Democratic Services Officer (SW)
Democratic Services Officer (EB)

APOLOGIES: None.

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

42. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 28th January 2021 were confirmed as a correct record and signed.

Councillor Lowe joined the meeting during the consideration of this item.

43. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

44. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

No disclosures were made.

45. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 3 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/20/2322/2 and P/20/1803/2 were also submitted (also filed with these minutes).

In accordance with the procedure for public speaking at meetings, the following objector, applicants or their representatives and representative of a parish council attended the meeting and expressed their views:

- (i) Councillor Carolyn Thornborow (on behalf of Quorn Parish Council) in respect of application P/20/1803/2

In accordance with the procedure for Borough Councillors speaking at Plans Committee meetings, the following Councillors attended the meeting and expressed their views:

- (i) Councillor Hunt in respect of application P/20/1803/2

RESOLVED

1. that, in respect of application P/20/2322/2 (William Davis Ltd. Land off Melton Road, Burton on the Wolds) the item be deferred to a future date to allow for the Statutory Consultation Duty to be fulfilled and for the consideration of additional comments received;
2. that, in respect of application P/20/1803/2 (Mr D. Gunningham, 102 Station Road, Quorn), planning permission be granted subject to the conditions, reasons and advice notes set out in the report and extras report of the Head of Planning and Regeneration and an additional condition that there be no deliveries of building materials made other than between 0800 hours and 1700 hours on Mondays to Fridays, and 0800 hours and 1300 hours on Saturdays,. An information note was to be added that informed the applicant of his responsibility for meeting any claims for damage to third party land. The final wording of these additions was delegated back to officers
3. that, in respect of application P/20/2306/2 (Mr Robert Mitchell, 6 Elms Drive, Quorn), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.

46. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers since the last meeting of the Committee was submitted (item 6 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.

Charnwood Borough Council

Plans Committee – Thursday 25 March 2021

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/20/2322/2	William Davis Ltd Land off Melton Road Burton On The Wolds Application for Outline planning permission (including point of access) for up to 70 dwellings, and associated public open space, landscaping and infrastructure.	Grant Conditionally subject to S106	7
2	P/20/1605/2	Hallam Land Management Limited Land at Melton Road Queniborough Outline application for erection of up to 200 dwellings. All matters reserved except access.	Grant Conditionally subject to S106	37
3	P/19/2139/2	Miller Homes Ltd & W & J Parker Ltd Loughborough Road Quorn Erection of 105 dwellings with associated infrastructure, landscaping and public open space to include engineering works to unnamed watercourse to permanently remove 450mm culvert to be replaced by open channel and re-profiling of existing watercourse to provide additional flood storage.	Grant Conditionally subject to S106	74

Item No. 1

Application Reference Number P/20/2322/2

Application Type:	Outline	Date Valid:	
Applicant:	William Davis Ltd		
Proposal:	Development of up to 70 dwellings with associated public open space, landscaping and infrastructure		
Location:	Land off Melton Road Burton on the Wolds LE12 5AL		
Parish:	Burton on the Wolds	Ward:	The Wolds
Case Officer:	Karen Brightman	Tel No:	07864603389

Background

This application has been brought to plans committee as it relates to a major housing development outside current limits to development. It has also been called in by Ward Councillor Boker who considers the village to be an unsustainable location for new development of this scale and is concerned about loss of ridge and furrow, flooding of the site and landscape and visual harm.

Members will recall that an identical application which is subject to a non-determination appeal and was considered at Plans Committee on the 27th January. At that meeting Members resolved that, if they had determined the application, they would have refused planning permission for a single reason:

“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. These matters would normally be secured by way of a Section 106 Legal Agreement but this has not at this time been provided. 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.”

Members will also recall that this item was deferred from Plans Committee in February due to an error with publicity. All necessary publicity has now been carried out and additional comments received as a result of this have been fully considered by officers and are included within this revised report.

This current proposal now includes an undertaking from the applicant to enter into a Section 106 Legal Agreement to secure affordable housing, open space and to secure commuted sums to cover infrastructural shortfalls.

Description of the Application Site

The application site is located to the east of Burton on the Wolds and is approximately 4.3 ha in size. It comprises a single agricultural field which is

enclosed by field hedges, some of which are well established. It is bordered by Melton Road to the North, Sowters Lane to the west, open land to the east and a cul de sac of housing, (Seals Close), to the south.

Beyond Sowters Lane and to the west lies the edge of the village which consists of two large detached properties and a farm complex. Sowters Lane itself is rural in character with well-defined hedging and mature trees increasingly present as it runs southwards.

Seals Close to the south is a mix of semi-detached and detached properties. The rear gardens of these directly adjoin the site and are separated from it by a mix of hedging and standard garden boundary treatments.

To the north of the site there is a large detached house and an area of allotments which are separated from the field by mature hedgerow and trees and a small stream. The existing field access into the land passes through this hedging and is partially shared with the allotments.

To the east of the site there is a belt of younger planting which is also within the ownership of the applicant and which separates the site from the agricultural land beyond.

The site is predominantly level although there is a gentle slope with levels rising to the south and east of the land. The site is outside but adjacent to the limits to development for the village.

Description of the Proposal

The application is in outline with all matters reserved except for access. Access is proposed via a new T junction onto Melton Road to the west of the allotments. It is accompanied by an illustrative masterplan that shows how the site could be developed for the quantum of housing proposed.

The masterplan suggests a central access road serving a series of cul de sacs which provide access to blocks of housing. A feature square is proposed in the middle of the site with planted public open space around the edges of the development. An area of buffer planting is depicted to the southern boundary between Seals Close and the new housing. There is also a play area shown in the south western corner and footpath links around the site and potentially out on to Sowters Lane in two places.

An existing pond within the site is proposed for retention within public open space and a new SuD's feature is also depicted to the east of the site entrance. Six focal point buildings are indicated along the main route into the development and at the end of main views through the development. Finally, a new community orchard and potential allotment area is shown to the south west corner of the site.

The application includes the following supporting documents & plans:

- Application form

- Site location Plan – red line
- Design and Access Statement
- Transport Statement
- Road Safety Audit
- Flood Risk Assessment & Drainage Strategy
- Ecological Assessment
- Arboricultural Assessment
- Historic Environment Assessment
- Soil and Agricultural Land Assessment
- Noise Assessment
- Odour Assessment
- Affordable Housing statement
- Analysis of 5 Year supply (2019)
- Statement of Community Involvement

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

Policy CS1 – Development Strategy – Sets out a growth hierarchy for the borough that sequentially guides development towards the most sustainable settlements. This identifies Burton on the Wolds as an “other” settlement, (4th in a hierarchy of 5) where small scale development within limits to development is supported.

Policy CS2 – High Quality Design – requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access, and protect the amenity of people who live or work nearby.

Policy CS3 Strategic Housing Needs - supports an appropriate housing mix for the Borough and sets targets for affordable homes provision to meet need.

Policy CS 11 Landscape and Countryside - seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

Policy CS13 Biodiversity and Geodiversity - seeks to conserve and enhance the natural environment and expects development proposals to consider and take account of the impacts on biodiversity and geodiversity, particularly with regard to recognised features.

Policy CS14 - Heritage - sets out to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Policy CS16 Sustainable Construction and Energy - supports sustainable design and construction techniques.

Policy CS17 Sustainable Travel – Seeks to increase sustainable travel patterns and ensure major development is aligned with this.

Policy CS 18 – The Local and Strategic Road Network – Seeks to maximise the efficiency of the road network by delivering sustainable travel.

Policy CS 24 Delivering Infrastructure – is concerned with ensuring development is served by essential infrastructure. As part of this it seeks to relate the type, amount and timing of infrastructure to the scale of development, viability and impact on the surrounding area.

Policy CS25 Presumption in favour of sustainable development - echoes the sentiments of the National Planning Policy Framework in terms of sustainable development.

Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies)

Where they have not been superseded by Core Strategy policies previous Local Plan policies remain part of the development plan. In relation to this proposal the relevant ones are:

Policy ST/2 Limits to Development – this policy sets out limits to development for settlements within Charnwood.

Policy CT/1 General Principles for areas of countryside... - This policy defines which types of development are acceptable in principle within areas of countryside.

Policy CT/2 – Development in the Countryside – Sets out how development that is within the countryside will be assessed to ensure there is no harm to the rural character of the area.

Policy EV/1 Design - This seeks to ensure a high standard of design and developments which respect the character of the area, nearby occupiers, and which are compatible in mass, scale, layout, whilst using landforms and other natural features. Developments should meet the needs of all groups and create safe places for people.

Policy TR/18 Parking in New Development - This seeks to set the maximum standards by which development should provide for off street car parking.

Wolds Villages Neighbourhood Plan (2018 – 2028)

This is at stage where it has been agreed that it can proceed to referendum. As part of the national response to the pandemic the Government has altered the PPG to account for instances where neighbourhood plans can proceed to referendum but are prevented from doing so by the current circumstances. The PPG states that such plans can currently be given significant weight in decision-making where they are relevant. Relevant policies in relation to the proposal are:-

Policy WV1 – Landscape Character and Locally important views - sets out that in the countryside, new development should conserve or enhance the character of the local landscape.

Policy WV2 - Green Infrastructure - states that development proposals should seek to conserve and enhance the local green infrastructure which includes a wildlife corridor and woodland along Melton Road.

Policy WV3 – Trees – seeks to ensure protection of important trees and hedges or replacement if loss is unavoidable.

Policy WV5 – Water Management – states that new development should take account flood risk and that it should be effectively drained

Policy WV6 – Local Green Space – designates areas as local green space and includes the allotments to the north of the site

Policy WV7 – Local Heritage Assets – lists local assets where the benefits of the proposal must be balanced against harm to significance. It includes ridge and furrow within the site in this list. It also seeks to protect archaeological remains.

Policy WV8 – Community Services and facilities – sets out that community facilities including the allotments to the north should be protected and supports retention and improvement of these.

Policy WV10 – Infrastructure – seeks to ensure new housing is supported by appropriate infrastructure

Policies WV11 & WV12 – Housing Provision & Sturdee Poultry Farm – Policy WV11 sets out limits to development for Burton on the Wolds which exclude but directly abut the site to the west and south. The plan resists most forms of housing development outside these limits save for land on the opposite side of Sowters Lane which is allocated for housing in the event there is a need for housing identified within the emerging local plan by policy WV12.

Policy WV14 – Housing Mix – requires new housing development to have regard to recent assessments of housing need within the Wolds. It specifically focuses on the needs of older households and the need for smaller homes.

Policy WV 15 – Affordable Housing – supports conditions or planning obligations ensuring local people are prioritised for affordable units when they are allocated

Policy WV16 – Design – states that development proposals must comply with Burton in the Wolds Village Design Statement

Other material considerations

The National Planning Policy Framework (NPPF 2019)

The NPPF sets out the government's view of what sustainable development means. It is a material consideration in planning decisions and contains a presumption in favour of sustainable development. For planning decisions this means approving proposals that comply with an up to date development plan without delay. If the Development Plan is silent or policies most relevant to determining the application are out of date permission should be granted unless protective policies within the NPPF give a clear reason for refusal or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

The NPPF policy guidance of particular relevance to this proposal includes:

Section 5: Delivering a sufficient supply of homes

The NPPF requires local planning authorities to significantly boost the supply of housing and provide five years' worth of housing against housing requirements (paragraph 73). Where this is not achieved policies for the supply of housing are rendered out of date and for decision-taking this means granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, (paragraph 11d). Paragraph 14 sets out what the status of neighbourhood plans is where the presumption at paragraph 11d applies. Local planning authorities should plan for a mix of housing and identify the size, type, tenure and range of housing that is required and set policies for meeting the need for affordable housing on site (paragraph 61).

Section 8: Promoting healthy and safe communities

Planning decisions should promote a sense of community and deliver the social, recreational and cultural facilities and services that such a community needs.

Section 9: Promoting Sustainable Transport

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and a Travel Plan (paragraph 111). Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable modes maximised (paragraph 103). Developments should be designed to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians and within large scale developments, key facilities should be located within walking distance of most properties (paragraph 104). Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts would be severe (paragraph 109).

Section 12: Requiring well-designed places.

The NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124).

Section 14: Meeting the challenge of climate change, flooding and coastal change

New development should help reduce greenhouse gas emissions and energy efficiency improvements in buildings should be actively supported (paragraph 149). It should also take account of layout, landform, building orientation, massing and landscaping to minimise energy consumption (paragraph 153) and renewable and low carbon energy development should be maximised (paragraph 154).

Planning Practice Guidance

This national document provides additional guidance to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.

National Design Guide

This document sets out the Government's design guidance to support the NPPF.

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. The housing mix evidence can be accorded significant weight as it reflects known demographic changes.

Housing Supplementary Planning Document (adopted May 2017 – updated December 2017)

The SPD provides guidance on affordable housing to support Core Strategy Policy CS3.

Design Supplementary Planning Document (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide spaces and buildings that help improve people's quality of life.

Leicestershire Highways Design Guide

The Leicestershire Highways Design Guide deals with highways and transportation infrastructure for new developments. It replaces the former 6C's Guidance.

Burton on the Wolds Village Design Statement (2006)

This document sets out residents aspirations for design within the village. It emphasises the need to protect the natural environment and work with the natural landscape "bowl" that the village lies within. Smaller scale developments are supported that complement existing styles and materials and avoid monotony.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant environmental impacts of development. As this application is for a site of less than 5 hectares and is for less than 150 dwellings it does not stand to be screened for an Environmental Impact Assessment.

Conservation of Habitat and Species Regulations 2010 (as amended)

The Council as local planning authority is obliged in considering whether to grant planning permission to have regard to the requirements of the Habitats Directive and Habitats Regulations in so far as they may be affected by the grant of permission. Where the prohibitions in the Regulations will be offended (for example where European Protected Species will be disturbed by the development) then the Council is obliged to consider the likelihood of a licence being subsequently issued by Natural England.

Protection of Badgers Act 1992

Badgers are subject to protection under the above Act. This Act includes various offences, including wilfully killing, injuring or taking a badger or deliberately damaging a badger sett. A licence is required from Natural England where development proposals may interfere with badger setts.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Charnwood Local Plan 2019-36

This document has reached the Preferred Options Consultation stage, and went out for public consultation between 4 November 2019 and 16th December 2019. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-36. This document carries very limited weight at the current time.

Consultation Responses

The table below sets out the responses that have been received from consultees with regard to the application. Please note that these can be read in full on the Council's website www.charnwood.gov.uk

Consultee	Response
Leicestershire Lead Local Flood Authority - LCC	Does not object to the proposal now that further drainage details have been received
Housing Strategy & Support CBC	Seeks 40 % affordable housing on the site at an appropriate mix and with 50% for rent and 50% for shared ownership
Environmental Protection - CBC	Does not object to the application on the grounds that mitigating condition relating to noise and odour are attached as detailed in the application documentation
Environmental Agency	Does not object to the application but points out that it is within 400m of a poultry farm and that the environmental impacts of this need to be assessed.
Leicestershire County Council, (LCC) -	Does not object to the proposal subject to it being carried out in accordance with the access details

Highways	included within the Transport Assessment. Conditions are suggested relating to the timing of the provision of the access, the protection of the visibility splay and to ensure surface water doesn't drain onto the highway
LCC Education	Seeks contributions of £306,432 towards remodelling and improving capacity at Burton on the Wolds primary school and £44,645.37 towards improving capacity for 16+ education at Rawlins Academy.
LCC Libraries	Seeks a contribution of £2110 towards library facilities.
Burton on the Wolds, Cotes & Prestwold Parish Council	Objects to the application on the grounds that the impact would significantly and demonstrably outweigh its benefit. The Council considers that policies that protect particular assets and areas of importance should be taken into account. Attention is also drawn to the recent conversion to 91 residential units under the provisions of the GPDO and the cumulative impacts of this on the community. Concerns are raised with regard to limited amenities and employment, poor public transport, highway safety, landscape impact, loss of ecology, school capacity, loss of agricultural land and cramped design. Additionally it highlights concerns regarding highway safety and pedestrian links into the village.
Leicestershire Police	Do not object to the development in principle but makes suggestions relating to detailed design.
Ward Councillor Boker	Considers the village to be an unsustainable location for new development of this scale and is concerned about loss of ridge and furrow, flooding of the site and landscape and visual harm
NHS	Seek a contribution of £35,441.87 towards improving the capacity of Barrow health centre to allow for the accommodation of 170 additional patients generated by the scheme.
Jane Hunt MP	Writes to express support for the Parish Council and residents and to ask that their significant concerns are considered and that the application is either refused or modified to mitigate these concerns.
CPRE	Object to the application on the grounds that it is out of scale with the village, is unsustainable, would overwhelm facilities particularly alongside the Hawker Business Park development, would lead to loss of grade 3a agricultural land, would harm highway safety and because it would cause landscape harm.

Other Comments Received

108 objection letters have been received from local residents. The list below summarises the areas of concern that have been raised by residents with regard to the application. Please note that residents' comments can be read in full on the Council's website www.charnwood.gov.uk

- Access is unsafe
- Pedestrian Safety
- Increased traffic
- Impact on services
- Unsustainable location
- Harm to ecology and impact on wildlife corridor
- Contrary to local and national policy, including the Wold Villages Neighbourhood Plan.
- Poor public transport
- Sewer system can't cope
- Loss of green space
- Loss of tranquillity
- Local school does not have capacity
- Air pollution
- Noise
- Scale of development too large
- Affordable housing demand does not exist for this area
- Odour particularly if shed are being cleared
- Density of development is too high
- Planting to the east will not screen landscape impacts
- Poor local amenities
- Access onto Sowters lane is unsafe due to it being narrow and unlit
- Flooding
- Pollution and climate change
- Traffic surveys are flawed
- Sowters Lane is a private road
- Insufficient parking
- Disruption during construction
- Impact on Seals Close
- Loss of agricultural land
- Loss of trees
- Loss of ridge & furrow / loss of a locally valued heritage asset
- Harm to character of the village, harm to landscape including entrance to village and rural character of Sowters Lane
- Smaller homes with provision for retirement are needed
- Poor or absent pavement links
- Loss of allotments
- No safe route to school
- Lack of community involvement
- Question genuine affordability of homes
- Impact on archaeology and loss of setting for nearby grange remains
- Tracking at roundabout for larger vehicles
- No need for the development
- Concerns development will break the skyline

- Verges are a landmark feature of the village
- Harm to the landscape
- Lack of accessible housing
- Relates poorly to village
- Poor walking and cycle routes
- Tricks and safety assessments are flawed
- Impact on tranquillity of cemetery
- Trees alone will not mitigate this scale of development
- There are better sites to use including brownfield ones
- Site can not accommodate development / over development of site

Planning History

The following planning history is that which is most recent and relevant to the proposal:

Reference	Application	Decision
P/92/1777/2	Residential development adjacent to 20/2 Seals Close	Approved 12/92
P/92/3075/2	Residential Development	Refused 12/92
P/93/1867/2	Erection of detached house	Approved 09/93
P/94/0169/2	Residential Development	Refused 03/94
P/94/1796/2	Erection of detached dwelling	Approved 09/94
P/94/2052/2	Extension of time for implementation of development	Approved 09/94
P/94/2589/2	Erection of two houses	Approved 12/94
P/95/0183/2	Erection of dwelling	Approved 03/95
P/08/0822/2	Erection of dwellings	Dismissed on appeal 05/09
P/19/0041/2	Erection of up to 70 dwellings	Subject to non determination appeal

Consideration of the Planning Issues

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015), those “saved” policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy and the Draft Wolds Villages Neighbourhood Plan 2018-2028, (due to the current pandemic and associated temporary planning guidance). It is acknowledged that several of these plans are over 5 years old; therefore it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. With the exception of those policies which relate to the supply of housing, the relevant

policies listed above are up to date and compliant with national advice. Accordingly there is no reason to reduce the weight given to them.

As the Core strategy is now five years old the Authority must use the standard method to calculate a housing requirement. In light of this, the Authority cannot currently demonstrate a 5 year supply of housing land (4.1 years), and as a result, any policies which directly relate to the supply of housing are out of date and cannot be afforded full weight.

The shortfall in the supply of deliverable housing sites also means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused.

Part i) of paragraph 11d sets out that where there are NPPF policies that protect areas or assets this can be a clear reason to refuse an application. These are set out in footnote 6 and are generally nationally designated areas such as SSI's although Local Green Space and areas of archaeological interest demonstrably equivalent to ancient monuments can be included. In this case although there is an area of Local Green Space designated via the Neighbourhood Plan, which sits immediately to the north of the site it is unaffected by the proposal. The site is also recognised within the neighbourhood Plan as of archaeological importance but this is not considered to be a non designated asset demonstrably of equivalent significance to a scheduled monument. For these reasons it is not considered by officers that in this instance paragraph 11 i) would apply.

In situations where para 11d of the presumption applies consideration should be given to paragraph 14 in relation to Neighbourhood Plans in the context of the Authority having more than three years supply of deliverable housing sites and good housing delivery. The Neighbourhood Plan for the Wolds has yet to be made but it has reached an advanced stage in its preparation and crucially one where an Inspector has found it sound. Whilst it has not proceeded to referendum and formal development plan status, due to the pandemic, it is considered that in accordance with the ministerial statement it would be reasonable to afford significant weight to the document. As such it stands to be assessed under paragraph 14. Whilst the neighbourhood plan is less than two years old there is no unreserved housing allocation to meet an identified housing need within the plan. Accordingly any contradiction with policies relating to the provision of housing cannot be considered as a significant and demonstrable harm sufficient to outweigh identified benefits on its own. Any such conflict with the Neighbourhood Plan remains a harm to be accounted for in the planning balance rather than being determinative.

The main issues are considered to be:

- The principle of the proposed development;
- Housing mix
- Landscape & Visual Impact
- Design
- Open space

- Amenity, Odour and Noise
- Heritage
- Arboriculture
- Soil
- Ecology
- Flood risk/drainage
- Highway matters
- Infrastructure

Principle of the proposed development

The application site is located outside but adjacent to, the Development Limits to the settlement of Burton on the Wolds, as established under “saved” Policy ST/2 of the Borough of Charnwood Local Plan 1991-2026 and latterly updated under Policy WV11 of the Wolds Neighbourhood Plan. For land outside these Development Limits policies CT/1 and CT/2 apply which seek to control development outside of a relatively narrow set of criteria. Policy CS1 of the Core Strategy outlines a development strategy for the Borough, including a settlement hierarchy. Within the settlement hierarchy, Burton on the Wolds is identified as an “other” settlement where a limited level of housing growth which is predominantly small scale and within limits to development is acceptable. Its place in the hierarchy is due to the relatively low level of services and facilities within the village and because of limited public transport access to higher order settlements and employment.

The Wolds Neighbourhood Plan has identified a housing requirement for the village of 36 new units based on a percentage share of the “other” settlements housing target deriving from the draft local plan. It takes the stance that the housing requirement in the current Core Strategy has already been met with regard to “other” settlements and does not seek to increase housing targets to cater for this. The Neighbourhood Plan anticipates that this housing requirement will be met within the limits to development that it sets out. In the event that there remains a need once the Local Plan is adopted it identifies the adjacent poultry farm site as being a suitable location for at least 36 dwellings.

These policies are those that are the most important ones for establishing whether development of the site for housing is acceptable in principle.

The development is at odds with these housing supply policies as it comprises a large-scale development that is outside the limits to development. However, given the current lack of a 5 year supply of housing land, these policies must be considered to be out of date and the presumption in favour of sustainable development requires an assessment to be made as to whether there are any adverse impacts of granting permission that would significantly or demonstrably outweigh the benefits of the proposal.

Within this assessment, conflict with the above policies can be considered as an adverse impact but given the age of policies CS1, CT/1, CT/2 and ST/2, (all over 5 years old), the weight that can be ascribed to them would be reduced. Accordingly there is harm resulting from conflict with the development approach set out in policies CS1, CT/1, CT/2, ST/2 and WV11, which seeks to direct growth away from

smaller settlements, which weighs against the proposal and needs to be considered within the planning balance for the proposal.

Comments have been received with regard to the nearby Hawker Business Park which was given prior approval for change of use to 91 apartments recently by way of revisions to the General Permitted Development order. However, the Borough as a whole has a deficit in 5 year supply meaning policies relating to supply of housing must be given reduced weight. This includes both the Core Strategy and the Neighbourhood Plan. The Hawker Business Park development has no bearing on this as it is not large enough to make up the borough wide shortfall meaning that the reduced weighting would continue to apply. Where there are no up to date housing land supply policies there is no choice other than to determine applications for housing on the basis that they should be approved unless there would be significant and demonstrable harm to outweigh the benefits of providing new housing at a time of need.

In terms of principle overall, the proposal would result in the provision of 70 new houses at a time when the Local Planning Authority cannot demonstrate a five year supply of housing land and although there is some conflict with the Development Plan this does not outweigh this benefit. Accordingly the proposal is considered to be acceptable in principle.

Housing mix

Policy CS3 of the Core Strategy and Policies WV14 and WV15 of the Wolds Neighbourhood Plan help define housing mix for this site. Policy CS3 outlines a requirement to secure an appropriate housing mix having regard to the identified housing needs and the character of the area and suggests 40% of the 70, (28), units should be affordable. The Housing Supplementary Planning Document provides further guidance in support of this relating to how these units should be detailed. Policy WV14 requires new housing development to have regard to recent assessments of housing need within the Wolds with particular focus on older households and smaller homes. Policy WV15 seeks to ensure that affordable units are used to meet local need.

These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

The proposal is in outline and includes an undertaking to provide 28 affordable homes (40%). The size, type, tenure and design of these are not currently known although it is anticipated that much of this detail would be established by later reserved matters. It would, however, be important to set down parameters relating to, for example, the size of units required at outline stage and it is suggested that a condition could be used to do this.

The Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 outlines a recommended housing mix for the Borough in respect of both market and affordable housing. This includes the following housing mix:

Affordable	
1 bed	40-45%
2 bed	20-25%
3 bed	25-30%
4+ bed	5-10%
Market	
1 bed	0-10%
2 bed	25-35%
3 bed	45-55%
4+ bed	10-20%

It is suggested that a size mix profile to reflect this. Locally identified need and the character of the area could be achieved although care would need to be taken, (as per CS3), to ensure the character of this edge of village location was not harmed by this.

It is considered that a proposal which complies with CS3, WV14 and WV15 could be achieved. The provision of 28 affordable units is also a benefit of the scheme which weighs within the planning balance.

Landscape and Visual impact

Policies CS2, CS11 and WV1 are concerned with protecting the landscape and ensuring new development does not result in visual harm. A landscape and Visual appraisal has been submitted with the application which looks in detail at these impacts. These policies generally accord with the National Planning Policy Framework and do not directly impact on the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

Landscape

The Landscape assessment (LVA) finds limited impact on nationally defined character areas but that there is a small adverse impact on the locally defined "Wolds" character area, (following mitigation measures in the form of layout measures and additional tree planting). This impact is limited due to the comparatively small scale of the site in comparison with the character area and the relatively low value of the landscape character overall. Within the character appraisal the importance of concentrating development within valleys to maintain distance views and conserve the rolling rural landscape is noted as important and it is agreed that the topography of the site and its surroundings allows this. There is, however, loss of ridge and furrow and erosion of the green space and tree cover to the site frontage which runs counter to the guidelines for protection of the Wolds landscape. There would also be a loss of tranquility albeit on a relatively small scale.

Within the site itself, there would be significant impact on this localised landscape as agricultural land would be replaced with built form. This impact would, however, be locally limited due to the surrounding topography and vegetation.

Whilst the mitigation measures go some way to reducing landscape impact they do not address the loss of ridge and furrow, loss of rural character or the erosion of the

site frontage. These must be accepted as areas of landscape harm that arise from the development & which conflict with elements of policies CS2, CS11 and WV1. Given the localised scale of this harm, as discussed above, it is not considered that this in itself it would be so significant or demonstrable that refusal of planning permission could be justified solely on landscape grounds. Nevertheless the identified harm should be considered as part of the planning balance along with any other harm identified and benefits.

Visual Impact

The Landscape appraisal addresses visual impacts from a number of key locations, including Melton Road, Sowters Lane, Wymeswold Lane and more distant views from rights of way and the surrounding area. It finds the main areas where adverse visual impacts would occur to be Sowters Lane and the bridleway to the east. The table below looks at the visual impacts from the identified viewpoints, which it is agreed are the most relevant:

Viewpoint	Impact
Melton Rd (eastbound)	As the views from here are well contained by planting with limited distance views the visual impacts from here are lessened. The new access will partially alter this but new planting around this can be used to contain views so that they are similar to the existing situation.
Melton Road (westbound)	There are some distance views possible from this viewpoint but these are against the backdrop of the existing village edge and other development. As a result visual impacts are low and can be mitigated by way of additional frontage planting.
Wymeswold Lane	Direct views towards the site will be available from this junction although they will be mostly screened by existing vegetation and within the context of entering the village. Accordingly, visual impacts from this point will be low.
Sowters Lane	This Lane is well used by residents meaning that the scope of any visual impact will be wide. There are established open views from the lane across the site that will be permanently lost and mitigation measures within the layout will do little to mitigate this. There will be significant visual impacts from this viewpoint.
Rights of way	There are two Rights of way that would experience impacts; to the north and to the east. From the north these impacts would be more limited as they are constrained to views through the frontage vegetation and against the backdrop of the village. From the east there would be clear distance views and whilst the edge of the settlement is already visible built development would become closer. As

	planting around and through the proposal matures these impacts would be reduced to acceptable levels.
Long distance (Six Hills Road)	There are clear views across open countryside to the south and east but these are reduced by distance and against the backdrop of the existing village and surrounding development. Visual impacts in this respect would be low.

This shows that from most of the identified viewpoints the visual impacts would be low after mitigation measures mature. There would be adverse visual impact from Sowters Lane, however, it is not considered this would result in significant or demonstrable adverse impacts, although it will need to be factored into the planning balance for the proposal.

Design

Policies CS2 and WV16 seek high quality design for new development. These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

As this proposal is in outline, approval of the design and layout is not currently sought. However, an indicative layout has been included which shows how the site could be developed and design principles are also set out within the Design and Access Statement. It is important that any key design parameters are identified and secured for inclusion within any reserved matters application by way of conditions if they are fundamental to the acceptability of the outline consent.

Given the need for landscape and visual mitigation and the need to protect amenity the following design parameters are suggested:

- Tree planting and open space to the east of the proposal
- Structural planting, layout measures and appropriate dwelling heights on southern edge to reduce impact on 109, 22a, 23 and 24 Seals Close.
- Retention of pond within linear open space linking Sowters Lane and open countryside to the east.
- Provision of a footpath link to Sowters Lane
- Development to be predominantly single or two storey

If the application were to be considered acceptable on balance a planning condition securing these parameters could be attached to secure compliance with the above design parameters. Accordingly, a proposal that complied with the Development Plan and national guidance in terms of design could be achieved for the site.

Open space

Policy CS15 seeks to ensure adequate open space is provided to serve the needs of new development. Within the Neighbourhood plan policies WV2, 6, 8 and 10 are all concerned with ensuring the village is served by an adequate framework of open

space and that there is infrastructure to support the needs of residents. The Neighbourhood Plan also identifies areas of local green space that are important to the community and seeks to protect these. The allotments to the north of the site are covered by this allocation. These policies generally accord with the National Planning Policy Framework and do not directly prevent the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

The indicative plan and the design and Access Statement suggest that within the site there will be approximately 1.86 ha of green space incorporating amenity open space, play space and a potential allotment area. As a result there is an ample quantum of space to meet informal recreation needs and for children's play. There is, however, no provision for older children or sports. Given the size of the site it is unlikely that these typologies could all be provided for within the site but a commuted sum to improve facilities elsewhere within the village could be secured.

The neighbourhood plan includes policies to protect and enhance green spaces and community areas in the village, including the area to the north of the site and the allotments. The proposal would not impact on the allotments but result in a small loss of green space, (not designated local green space), and trees in order to provide the new access. This would lead to a small level of local harm in terms of quantity but, subject to additional planting, could be mitigated in terms of quality.

Overall it is considered that the development would provide good quality open space proportionate to its size and that existing losses would be small scale and could be mitigated against, accordingly the proposal is considered to comply with policies CS15 and WV6, 8 and 10 of the Development Plan.

Amenity, Odour and Noise

Policies CS2 and EV/1 require the amenity of existing and future residents to be protected. These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

It is clear from the indicative layout that there is ample space to ensure that the amenity of adjacent houses is not harmed by loss of light, privacy or outlook, particularly if the southern edge is sensitively designed.

The adjacent poultry farm does, however, give rise to the potential for noise and odour impacts for future residents. Assessments of both these matters have been submitted with the application.

Noise

The development itself is not predicted to have an adverse impact on the quality of life of existing residents in terms of noise. Within the development itself, noise from the existing poultry farm and roads could be mitigated by way of a glazing and ventilation strategy that would seek to ensure sensitive rooms closest to noise sources were glazed and ventilated to reduce noise, (acoustic trickle vents).

Additionally gardens areas would be adequately screened from noise nuisance by way of standard close board garden fencing.

Odour

The application is accompanied by an odour survey. This identifies three odour zones with only zone A experiencing regular odour. This zone is the area in the south western corner of the site. Radiating in bands beyond this are two further zones where odour may be experienced from time to time or infrequently. As a result of this analysis the illustrative layout was revised and now includes an area where there would be no housing, (community orchard).

Both these background documents have been considered by Environmental Health officers at Charnwood and the methodology and conclusions are considered to be accurate. Accordingly, it is considered that the impact of both noise and odour on future residents could be mitigated to acceptable levels.

In conclusion the proposal is considered to provide acceptable standards of amenity for future residents and to be capable of being designed so that there is no adverse impact on existing residents. This would mean it would fully comply with Development Plan Policies EV/1 and CS2.

Heritage

Policy CS14 of the Core Strategy is concerned with heritage and seeks to ensure heritage assets are protected and conserved. This policy accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

The site is not within a conservation area and there are no listed buildings within the vicinity that the proposal would impact upon the setting of. There is the potential for features of archaeological interest to be located within the site but this could be dealt with by way of planning conditions securing a watching brief and the appropriate recording of any subsequent remains.

The neighbourhood plan identifies in policy WV7 heritage features that are of local interest and includes the site due to its earthwork remains of ridge and furrow. As a non-designated heritage asset the NPPF requires a balanced assessment having regard to the scale of harm and the significance of the asset. The proposal would result in loss of the asset although it would be possible to survey and record the ridge and furrow earthworks and possibly preserve elements of it within the areas of open space. Ridge and furrow is a relatively commonplace landscape feature particularly within the Wolds area and this particular example has no recognised significant heritage or archaeological merit. However, it is a landscape feature that is identified in the character assessment and which the neighbourhood plan seeks to protect. On balance, however, the loss of it is not considered to cause significant harm sufficient to justify refusal of planning permission.

It is considered that with the imposition of appropriate conditions and with an

appropriate detailed design that a proposal that preserves heritage and complies with policies CS14 and WV7 could be secured.

Arboriculture

Policies CS2 and CS11 of the Core strategy seek to ensure high quality design that reflects the character and context of the area, which in this location comprises low density development and agricultural land with mature trees and hedges. Policy WV3 of the Neighbourhood Plan seeks to retain and protect valuable trees and hedges in the area. These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

Arboricultural survey work submitted with the application shows that the majority of the trees and hedges within the site are to be retained save for the removal of four trees to facilitate the site access and minor hedgerow to allow footpath links to Sowters Lane. These trees are a small ash tree in poor condition, a semi mature ash tree in moderate condition, a crack willow in poor condition and a further ash which is in good condition. The removal of three hawthorn bushes all in good condition is also proposed. Willow trees close to the site entrance are also to be re-pollarded.

None of these trees are protected by means of a protection order or worthy of this level of protection and it is possible for replacements to be provided as part of a landscaping scheme for the site. Given this it is considered that the removal of the trees would initially cause a minor level of visual harm but that this could be mitigated. This harm would not be so significant that it would justify refusal of planning permission and it is considered that it complies with Development Plan policies CS2, CS11 and WV3.

Ecology

Policy CS13 of the Core Strategy seeks to protect biodiversity and to ensure that where there is any loss this is avoided, mitigated or compensated. Policy WV2 of the Neighbourhood Plan is concerned with green spaces and recognises the value of these in terms of biodiversity. This policy generally accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

The ecological reports submitted show that there are no designated sites within or immediately adjacent to the application site although there are three local wildlife sites within the vicinity. A desktop appraisal confirms there are no records of protected species within or around the site although there is evidence of bat roosting and foraging within the area. The pond within the site has not been found to contain Great Crested Newts although there are records relating to adjacent ponds.

The site itself generally comprises improved grassland and those areas of higher value habitat, (boundary habitats), are not the areas proposed for redevelopment.

As a result it would be possible to develop the site without significant ecological loss and indeed to provide a net biodiversity gain. To ensure that this was the case planning conditions would need to be attached to secure a detailed habitat mitigation strategy accompanied by a full biodiversity impact assessment and to ensure biodiversity was protected during the construction phase. Accordingly the proposal is considered to comply with Development Plan policy CS13.

Soils

Policy CS16 gives support for development that protects agricultural resources such as best and most versatile agricultural land. Soil survey work that accompanies the application shows the site to fall within grade 3a which is classed as best and most versatile land for agriculture. This policy generally accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

Whilst the development would result in the loss of some best and most versatile land it comprises a relatively small area that does not make a significant economic contribution to agricultural production or form an essential element to a larger holding.

Whilst the harm resulting from its loss must be acknowledged the low economic impact of this, (which the NPPF seeks to protect such land for at paragraph 170 b.), it would not in itself result in a significant adverse impact, or be a reason which could justify the refusal of planning permission. The proposal is considered to comply with policy CS16 in this respect.

Flood risk/drainage

Policy CS16 of the Core Strategy and policy WV5 of the Neighbourhood Plan seek to ensure that development is not at risk of flooding and that it does not cause flood risk elsewhere. This policy generally accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

The site lies within flood zone 1 where the risk of flooding is generally low. The Flood Risk Assessment submitted with the application confirms this and also that there is an area close to the northern boundary of the site that is susceptible to surface water flooding. The illustrative layout plan recognises this and does not include development within this area. Within the site generally it is also proposed that finished floor levels are raised by 15cm to ensure that surface water run off does not run into properties.

The application includes a drainage strategy to ensure that drainage problems are not created in the surrounding area. The strategy suggests that surface water would be collected within a detention basin and discharged at a controlled rate into the brook to the north. This rate would be equivalent or less than greenfield run off rate. The strategy would also include two new culverts along the brook line, under the new access road and permeable paving or filter strip trenches to private drives.

The Lead Local Flood Authority does not object to the submitted drainage strategy although it does suggest a number of planning conditions. As the first of these requires the pre commencement submission of surface water drainage details (already submitted and scrutinised), this condition would not be necessary.

The Highway Authority have asked that a condition ensuring there is no drainage onto the public highway is attached. However, this is not considered necessary as the LLFA have confirmed that the drainage scheme is satisfactory and that the site drains without affecting adjacent land, (including the highway).

Accordingly it is considered that the proposal can be satisfactorily drained and that there would be no flood risk to future or existing residents. As a result it would comply with Development Plan policies CS16 and WV5.

Highway matters

Policy CS2 of the Core Strategy seeks to ensure safe access is provided to new development and policy CS17 is concerned with encouraging sustainable transport patterns. These policies generally accord with the National Planning Policy Framework and do not directly prevent the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

Capacity

The proposal seeks approval for access which would be via a T junction onto Melton Road and is accompanied by a Transport statement and a safety audit. The statement identifies a maximum traffic count for the use and suggests a maximum increase of 64 two way vehicle movements during the morning peak. At a rate of approximately 1 vehicle per minute this is not considered to give rise to capacity issues on the adjacent highway network. The Local highway Authority raises no objection to this assessment and considers the junction can operate without significant queuing or delay.

Safety & Suitability

The proposed access is not controlled and is onto a stretch of road with a 40mph speed limit. Although there is no personal injury accident data recorded in the vicinity of the site it has nevertheless been designed with appropriate visibility and geometry and a road safety audit has been carried out. Concerns have been raised by residents that the site is not suitably located to encourage walking or provide safe walkable access into the village. Residents would be required to cross Melton Road in order to reach the footway on the northern side of Melton Road to reach the village centre. This has been considered as part of the submitted Road Safety Audit and the pedestrian crossing has been moved closer to the giveway line, thus providing increased pedestrian intervisibility splays that will be a similar distance to that of the vehicle visibility splays. The highway authority have not raised any concerns in this regard. Furthermore, the site has the potential to secure additional footpath links to the village centre via Sowters Lane. The Local highway Authority raises no objection on pedestrian or highway safety grounds providing the development is carried out as

per the submitted access plans.

Residents have also raised concerns over the validity of the submitted speed survey due to the time at which it was taken. However, the submitted information has been scrutinised and assessed by the local highway authority as acceptable. The Local Planning Authority therefore has no reason to dispute this. In addition concerns are raised that the safety of Sowters Lane has not been adequately considered as it is a private road. Sowters Lane is a no-through, narrow metalled lane which provides access to a small number of dwellings and agricultural land. It is not considered that use of the lane by pedestrians would result in harm to highway or pedestrian safety.

Sustainability

The proposal includes improved foot and cycle links to the village including via two proposed footpaths onto Sowters Lane. These would help integrate the site with the village and would encourage journeys to local facilities and green space on foot. There are bus stops within easy reach of the development on Melton Road, (approximately 160m), and the applicant has indicated a willingness to supply new residents with travel packs and bus passes to encourage the use of this service. Whilst the location in itself does not offer the best transport choice within the Borough the development itself is designed to maximise the potential that this location can offer. In this regard the development is considered to comply with policy CS17.

In conclusion the proposal is considered to comprise a safe and suitable access for the amount of development proposed. Although site layout details are currently unknown it would be possible to provide internal roads and parking for the scheme to an acceptable design. The proposal would not lead to severe residual cumulative impacts on the highway and would provide reasonable transport choice for its location. Accordingly the proposal is considered to comply with relevant development plan policies and not to give rise to transport related harm.

Infrastructure

Policy CS24 states that new development should contribute either on or off site to any infrastructure arising as a result of the proposal. As set out within related legislation such requests must be necessary to make the development acceptable in planning terms, directly related to the development and fairly related in scale and kind. Whilst such an assessment takes into account other developments and commitments in the area it cannot be used to address shortfalls created by other commitments. Consultation regarding the application resulted in the following requests to meet infrastructure deficits created by the development.

Education	£351,077.37 towards secondary & primary school provision in the area
NHS	£35,441.87 towards improving Barrow Health Centre to increase capacity
Open Space	<ul style="list-style-type: none">Provision on site for young people (additional to children's play) or an off site contribution of

	£66,779 towards facilities at Towles Field £23,056 towards improving outdoor sports facilities at Towles Field Provision of 0.06ha of allotment or community land
Libraries	<ul style="list-style-type: none"> • £2110 to increase stock at Barrow Library
Sustainable Transport	Travel packs for each dwelling to include two application forms for 6 month bus passes

These contributions are considered to be CIL compliant and would allow the necessary infrastructure to meet policy CS24.

Planning Balance

As there is currently an insufficient supply of deliverable housing sites, this application would have to be determined on the basis of para 11d of the presumption in favour of sustainable development in the NPPF. This means that there must be adverse impacts which would significantly and demonstrably outweigh the benefits for planning permission to be refused.

In this case the development would provide 70 new units of which 28 would be affordable homes, at a time when there is an acute need for these. This is a significant benefit of the scheme. These would not be provided in the most sustainable type of settlement in the Borough but nevertheless in one where there are some local facilities and a bus service, albeit low frequency, to higher order centres. The site offers the potential for high quality design and an acceptable mix of housing. There are no technical constraints relating to highways, odour, noise or flooding that cannot be mitigated and ecological gain and landscape compensation can be secured by way of detailed landscape design. Impacts on infrastructure can be offset within the site or via commuted payments to improve facilities in the area.

Weighed against this there is conflict with the Neighbourhood Plan which does not seek to provide new housing in this location, which seeks to protect green space at the site frontage and the site itself for heritage reasons. There would be localised harm to landscape and visual amenity both at the site frontage and from Sowters Lane. Additionally, the proposal would lead to at least partial loss of a ridge and furrow landscape which is recognised as important in relevant landscape character assessments. Additionally, the development would fail to preserve a non-designated heritage asset and would lead to loss of best and most versatile agricultural land.

The test from the Framework is whether the detrimental impacts of the proposal, described above would significantly and demonstrably outweigh the benefits of making a significant contribution to the supply of housing or whether specific policies within the Framework indicate that development should be restricted. With the Council's current position on housing land supply, it is not considered that these identified harms, (when taken together), would significantly and demonstrably outweigh the benefits of the additional housing.

RECOMMENDATION A:-

That authority is given to the head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement under section 106 of the Town and Country Planning Act 1990 to secure improvements, on terms to be finalised by the parties, as set out below:

Education	£351,077.37 towards post 16 & primary school provision in the area
Affordable Housing	40% of units to be affordable
Open Space	<ul style="list-style-type: none">• Provision on site for young people (additional to children's play) or an off site contribution of £66,779 towards facilities in the village (Towles Field)• £23,056 towards outdoor sports facilities within the village (Towles Field)
Sustainable Transport	Travel packs for each dwelling to include two application forms for 6 month bus passes
NHS W Leicestershire CCG	£35,441.87 towards improving capacity at Barrow Health Centre
Libraries	£2,110 towards additional materials for Barrow Library

RECOMMENDATION B:-

That subject to the completion of the agreement in A above, planning permission be granted subject to the following conditions and notes:

1.	<p>Application for the approval of the reserved matters shall be made within one year of the date of this permission and development shall commence within three years of the date of this permission or within two years of the date of approval of the last of the reserved matters, whichever is the later.</p> <p>REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>No development shall commence until details of the appearance, landscaping, layout and scale, ("the reserved matters"), have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.</p> <p>REASON: To accord with the provisions of Section 91 of the Town and</p>

	Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • DEF 185.005A Site Location Plan • 180261-001 rev B Proposed Access Arrangement <p>REASON: To provide certainty and define the terms of the permission</p>
4.	<p>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 and includes an appropriate level of smaller 2/3 bedroom units and single storey units.</p> <p>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 Development Plan policies CS3, WV14 and the advice within the NPPF.</p>
5.	<p>No development shall take place until a programme of archaeological work, including the ridge and furrow landscape, which includes a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:</p> <ul style="list-style-type: none"> • The programme and methodology of site investigation and method • The programme for post investigation assessment • Provision to be made for analysis of the site investigation and recording • Provision to be made for the 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. <p>All works including site clearance shall be carried out in accordance with the Written Scheme of Investigation.</p> <p>REASON: To make sure that any heritage assets are appropriately recorded and/or protected to allow compliance with policies CS14 and WV7 of the Development Plan and the advice within the NPPF.</p>
6.	<p>The landscaping details submitted pursuant to condition 2 above shall include:</p> <ol style="list-style-type: none"> i) the treatment proposed for all ground surfaces, including hard surfaced areas; ii) planting schedules across the site, noting the species, sizes, numbers and densities of plants and trees; including tree planting within the planting belt to the east of the site; iii) finished levels or contours within any landscaped areas; iv) any structures to be erected or constructed within any landscaped areas including play equipment, street furniture and means of enclosure.

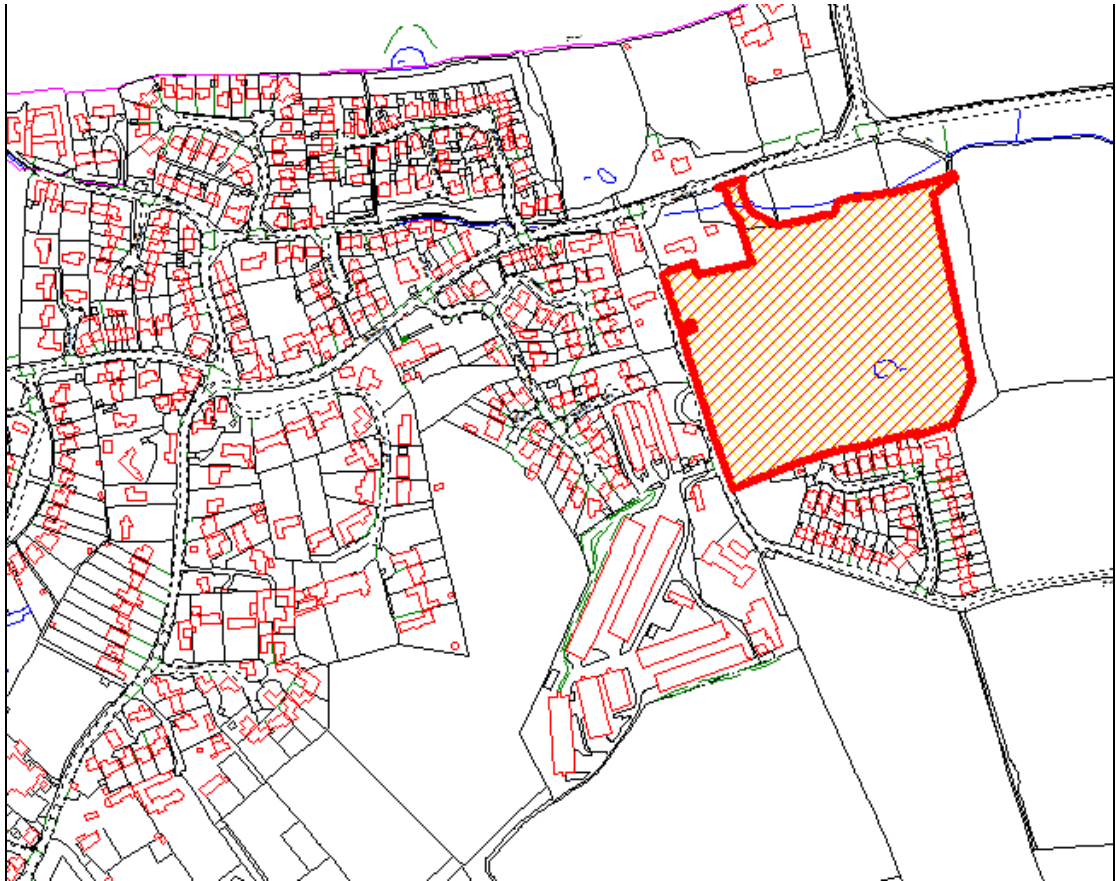
	<p>v) functional services above and below ground within landscaped areas; and</p> <p>vi) all existing trees, hedges and other landscape features, indicating clearly any to be removed.</p> <p>REASON: To make sure that a satisfactory landscaping scheme for the development is provided so that it integrates into the landscape and surrounding area and complies with policies CS2, CS11 and WV1 of the Development Plan.</p>
7.	<p>The details of layout, appearance and scale submitted pursuant to condition 2 above shall meet with the following principles set out within the Design and Access Statement and shown on the Illustrative Masterplan :</p> <ul style="list-style-type: none"> i. A minimum garden depth of 15m, for those two or more storey properties located at the southern edge of the site where those units directly adjoin the gardens to existing properties on Seals Close and the incorporation of structural planting to enhance privacy to this boundary. ii. The retention of the existing pond within a linear corridor of open space iii. Structural landscaping to the east of the site iv. The provision of at least one new footpath link to Sowters Lane v. Development that is predominantly one or two storeys high. Any 2.5 storey units will only be acceptable where they do not result in visual or landscape harm. vi. The incorporation of design features that provide identity, such as focal buildings and a feature area <p>REASON: To ensure that a high quality design is delivered that reflects its edge of village location and does not create harm to adjacent occupiers. This condition is to provide certainty that this can be achieved and ensure compliance with policies CS2 and WV16 of the Development Plan and associated national and local guidance.</p>
8.	<p>The details submitted pursuant to condition 2 above shall include full details of existing and proposed ground levels and finished floor levels of all buildings relative to the proposed ground levels.</p> <p>REASON: To make sure that the development is carried out in a way which is in character with its surroundings and ensure compliance with policies CS2 and WV16 of the Development Plan and associated national and local guidance.</p>
9.	<p>The details submitted pursuant to condition 2 above shall include the following minimum amounts and typologies of open space:</p> <ul style="list-style-type: none"> i. 0.47ha of natural and amenity green space ii. 0.04ha of equipped children's play space iii. 0.06ha of allotment or community orchard space <p>REASON: To ensure that the open space needs of future residents are met at a level that complies with Development Plan policies CS15, WV2 and WV8.</p>
10.	<p>The details of appearance, layout, landscape and scale submitted pursuant to condition 2 above shall include those mitigation measures set out within section 6.0 of the approved Noise Assessment July 2019. For</p>

	<p>the avoidance of doubt these include the submitted glazing and ventilation strategy shown on SK05 and SK06, (within the above document), and the enclosure of external amenity areas with 1.8m close board fencing.</p> <p>REASON: To ensure that the amenity of future residents is protected in accordance with Development Plan policy CS2</p>
11.	<p>The details of layout submitted pursuant to condition 2 above shall include the exclusion of new dwellings or associated private amenity space from the area defined as Odour Effect Zone A within the submitted Odour Survey and Assessment July 2019.</p> <p>REASON: To ensure that the amenity of future residents is protected in accordance with Development Plan policy CS2</p>
12.	<p>The details submitted pursuant to condition 2 above shall include the submission of a construction ecological management plan which should include the following:</p> <ul style="list-style-type: none"> • Updated badger survey, (immediately pre-construction), and protection measures as set out within the recommendations of the Ecological Assessment 2020 • Updated bat roost assessments (immediately pre-construction), of trees to be removed • Protection measures relating to Great Crested Newts, birds and reptiles as set out within the recommendations of the Ecological Assessment 2020 <p>The development, including site clearance, shall be carried out in accordance with the approved construction ecological management plan.</p> <p>REASON: To ensure that there is no adverse unmitigated impact on protected species or their habitats and provide compliance with policy CS14 of the Development Plan and relevant legislation relating to protected species.</p>
13.	<p>The details submitted pursuant to condition 2 above shall include the following:</p> <ul style="list-style-type: none"> • A biodiversity audit for the site which shows that the landscaping scheme provides a strong net gain for biodiversity as set out within the recommendations of the Ecological Assessment 2020 • Details of external lighting for the site that minimises light spill onto boundary habitats as set out within the recommendations of the Ecological Assessment 2020 • Details of a scheme of bat and bird boxes within the recommendations of the Ecological Assessment 2020 <p>REASON: To ensure that there is no adverse unmitigated impact on ecology and that there is compliance with policy CS14 of the Development Plan and associated national and local guidance.</p>
14.	<p>The development shall be carried out in accordance with the Drainage Strategy 180260-02c December 2018 submitted with this planning application.</p> <p>REASON: To ensure that there is no risk of flooding to future residents and that the proposal drains adequately and does not lead to flooding elsewhere. This is to ensure compliance with development Plan policies CS16 and WV5 and national guidance.</p>

15.	<p>No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. This shall include the following:</p> <ul style="list-style-type: none"> • Details of the management of surface water during construction • Details of construction vehicle parking • Details of construction traffic routing • Hours of operation for construction and delivery of materials <p>REASON: To ensure that the development does not cause harm to amenity or the environment during the construction phase and ensure compliance with Development Plan policies CS2, CS16 and WV5.</p>
16.	<p>Prior to occupation of any dwelling a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all public open spaces and surface water drainage system, shall be submitted to and approved in writing by the local planning authority. The approved landscape management plan shall then be fully implemented.</p> <p>REASON: To ensure that public open spaces are maintained so that they are of good quality and that drainage systems retain full function. This is to make sure the development remains in compliance with Development Plan policies CS15, CS16 and WV5</p>
17.	<p>The visibility splays shown on the approved access arrangement drawing listed at schedule 2 shall be provided, retained and thereafter kept free of any obstruction higher than 0.6m above the adjacent highway.</p> <p>REASON: To ensure that safe and suitable access to the development is retained in accordance with Development Plan policy CS2 and national guidance.</p>

Informative Note(s):

1. Planning Permission has been granted for this development because the Council has determined that it is generally in accordance with the terms of Development Plan policies CS1, CS2, CS3, CS11, CS13, CS14, CS16, CS24, CS25, ST/2, CT/1, CT/2, EV/1, TR/18, WV1, WV2, WV3, WV5, WV6, WV7, WV8, WV10, WV11, WV12, WV14, WV15 and WV16. Because the benefits of the proposal are not significantly and demonstrably outweighed by the harm identified. There are no other issues arising that would indicate that planning permission should be refused.
2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this planning application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2019), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.



Item No. 2

Application Reference Number P/20/1605/2

Application Type: Outline planning permission

Date valid: 12/10/2020

Applicant: Hallam Land Management Limited

Proposal: Outline application for erection of up to 200 dwellings, all matters reserved except access.

Location: Land at Melton Road
Queniborough
Leicestershire

Parish: Queniborough

Case Officer: Mark Pickrell

Ward: Queniborough

Tel No: 07852720913

Background

The application has been brought to Plans Committee by Councillor Daniel Grimley on the grounds of road safety and harm to the landscape of the area. The proposals relates to a major housing application outside the current limits to development.

Description of the site

The application site lies to the north west of Queniborough with Melton Road forming the southern boundary and New Zealand Lane to the west. The site surrounds Three Ways Farm with associated commercial buildings and caravan storage. The site has a total area of 10.2ha and is currently used for agriculture.

The site fronts Melton Road which links Queniborough with Syston, the A697 and East Goscote. To the north of the site is open countryside with the A607 and East Goscote beyond. The main built up area of Queniborough is to the east of Melton Road.

Most of the site is in Flood Zone 1 with the northern extremity within flood Zone 2. The site is in a designated Area of Local Separation with an archaeological alert area running east – west across the site.

Description of the Proposals

The application is an outline application for up to 200 dwellings, considering details of the access only with all other matters to be considered as Reserved Matters. The submitted Design and Access Statement includes the following parameters the applicant considers to be material to the determination:

- Proposes a development area of 5.43 hectares and up to 200 units
- The development proposal of a mix of housing in line with national and local policy, seeking to achieve an average net density of approximately 37 dwellings per hectare.
- Up to 40% of the dwellings are to be affordable housing.
- One vehicular access from Melton Road (in western parcel).

- Two separate pedestrian access points – one from south western corner and one from south-east in vicinity of Syston Road junction.
- Surface water drainage features including swales along western boundary and balancing pond in the north of the site.
- The provision of 4.84ha of green infrastructure, equating to approximately 40% of the total site area
- Provision of recreational routes through the site along with provision of new landscape habitats and areas of open space.
- Provision of publicly accessible 'pocket parks'.
- Provision for new children's play area
- Retention of existing trees and hedgerows (where not required to be removed for access)
- Provision of new trees and planting as part of a landscaping scheme

The application is supported by the following documents:

- Development Framework Plan
- Indicative Layout Plan
- Green Infrastructure Principles Plan
- Design and Access Statement
- Flood Risk Assessment
- Sustainable Drainage Statement
- Transport Assessment and Interim Travel Plan
- Archaeological Desk Based Assessment
- Agricultural Land Classification Report
- Phase 1 Ecological Appraisal
- Bat Report
- Arboricultural Assessment
- Landscape and Visual Assessment
- Phase 1 Geo-Environmental Assessment
- Consultation Statement

The applicant presents a number of key benefits arising from the development proposals which include the following:

- Provision of dwellings in a sustainable location
- Contribution towards the council's 5 year housing land supply
- Provision of up to 40% affordable housing
- New areas of public open space (in excess of policy requirements) including amenity open space, a children's play area and new walking / cycling routes
- Biodiversity enhancements where possible
- Sustainable drainage measures including a new pod which could provide additional ecological enhancements through supporting wetland habitats
- Additional tree planting and hedgerow improvements
- A number of highway benefits including sustainable transport benefits
- Significant developer contributions towards a number of local requirements
- Wider economic benefits, including construction jobs

Development Plan Policies

Charnwood Local Plan Core Strategy 2006-2028 (Adopted 9th November 2015)

Policy CS1 - Development Strategy - sets out the development strategy for the Borough. This includes a direction of growth which focuses housing development primarily to the Leicester Principal Urban area, Loughborough and Shepshed with three Sustainable Urban Extensions. Seven service centres are identified to deliver 3,000 houses. Queniborough is one of 12 settlements classed as 'Other Settlements' which, collectively, are expected to provide at least 500 dwellings within settlement boundaries over the plan period. Small Villages and Hamlets will be protected for development supporting local needs.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS3 – Strategic Housing Needs supports an appropriate housing mix for the Borough and sets targets for affordable homes provision. In Queniborough 30% affordable homes are sought on sites of 10 dwellings or more.

Policy CS11 – Landscape and Countryside seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

Policy CS12 – Green Infrastructure protects and enhances green infrastructure assets including addressing the identified needs in open space provision.

Policy CS13 – Biodiversity and Geodiversity seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

Policy CS14 – Heritage sets out to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Policy CS15 – Open Space, Sports and Recreation deals with open space and requires all new development to meet the standards in the Open Space Strategy.

Policy CS16 – Sustainable Construction and Energy supports sustainable design and construction techniques. It also encourages the effective use of land by reusing land that has been previously developed.

Policy CS17 – Sustainable Transport seeks a 6% shift from travel by private car to sustainable modes by requiring major developments to provide access to key facilities by safe and well-lit routes for walking and cycling that are integrated with the wider green infrastructure network and by securing new and enhanced bus services where new development is more than 400m walk from an existing bus stop.

Policy CS18 – The Local and Strategic Highway Network seeks to ensure that appropriate highway improvements are delivered and applications are supported by appropriate Transport Assessments.

Policy CS24 – Delivering Infrastructure seeks to ensure that development contributes to the reasonable costs of on site, and where appropriate off site, infrastructure, arising from the proposal using Section 106 Agreements. This is so the local impacts of developments will have been reasonably managed and mitigated.

Policy CS25 – Presumption in Favour of Sustainable Development sets out a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Borough of Charnwood Local Plan 1991-2006 (adopted 12th January 2004) (saved policies)

The saved policies of the Local Plan (2004) are more than five years old and, similarly to the Core Strategy, do not carry full weight. However, it is considered that those saved policies are still considered to be consistent with the aims and objections of the NPPF and the more recently adopted Core Strategy and therefore carry some weight.

Policy ST/2 – Limits to Development seeks to restrict development to within the existing settlement limits to ensure that development needs can be met without harm to the countryside or other rural interests. The Limits to development distinguish between areas of development and development potential, and areas of restraint.

Policy EV/1 – Design seeks to ensure a high standard of design and developments which respect the character of the area, nearby occupiers, and which are compatible in mass, scale, layout, whilst using landforms and other natural features. Developments should meet the needs of all groups and create safe places for people.

Policy CT/1 – General Principles for areas of the countryside, green wedge and local separation. The policy restricts new development to that which is small-scale and where it meets certain criteria.

Policy CT/2 – Developments in the Countryside - indicates in areas defined as countryside, development acceptable in principle will be permitted where it would not harm the character and appearance of the countryside and safeguards its historic, nature conservation, amenity and other local interest.

Policy CT/4 – Development in Areas of Local Separation – In areas of local separation (in this case part j Queniborough/Syston) development acceptable in principle will only be permitted where the location, scale and design of development would ensure that:

- i) the predominantly open and undeveloped character of the area is retained; and
- ii) the already narrow gap between settlements is not reduced.

Policy TR/18 – Parking in New Development seeks to set the maximum standards by which development should provide for off streetcar parking.

Other material considerations

The National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England. The Framework is to be read as a whole and paragraph 2 confirms *'that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.'*

Section 2 sets aims to achieve sustainable development. The framework identifies the economic, social and environmental objectives of the planning system to build a strong responsive economy by ensuring land (and presumably buildings) of the right type is available in the right place at the right time, supporting the health of the community by ensuring sufficient housing for present and future generations in a well-designed, safe and accessible environment as well as protecting and enhancing the natural, built and historic environment. At a high level, the objective is summarised as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

Paragraph 11 details the presumption in favour of sustainable development and states that, for decision taking, this means *'approving development proposals that accord with an up-to-date development plan without delay'* or, where policies of a Development Plan are out-of-date, granting permission unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

Paragraph 12 clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

Section 4 relates out decision making and paragraph 48 sets out the weight to be given to emerging policy. It states *'Local planning authorities may give weight to relevant policies in emerging plans according : a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight it may be given; b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given; and the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'*

Paragraph 13 relates to neighbourhood plans and state that *'Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.'*

Paragraph 14 goes on to state that *'In situations where the presumption (in paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, providing the following apply:*

- a) The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- b) The neighbourhood plan contains policies and allocations to meet its identified housing requirement;*

- c) *The local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73; and*
- d) *The local planning authority's housing delivery was at least 45% of that require over the previous three years.*

Section 5 sets out the approach to delivering a sufficient supply of homes. In particular, paragraph 73 sets out the approach to maintaining supply and delivery of homes and states '*Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old.*'

Section 8 seeks to promote healthy and safe communities and sets out that planning decisions should promote a sense of community and deliver the social, recreational and cultural facilities and services that such a community needs.

Section 9: Promoting Sustainable Transport sets out that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and a Travel Plan (paragraph 111). Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable modes maximised (paragraph 103). Developments should be designed to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians and within large scale developments, key facilities should be located within walking distance of most properties (paragraph 104). Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts would be severe (paragraph 109).

Section 11: Making effective use of land Paragraph 117 states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

Section 12: Requiring well-designed places. The NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124). Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The role of design review arrangements that assess, support and ensure high standards of design are recognised (paragraph 129) and the NPPF notes that great weight should be given to innovative designs which help raise the standard of design (paragraph 131) and that poor design should be refused (paragraph 130).

Section 14: Meeting the challenge of climate change, flooding and coastal change sets out that new development should help reduce greenhouse gas emissions and energy efficiency improvements in buildings should be actively supported (paragraph 149). It should also take account of layout, landform, building orientation, massing and landscaping to minimise energy consumption (paragraph 153) and renewable and low carbon energy development should be maximised (paragraph 154).

Section 15: Conserving and enhancing the natural environment makes provision for planning decisions to contribute to and enhance the natural and local environment by measures including protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside and the benefits from natural capital and ecosystem services.

National Planning Practice Guidance

The National Planning Practice Guidance (PPG) reinforces and provides additional guidance on the policy requirements of the Framework and provides extensive guidance on design and other planning objectives that can be achieved through getting good design. These include the consideration of local character, landscaping setting, safe, connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.

Of particular relevance to neighbourhood planning, the PPG was updated in September 2020 to refer to changes introduced to neighbourhood planning in response to the coronavirus pandemic. Paragraph 107 (ref. ID 41-107-20200925) states that *'Where the local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application.'*

The Draft Local Plan

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. The new local plan will include strategic and

detailed policies and will be prepared to provide for a longer plan period than the adopted Charnwood Core Strategy which provides the strategy up to 2028.

Consultation on preferred options of the Local Plan took place in November 2019 and is in the process of preparing an updated version, taking into account comments received during consultation. It is anticipated that an updated draft of the new local plan will be published for consultation in summer 2021.

The draft Local Plan allocated sites for development to meet the strategic aims of the Borough. This includes the allocation of residential development sites based on an assessment including housing need, availability of services and facilities, landscape impact and deliverability.

The draft Local Plan preferred options included Policy LP3 Housing Sites with an allocation for up to 100 dwellings on part of the site subject to this application at Three Ways Farm (ref. HS72). A further allocation was proposed for land to the east of the site, known as Land off Melton Road (HS71), with capacity for 55 dwellings.

It is important to note that these housing allocations do not form part of the adopted local plan and the draft local plan is at a reasonably early stage and the allocations have been subject to objections and these allocations may or may not survive into the Regulation 19 version of the draft local plan or indeed through public examination. As such the draft Local Plan can only be given very limited weight.

Draft Queniborough Neighbourhood Plan

The Queniborough Neighbourhood Plan is at a stage where it has been agreed that it can proceed to referendum. As part of the national response to the pandemic the Government issued The Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 and has altered the PPG to account for instances where neighbourhood plans could proceed to referendum but are prevented from doing so by current circumstances.

It is noted that the independent examiner recommended some modifications to the neighbourhood plan which have now been made and Charnwood Borough Council issued a decision statement dated 1st March setting out that the plan can proceed to referendum on 6th May. Whilst progress of the Queniborough Neighbourhood plan has been able to proceed during the Covid-19 postponement, further progress to referendum cannot occur until May 6th. In such circumstance, the PPG states that plans can be given significant weight in decision-making where they are material.

Policy Q1: Parking requires that new development adheres to CBC's parking standards.

Policy Q5: Infrastructure supports new development where it contributes to new or improved infrastructure.

Policy Q6: Countryside and Landscape seeks to protect the character of the landscape and countryside. Countryside is defined as areas outside of the Limits to Development where new development will be required to protect the character of the landscape and maintain the separate identity of Queniborough, Syston and East

Goscote, unless the land is allocated for development in a development plan document.

Policy Q7: Green Infrastructure and Q8: Ecology and Biodiversity seek to protect and enhance green infrastructure assets and local ecological features and habitats. Q8 requires new development to demonstrate an overall net gain in biodiversity.

Policy Q11: Homes in the Countryside seeks to limit development outside of the designated Limits to Development except for rural exception housing, rural worker accommodation and re-use of rural buildings. It should be noted that the Examiner recommends that this policy be deleted as it repeats existing policy.

Policy Q12: Housing mix requires new developments of five or more dwellings to demonstrate how it will meet the housing needs of older households.

Policy Q14: Design seeks to ensure that new development reflects the distinctive and traditional character of Queniborough.

Landscape Character Assessment (July 2012)

The settlement of Queniborough lies within the Wreake Valley Landscape Character Area. The key characteristics of this assessment include the meandering river valley of the River Wreake, mixed farming and the engineered embankments accommodating the carriageways of the A46 and A607. The landscape of the eastern portion of the landscape character assessment is predominantly rural, although Leicester and Syston contribute urbanising influences in the west.

ARUP Green Wedges and Local Areas of Separation Study (2016)

This study commissioned by the Council provides inter alia a review of Local Areas of Separation and Green Wedge and how they perform against their respective objectives.

In para 5.1.2 the Arup report found that *“for the most part, the Area of Local Separation performs a critical role in maintaining the borough’s dispersed settlement pattern and ensuring that different settlements remain physically, as well as perceptually, separated.”*

In Table 5.2 Key Findings from Areas of Local Separation Purpose Assessment, the report describes ALS-j, of which the application site forms a part, as having a strong score for the purpose of providing essential gaps but also having 2 small areas which are zones of weakness in that they are compromised and no longer function as part of the gap, which have since been approved for housing.

In table 5.4 Boundary Review the Arup report describes ALS-j as being strongly bounded by defensible features e.g. roads, rail, hedgerow and well-defined settlement edges. The recommendation is the retention of ALS-j.

ARUP Green Wedges and Local Areas of Separation Study Addendum (May 2019)

This addendum report was commissioned by Charnwood to review and to respond to the representation received in response to consultation on the Green Wedges and

Areas of Local Separation report with the aim of assisting their consideration of making or amending designations in the emerging Local Plan.

In relation to ALS-J and representations received on behalf of the applicant in this case Arup's response found that *'ALS-J provides a critical gap between Queniborough, East Goscote and Syston. The proposed boundaries of the A607 to the north and Melton Road to the south for the northern area of the ALS provide strong physical and landscape elements along which to define the edge of the designation as proposed in the original study. Whilst trees and vegetation can add to the sense of containment, they cannot always be relied on as a strong and durable boundary due to seasonal variation (leaf coverage). Therefore, the boundary is deemed to be correct at the time of assessment.'*

Arup do not recommend any alterations to the area of separation following their updated assessment.

LUC Landscape Sensitivity Assessment of SHLAA Sites (2019)

This report forms part of the evidence base for the emerging Local Plan and provides an independent assessment of the landscape sensitivity of sites submitted through the SHLAA process, including the site subject of this application (SHLAA ref. PSH42).

The assessment notes that the site is strongly influenced by the wider agricultural setting and the site retains rural characteristics, despite their close association with existing development.

The overall assessment of landscape sensitivity to the development scenario of 2 – 3 storey residential housing is classified as 'moderate'. It is noted that potential mitigation for future development in the area could include increased tree cover at the settlement edges to enhance the well wooded character of Queniborough and self-contained character of the Wreake Valley.

The National Design Guide (2019)

This document sets out the Central Government's design guidance which is intended to encourage, promote and inspire a higher standard of design in respect of development proposals.

Leicestershire County Council Local Transport Plan (LTP)

This sets out Leicestershire County council's strategy for delivering improvement to accessibility, connectivity and for promoting social inclusion and equality

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. The housing mix evidence can be accorded significant weight as it reflects known demographic changes.

Charnwood Design SPD (2020)

The adopted in Design Supplementary Planning Document is a working document intended to encourage, promote and inspire higher design standards in development throughout Charnwood.

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council, the local highway authority, and provides information to developers and local planning authorities to assist in the design of road layouts in new development. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; as well as to help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

The Crime and Disorder Act 1998

This places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the determination of planning applications

Design Supplementary Planning Document (January 2020)

This document encourages and provides guidance on achieving high quality design in new development. Appendix 4 sets out spacing standards for new housing developments to ensure that overlooking and over dominance do not occur and that a good quality design is achieved.

Housing Supplementary Planning Document (2017)

The Housing provides guidance to support the Local Plan Core Strategy and the saved policies of the Borough of Charnwood Local Plan in respect of Policy CS3: Strategic Housing Needs - for affordable housing.

The Community Infrastructure Levy Regulations 2010 (CIL) (as amended)

The Regulations set out the process and procedure relating to infrastructure requirements. Regulation 122 states that it must relate in scale and kind to the development. Regulation 123 precludes repeat requests for funding of the same items (pooling). The Community Infrastructure Levy (CIL) places the Government's policy tests on the use of planning obligations into law. It is unlawful for a planning obligation to be a reason for granting planning permission when determining a planning application for a development, or part of a development, that is capable of being charged CIL, whether or not there is a local CIL in operation, if the obligation does not meet all of the following tests:

1. necessary to make the development acceptable in planning terms;

2. directly related to the development; and
3. fairly and reasonably related in scale and kind to the development

Environmental Impact Assessment Regulations (2017)

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant environmental impacts of development. For residential development the threshold to consider under Schedule 2 developments are 150 dwellings or 5 hectares (Criteria10(b)).

S106 Developer Contributions Supplementary Planning Document (2007)

This supplementary planning document (SPD) sets out the circumstances which might lead to the need for a contribution to the provision of infrastructure, community services or other facilities. However, recent appeal decisions have confirmed that Inspectors will not support obligations (even if agreed by the appellant) unless the planning authority can demonstrate that they are specifically related to the proposed development. Regulation 122 of the CIL Regulations introduced on the 6 April 2010 prescribes the limitations on the use of planning obligations. Accordingly, it is unlawful for a planning obligation to be considered when determining a planning application for a development that does not meet all the following tests:

- It is necessary to make the development acceptable in planning terms
- It is directly related to the development
- It is fairly and reasonably related in scale and kind to the development

Relevant Planning History

The site has been subject of a previous outline planning application as follows:

P/18/0611/2 - Outline planning application for up to 220 dwellings with associated road infrastructure, landscaping, drainage and associated works (considering access from Melton Road only with all matters reserved) – Refused 09/11/2018

The above application was refused on two grounds, summarised as follows:

- 1) The proposal is not small scale and not within the settlement boundary and neither has a local housing need been demonstrated. As such the development was contrary to Core Strategy policies CS1 and CS25 and Saved Local Plan policies CT/1, CT/2 and ST/2
- 2) The proposed development would cause substantive and significant harm to the Area of Local Separation between Queniborough and East Gosscote and would be contrary to Saved Local Plan policies CT/1 and CT/4 and the aims of the NPPF.

An appeal against the above application was submitted based on issues including the Council's five year housing supply at the time but the appeal was subsequently withdrawn.

Response of Statutory Consultees

Queniborough Parish Council – Object for the same reasons as the 2018 application was refused and is premature as it should be considered after the Neighbourhood Plan has been examined.

Queniborough Neighbourhood Plan Steering Group – Object for the same reasons as the 2018 application was refused and is premature as it should be considered after the Neighbourhood Plan has been examined.

East Goscote Parish Council – Object on the grounds of being contrary to the Local Plan, traffic, Area of Separation, flooding, infrastructure constraints on sewerage and surface water and infrastructure.

Syston Town Council – Object on the grounds of the development being unsustainable, increased traffic, increased strain on Doctor's surgery, schools and parking in Syston Town Centre.

Barkby and Barkbythorpe Parish Council – Object on the grounds of traffic impact, impact on local services and facilities, landscape and integrity of local villages.

Barkby and Barkbythorpe Parishes Action Group (BABTAG) - Object on the grounds of traffic impact, impact on local services and facilities, landscape and integrity of local villages.

LCC Highways – The impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with NPPF paragraph 109, subject to conditions and S106 contributions for improvements to bus stops on Melton Road, travel packs, bus passes, appointment of a travel plan coordinator and monitoring.

LCC Education and Early Years – The site falls within the catchment of Queniborough C of E Primary School which is an academy and has capped its admission and does not want to expand. Because the in-catchment school will not expand to meet the pupil yield from this development some flexibility is requested in the use of the S106 funding generated by this development, should permission be granted, to enable the S106 contribution to be used for the provision, improvement, remodelling or enhancement of education facilities at St Peter and St Paul C of E Academy Primary School or any other school within the locality of the development or towards the construction of a new school. S106 contributions for primary schools (£671,232), Special School (£112,896.86) and Early Years (£151,419) (based on 200 dwellings).

CBC Affordable Housing - 40% to be affordable (80 dwellings based on 200 dwellings being provided at RM stage)

NHS – No objection subject to S106 contributions to make improvements to increase capacity at The County Practice (£28,365.48) and Jubilee Medical Practice (£27,217.08). Total of £55,582.56 based on 200 dwellings.

LCC Waste Management – S106 contributions required (see below)

LCC Libraries – S106 contributions required (see below)

Lead Local Flood Authority – No objections subject to conditions

CBC Biodiversity – No objections subject to conditions

CBC Environmental Health – No objections based on submitted Air Quality Assessment

CBC Open Spaces – Recommends that details meet standard provisions and contributions towards off site facilities where appropriate.

CBC Trees and Landscape – Have raised concerns about the impact of the development on the area of local separation, and have requested that if planning permission is granted a robust scheme for landscape mitigation is secured.

Campaign for the Protection of Rural England – Object for reasons of refusal for P/18/0611/2, contrary to policy, even if CBC do not have a 5 year housing land supply, contrary to policies relating to ‘other settlements’ and negative impact on sustainability and climate change.

Sport England – No comment

Environment Agency – No comment

Natural England – No comment

CBC Land Drainage – No comment

Central Network – No comment

Leics and Rutland Wildlife Trust – No comment

Severn Trent Water – No comment

LCC Minerals – No objection

Historic England – No comment

Third Party Representations

A total of 193 neighbours were consulted as part of this application. At the time of writing 39 objections have been received. No letters of support have been received.

A summary of the issues raised in the objections is provided below:

- Lack of capacity in local services, including schools and doctor’s surgery
- Impact of additional traffic on Melton Road and associated impact on key junctions in locality, including Syston Road roundabout
- Impact on the area of separation between East Goscote
- The development would result in too many access onto Melton Road which would harm highway safety
- Limited access to employment in Queniborough to support the amount of development
- Inadequate shopping facilities in the area to support the development
- Impact on drainage and flooding
- Impact on ecology, including protected species and birds
- The application is not infill development, as required by policy

- There has already been significant development in Queniborough and the village can't sustain further development
- The Core Strategy requirement for 'other villages' to provide a total of 500 dwellings has already been exceeded
- The development would cause traffic noise and pollution
- The development would compromise safe pedestrian and cycle access along Melton Road
- The development would detract from the character of the village
- The development would be contrary to the emerging Neighbourhood Plan
- Loss of green space
- Loss of privacy
- Loss of habitat
- Increase risk of crime
- Already have the development at Millstones and Barkby Road, there is no need for more housing in Queniborough

Leicestershire County Councillor (James Poland) – Objects on basis of refusal reasons on 2018 application and development being contrary to emerging Neighbourhood Plan

MP Argar – Objects for the reasons of 1) there having been extensive development in the village which is already placing a strain on local services and facilities 2) that infrastructure in the village is already at capacity 3) loss of green space and biodiversity and 4) erosion of Area of Local Separation. Recommends refusal on same grounds as 2018 application.

Full copies of all representations can be found on the Council's website.

Consideration of the Planning Issues

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Core Strategy (2015), those "saved" policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy and the Draft Queniborough Neighbourhood Plan (due to the current pandemic and associated temporary planning guidance). It is acknowledged that several of these plans are over 5 years old and it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. Other than those policies which relate to the supply of housing, the relevant policies listed above are up to date and compliant with national advice such that there is no reason for them to be given reduced weight.

As the Core strategy is now five years old the Authority must use the standard method to calculate a housing requirement. In light of this, the Authority cannot currently demonstrate a 5 year supply of housing land (4.1 years) and, as a result, any policies which directly relate to the supply of housing are out of date and cannot be afforded full weight. The shortfall in the supply of deliverable housing sites also means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused.

Part i) of NPPF paragraph 11 d) sets out that where there are NPPF policies that protect areas or assets this can be a clear reason to refuse an application. These are set out in footnote 6 and are generally nationally designated areas such as SSSI's although Local Green Space and areas of archaeological interest demonstrably equivalent to ancient monuments can be included. In this case, although there is an area of separation designated via the Local Plan and the Neighbourhood Plan, it is not an area specifically protected by the NPPF. The site is also recognised within the neighbourhood Plan as of archaeological importance but this is not considered to be a non-designated asset demonstrably of equivalent significance to a scheduled monument. For these reasons it is not considered by officers that in this instance paragraph 11 d) i) would apply.

In situations where NPPF paragraph 11 d) of the presumption applies consideration should be given to NPPF paragraph 14 in relation to Neighbourhood Plans in the context of the Authority having more than three years supply of deliverable housing sites and good housing delivery. The Queniborough Neighbourhood Plan has recently been subject of a decision statement that it can proceed to referendum on 6th May but does not technically form part of the development plan at the current time. Whilst the Neighbourhood Plan does not meet the requirements of NPPF paragraph 14 a) as it has not been through referendum and does not form part of the development plan, it is considered to meet the provisions of paragraph 14 b), c) and d). As it has reached an advanced stage in its preparation, and crucially one where an independent examiner has found it sound, it can be given significant weight in accordance with the PPG and ministerial statement.

This application is for outline planning permission with all matters reserved except for access, as explained at the beginning of this report, the key considerations are as follows:

- Principle of development and housing land supply
- Landscape and settlement character
- Impact on Queniborough as an 'other settlement'
- Highways and transport impact
- Layout and the indicative masterplan
- Relationship to neighbouring properties
- Flooding and drainage
- Ecology wildlife and trees
- Loss of best and most versatile agricultural land
- Infrastructure

Principle of development and housing land supply

The site is adjacent to New Zealand Lane and surrounds Three Ways Farm but is outside of the limits to development as defined by policy ST/2 of the Local Plan (2004) and abuts countryside to the north and east. As such, the proposals would conflict with the development strategy set out in CS1 as it would not be small scale infill development within the settlement boundary. It would also be contrary to Policy ST/2 which seeks to confine development to allocated sites and other land within limits to development.

The site is located in an Area of Local Separation (ALS), as defined in the Local Plan. Saved policy CT/4 and CS11 seek to protect and maintain the undeveloped character

between settlements, unless new development clearly maintains the separation between the built-up areas. In this case, the site is located within ALS-j which seeks to retain separation between Queniborough, Syston and East Goscote. The closest village to the site is East Goscote, which is approximately 450m from Melton Road or 200m from the northern boundary of the site, with the A605 in between. Whilst the development would be within the Area of Separation, the policy does not preclude the principle of all development as the wording recognises that some development may be acceptable if it clearly maintains separation. Consideration of the proposals therefore needs to be based on whether the proposed development, including the indicative layout, would fail to protect and maintain the area of separation and, if it does, whether this constitutes a significant and adverse impact in terms of the NPPF paragraph 11 d)'s 'tilted balance'.

The Queniborough Neighbourhood Plan has been through independent examination and a decision statement has been issued by Charnwood which states that the plan can proceed to referendum when the Government's postponement ends. In line with the PPG, the policies of the neighbourhood plan can be given significant weight.

As the neighbourhood plan is not part of the development plan NPPF paragraph 14 a) has not been met. Nevertheless, it is reasonable to consider the other provisions of NPPF paragraph 14 to understand the wider context. In terms of NPPF paragraph 14 b) the neighbourhood plan allocates a site for development and, along with current and extant permissions, states that it has made provision to meet the housing need set out in the current Core Strategy. In terms of NPPF paragraph 14 c) and d), as of November 2020, CBC were able to demonstrate 4.1 years housing land supply and a housing delivery rate of 132%. As such, it is in accordance with NPPF paragraph 14 c) and d). On that basis, other than 14 a), the provisions of NPPF paragraph 14 would be met if the plan were to progress through referendum. As the neighbourhood plan does not form part of the development plan the tilted balance of NPPF 11 d) is unaffected and any harm caused as a result of conflict with the policies fall to be considered as part of the planning balance.

Similarly to the Local Plan and Core Strategy, the Queniborough Neighbourhood Plan designates the site as being outside of the limits to development and therefore in the countryside where policy Q6 seeks to protect the character of the landscape and maintain the separate identities of villages, in line with the provisions of CS11.

In light of the Core Strategy being out of date and the Council no longer being able to demonstrate a five year housing land supply the adopted development plan policies which restrict the supply of housing, including Policy CS1, CS11, ST/2 and CT/4, are only to be given moderate weight in the consideration of this application.

The Council are in the process of preparing a new Local Plan, but this is in the early stages of preparation and policies relating to the delivery of housing and allocated housing sites are subject to objections and the plan has not been submitted to the secretary of state. The policies contained therein can only be given very limited weight in the determination of this application. It is noted, however, that part of the site was proposed for an allocation of 100 dwellings with substantial structural landscaping. Although the allocation and policies can only be given very limited weight, the evidence base indicates that housing need may outweigh a degree of harm to the area to the extent that it would be able to sustainably support up to 100

dwellings, subject to landscape mitigation and any other considerations being satisfied.

The evidence base to support the preparation of the new Local Plan has been updated since consultation on the preferred options version of the emerging Local Plan with various reports to assess current issues in the Borough. The reports focus on individual issues in isolation and have not been tested through consultation and examination and therefore cannot be given weight in the determination of this application. They do, however, provide important assessments of specific issues affecting the area. Of particular note is the Green Wedges and Areas of Local Separation Review (Arup 2019) which finds that the site is of moderate landscape value and that the underlying reasons for allocating the area as an Area of Separation remain applicable with Melton Road providing a strong physical boundary to the built up area of Queniborough. Also of note is the LUC assessment of the landscape sensitivity of the SHLAA sites. The assessment notes that this site is strongly influenced by the wider agricultural setting and the site retains rural characteristics, despite their close association with existing development. The overall landscape sensitivity to residential development is classified as 'moderate'.

In relation to the adopted development plan the proposals are contrary to the policies of the Core Strategy and the saved policies of the Local Plan in that it is a major housing development on a site that is outside of the settlement boundary. It is within an area of separation recognised for its importance in protecting the individual characteristics of the settlements and where the principle of development is restricted unless it is shown that it would protect the appearance of openness. However, these policies can only be given moderate weight in terms of the NPPF paragraph 11 d)'s 'tilted balance'. The emerging Queniborough Neighbourhood Plan also restricts development outside of the defined settlement limits and restricts development in areas of separation unless the appearance of openness is protected and policies can be given significant weight, albeit still in the terms of the 'tilted balance'.

The need to significantly boost housing supply is a material consideration that must be given weight in the planning balance and, as set out in NPPF paragraph 11 d), development should be permitted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

In this case the planning balance needs to take into account the following issues:

- The need to increase housing land supply.
- The sustainability of Queniborough as an 'other settlement' and its ability to support the proposed scale of development.
- The impact of the development on the character and appearance of the countryside; and
- The impact on the individual character of Queniborough.

In terms of overall principle, the proposal would result in the provision of up to 200 dwellings at a time when the Local Planning Authority cannot demonstrate a five year housing land supply and, although there is conflict with the Development Plan and emerging neighbourhood plan, the provision of housing is a significant material consideration that weighs in its favour. However, it is still necessary for the proposals to demonstrate that all other considerations would not constitute significant or adverse impacts that would outweigh the presumption in favour of sustainable development. In

particular, the development plan and emerging neighbourhood plan policies require that the proposals demonstrate that the character and appearance of the countryside between Queniborough and East Goscote would be protected and maintained. These issues are assessed in more detail alongside other material considerations below.

Landscape and Settlement Character

In terms of the Core Strategy, saved policies of the Local Plan and the emerging neighbourhood plan this site is outside of the settlement limits of Queniborough and within a designated area of separation (ALS-J) where Core Strategy CS11, saved Local Plan policies CT/1, CT/4 and QNP policy Q6 apply. These policies set out that development will be restricted except in the circumstances that the scale and design of the development would ensure that the predominantly open and undeveloped character of the area is protected and maintained.

It is noted that a scheme for up to 220 dwellings (ref. P/18/0611/2) was refused planning permission in 2018 on the basis that the site was outside of the settlement boundary and would cause harm to the area of separation and was therefore contrary to policies of the Core Strategy and saved policies of the local plan. Each application is to be determined on its own merits but it is recognised that the current application seeks to address the previous reasons for refusal and proposes a reduced number of dwellings, for up to 200, and includes a development framework plan (FPCR ref. 6231-L-06_F) which shows that the site has the potential to provide dwellings, access, SuDS, recreational routes (walking and cycling) and a relatively substantial green infrastructure and landscaping along northern and eastern boundaries.

The actual detail of scale, design and layout, as well as landscaping, would be assessed through reserved matters, however, the current application includes a Landscape and Visual Appraisal (FPCR, Aug 2020) which, based on the potential landscaping and indicative layout, finds that the landscape character has the potential to absorb the development and concludes that *'the proposed development would not result in any unacceptable long-term harm on landscape character and visual amenity.'*

The site's location in an area of separation is of particular importance. The ARUP Green Wedges and Areas of Local Separation Addendum (May 2019) provides a recent assessment of the value of the area of separation between Queniborough and East Goscote to the character of the area in direct response to the promotion of this site through the Local Plan process. In relation to SHLAA site ref. PSH42 (this site) and the area of separation ref ALS-J, the ARUP report states:

'ALS-J provides a critical gap between Queniborough, East Goscote and Syston. The proposed boundaries of the A607 to the north and Melton Road to the south for the northern area of the ALS provide strong physical and landscape elements along which to define the edge of the designation as proposed in the original study. Whilst trees and vegetation can add to the sense of containment, they cannot always be relied on as a strong and durable boundary due to seasonal variation (leaf coverage). Therefore, the boundary is deemed to be correct at the time of assessment.'

A landscape sensitivity assessment of SHLAA sites (LUC, March 2019) includes an assessment of this site (PSH446). The assessment breaks down the elements of the countryside around the site and provides an independent assessment of its sensitivity to development. In terms of perceptual and experiential qualities on a scale of low, moderate or high, the assessment finds that the site is of moderate sensitivity to development due to it retaining *'rural characteristics, despite their close association with existing development'*. In terms of form, density, identity and setting of existing settlement / development the site is noted to *'play a positive role in maintaining the separation and identity of Syston and Queniborough'* and is of moderate sensitivity to development. The overall assessment of landscape sensitivity to a development scenario based on 2 – 3 storey residential housing was found to be 'moderate' though it was noted that there are opportunities for mitigation or landscape enhancement by increasing tree cover at the settlement edges to enhance the well wooded character of the village and the self-contained character of the Wreake Valley.

Whilst very limited weight can be assigned to the emerging Local Plan, the preferred options consulted on in 2019 proposed the allocation of part of this site for up to 100 dwellings (HS72) with the northern boundary of the built form not extending further than the northern boundary of Three Ways Farm and the provision of substantial landscaping. This indicates that a degree of landscape impact could be accepted to enable the provision of housing but that this should take into account the existing built form in the area and should be heavily landscaped.

As set out in the Policy section, above, the Queniborough Neighbourhood Plan can be given significant weight and includes policy Q6: Countryside and Landscape which seeks to protect the character of the landscape and countryside, including maintaining the open and undeveloped character of areas of separation in line with CS11. This site would be outside of the settlement boundary and would therefore be contrary to QNP policy Q6 unless it is demonstrated that the separate identities of Queniborough and East Goscote are maintained.

The proposals seek to address the sensitive location with a development framework plan that includes potential for significant structural landscaping. It is reasonable to expect that full details of landscaping could be secured through reserved matters if the principle of development is agreed. A substantial landscaping area, retention of existing trees and the inclusion of green spaces within the site could soften the impact of the development on the appearance of the area to a degree. It could also help create a defensible boundary to the northern edge of the Queniborough. However, given the size of the site and the extent by which it extends north from Melton Road into a relatively narrow strip of countryside, the development would have an impact on the character of the countryside and would present an encroachment into the area of separation.

It is noted that the site would extend as far as properties on New Zealand Lane but, as New Zealand Lane is an isolated finger of development in the village, this does not represent the general character of the area and the overall depth and breadth of this site would encompass existing development at Three Ways Farm and would result in a different impact on the countryside than existing development. The site would extend notably further than existing buildings at Three Ways Farm and, whilst those commercial buildings are relatively independent from the surrounding development and well screened from the highway and surrounding views by existing planting, the overall scale of the proposals would have a greater impact on the character of the

area than existing development and extend the built form significantly closer to East Goscote.

It is officer's opinion that the overall scale of the development would present an incursion into a narrow section of countryside between Queniborough and East Goscote. It is reasonable to expect that the amount of landscaping shown on the illustrative layout could mitigate the impact from outside views of the site to a certain extent but the overall scale of housing in this location would still have an impact on the countryside, particularly when viewed from Melton Road. It is therefore considered that the extent of built development reaching to within approximately 240m of the southern edge of East Goscote would have an adverse impact on the area of separation such that it would detract from the separate identities of the villages which would be contrary to Core Strategy Policy CS11, saved Local Plan policies CT/1 and CT/4 and emerging neighbourhood plan policy Q6.

The weight given to the impact on the landscape and area of separation is to be considered in the planning balance of NPPF paragraph 11 d) as to whether it is significant and adverse such that the harm outweighs the benefits of providing much needed housing in a sustainable location. It is officer's opinion that the impact of the development on the appearance of the countryside and the purposes of the area of separation can be mitigated through substantial landscaping such that the harm would not be significant and demonstrable in its own right. Nevertheless, the proposals would have a degree of harm which is to be considered in the overall balance.

Impact on Queniborough as an 'other settlement'

Queniborough is defined as an 'other settlement' in the Core Strategy. The supporting text for policy CS1 defines an 'other settlement' as having four or more services and facilities that could serve some day to day needs of the people that live there but otherwise do not have a good range of services or facilities. Some development was envisaged as part of the Core Strategy to protect and potential increase the services and facilities within the 'other settlements'.

Policy CS1 makes provision for small scale infill development within the village. However, with potential for up to 200 dwellings and the site being located outside of, but abutting, the settlement boundary this site cannot be considered to be small scale or infill. As such it would be contrary to policy and the supporting text which sets out that the level of services and facilities available in the village is inadequate to support growth of this scale.

This application has been subject to consultation with LCC Education and the NHS. In terms of educational needs, this development would give rise to up to 60 x primary school pupils, 3 x 11-16 year olds and 7 x post 16 pupils. There is an existing undersupply of primary school places in the vicinity and LCC Education are required to make provision for the needs arising from this development.

LCC Education have advised that the nearest primary school to the site is Queniborough Church of England but that the academy is at capacity and has chosen not to expand. There is an existing deficit in the area but there is potential to extend St Peter & St Paul Church of England Academy primary school to accommodate the demand created from this site instead, subject to S106 contributions of being agreed.

There is existing capacity at Wreake Valley Academy to accommodate secondary and post 16 education pupils from this development such that contributions are not necessary to address the need for post primary school children from this development. Early years providers are available in the vicinity but capacity is limited and any deficit could be overcome through S106 contributions, subject to agreement.

In terms of impact on health care, the NHS have advised that there is limited capacity at The County Practice and Jubilee Medical Practice to be able to accommodate the additional demand from this development. However, the consultation response sets out that S106 contributions could facilitate the extension of these practices to meet the additional demand which would be generated by this development.

The development would create additional demand on open spaces and civic amenity. However, similarly to education and NHS needs, S106 contributions could allow improvements to facilities to cope with the extra demand from this development. Details of S106 contributions are set out below.

The limited range of services and facilities in Queniborough would result in residents of this site being required to travel for the rest of their day to day needs but S106 contributions can reasonably mitigate the additional demand on specific local services and facilities that could arise from this development to the extent that officers are content that the development would not cause significant adverse impact on the capacity of local services and facilities that cannot be mitigated by financial contributions. Furthermore, the site is located close to existing bus routes and cycle path along Melton Road which provide sustainable routes to Syston town centre such that alternative options for transport are available.

Subject to S106 agreement to secure appropriate obligations, the proposals are considered to be in accordance with CS3, CS13, CS15, CS17 and CS2, NPPF paragraphs 54 – 56 and CIL 122 regulations.

Highways

Policy CS2 of the Core Strategy seeks to ensure safe access is provided to new development and policy CS17 is concerned with encouraging sustainable transport patterns. These policies generally accord with the National Planning Policy Framework and do not directly prevent the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

The proposal seeks approval for access which would be via a T junction onto Melton Road and is accompanied by a Transport Assessment and safety audit. The statement identifies a maximum traffic count for the proposals and suggests a maximum increase of 113 vehicles movements during 08:00 to 09:00 and 129 vehicle movements between 17:00 and 18:00 based on the maximum of 200 dwellings being built.

Following initial objections from LCC Highways, further information was submitted by the applicant on 5th February, including detail of off-site works to improve capacity at the A607 / Melton Road roundabout. These include improvements which consist of lane markings extended to direct traffic to use both lanes, existing splitter island west of the roundabout reconfigured, taper lengths reduced and merging arrow road

markings. The improvements are demonstrated in the proposed A607 / A46 / Fosse Way Roundabout Improvements drawing no. F20051/05 Rev A.

Based on the additional information, LCC Highways are satisfied that safe access to the site can be achieved and that the traffic impacts generated by the site can adequately be addressed by off-site highway improvements to the extent that there are no highway objections, though this is subject to details being secured through conditions and S106.

This application is for outline consent with all matters reserved except for access. The access onto Melton Road is suitable and the impact of additional traffic on the local highway network is acceptable, subject to improvements which could be secured through conditions and S106. On that basis, the proposals are considered to comply with policies CS2, CS17, TR18 and paragraph 109 of the NPPF.

Housing mix

Policy CS3 of the Core Strategy and policy Q12 of the Queniborough Neighbourhood Plan help define housing mix for this site. Policy CS3 outlines a requirement to secure an appropriate housing mix having regard to the identified housing needs and the character of the area and suggests 40% of the up to 200 (up to 80) units should be affordable. The Housing Supplementary Planning Document provides further guidance in support of this relating to how these units should be detailed. Policy Q12 requires new housing development to have regard to recent assessments of housing need within Queniborough with particular focus on older households and smaller homes.

These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

The proposal is in outline and includes heads of terms to provide 40% affordable homes. The size, type, tenure and design of these are not currently known although it is anticipated that much of this detail would be established by later reserved matters. It would, however, be important to set down parameters relating to, for example, the size of units required at outline stage and it is suggested that a condition could be used to do this.

The Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 outlines a recommended housing mix for the Borough in respect of both market and affordable housing. This includes the following housing mix:

<i>Affordable</i>	
1 bed	40-45%
2 bed	20-25%
3 bed	25-30%
4+ bed	5-10%

Market	
1 bed	0-10%
2 bed	25-35%

3 bed	45-55%
4+ bed	10 - 20%

It is suggested that a size mix profile should be detailed through reserved matters to take this into account and an appropriate mix can be secured via condition. Locally identified need and the character of the area could be achieved although care would need to be taken (as per CS3) to ensure that the appearance of the area of separation is protected.

It is considered that a proposal which complies with CS3 and Q12 could be achieved. The provision of up to 80 affordable units is also a benefit of the scheme which weighs within the planning balance.

Layout and indicative parameters plan

The application is for outline consent with all matters reserved except for access. The submission documents include an indicative layout, parameters plan and design and access statement. These documents set out the potential scale and density of development on the site along with potential recreational space, drainage and landscaping.

Whilst the detail of layout and house design would cumulatively define the character of the development and could be determined through reserved matters, it is reasonable to expect that the general layout of the site could provide for up to 200 dwellings (subject to details of density and house types) whilst meeting the drainage and recreational needs of the development. Furthermore, the sensitive location of the site within an area of separation has sought to be addressed through soft landscaping along the northern and eastern boundaries. The details of landscaping would need to be thoroughly assessed by condition to ensure that it maximised potential to protect the appearance of separation but, based on the information provided, there is scope for the development to achieve a design and layout that makes incorporates a degree of mitigation for any impact on the location.

The indicative details demonstrate that there is potential for an appropriately designed development to be achieved at this site. It also is reasonable to expect that a condition be included in any approval that requires any future reserved matters to be in broad accordance with the parameters plan. It is, therefore, officer's opinion that the indicative design and layout is acceptable and is in accordance with Core Strategy CS2, saved policy EV/1, emerging Queniborough Neighbourhood Plan Policy Q14 and the overarching aims of the NPPF section 12.

Relationship with neighbouring properties

The site is located to the immediate east of properties on New Zealand Lane and existing buildings and dwellings around Three Ways Farm.

The indicative layout seeks to respond to these and existing easement requirements by retaining space along the western boundary of the site to provide swales and recreational routes through the site. The resultant distance between potential

dwelling and existing property is likely to be adequate to protect residential amenity, subject to the detailed design and layout of the development.

Existing planting around Three Ways Farm is shown to be retained which would help protect the character and appearance of existing premises whilst also allowing reasonable amenity for potential residents of the development site.

Whilst it is appreciated that development of the site would result in a significant change to the appearance of openness in the area for existing dwellings and the detailed design and layout of the development can only be assessed through reserved matters and, the indicative plan demonstrates that it would be possible to develop the site without causing significantly adverse impacts on the residential amenity and privacy of existing properties.

Flood risk and drainage

The majority of the site is located within flood zone 1 with the lowest risk of flooding. However, part of the northern aspect of the site is within flood zone 2. Policy CS16 of the Core Strategy seeks to ensure that the development is not at risk of flooding and that it does not cause flood risk elsewhere.

The application includes a Flood Risk Assessment which provides a detailed assessment of the site and potential drainage solutions. The indicative layout includes potential SUDS features throughout the site based on topography with a primary drainage basin in the northern aspect of the site. The LLFA agree that the proposals make adequate provision for drainage within the site and that adequate investigation has been undertaken to inform any future reserved matters relating to the detailed design and layout of the site.

It is noted that part of the site is within flood zone 2, however, the area with the highest risk of flooding could reasonably be located away from residential areas and could be used to create a 'soft' edge to the northern boundary. The parameters plan indicates that this could also serve as a recreational route through the site, though details would need to be considered through any reserved matters or conditions.

It is considered that the proposal can be satisfactorily drained and that there would be no flood risk to future or existing residents. As a result, it would comply with Core Strategy Policy CS16 and emerging neighbourhood plan policy Q16.

Ecology and biodiversity impact

Policy CS13 of the Core Strategy seeks to ensure protected species are not harmed as a result of development proposals and wherever possible they should seek to enhance ecological benefit through landscape and drainage solutions. Saved Policy EV/1 of the Local Plan and Policies CS2, CS11, CS12 and CS15 of the Core Strategy seek to ensure that appropriate designs and layout are provided which deliver high quality design and the provision of appropriate green infrastructure is also a relevant consideration in this context. The NPPF also seeks to achieve biodiversity net gains and evidence has been provided to demonstrate how this could be achieved. The comments and concerns raised in relation to protected species from

local residents in particular are noted and are carefully considered. The Council's Senior Ecologist has reviewed the application and the supporting documents.

The technical note provided with this assessment indicates a small net gain but is not supported by a complete set of calculations and is based on questionable assumptions. However, it is noted that this is an outline application with approval sought for access only; the detailed design and quantum of development and open space to be determined at the reserved matters stage. This would be the most appropriate point to require a detailed assessment of ecological impact since there is no objection to the principle of development on ecological grounds in this location and detailed provision of biodiversity gains would need to be calculated based on the final quantum of development and open space within the site.

The site is currently undeveloped agricultural land abutting a settlement. The site has no particular wildlife or ecological designation and there are no recorded protected species within the site. Nevertheless, the site does provide an important greenfield area with mature planting on some borders and a brook to the north of the site. As such it provides a natural edge to the village and it is noted that comments received have referred to wildlife on the site.

At this stage, permission is sought for outline consent only with an indicative parameters plan illustrating that existing planting would be retained where feasible and extensive new landscaping would be provided. Whilst detailed assessment of biodiversity gain is not possible at this stage, it is reasonable to expect that no net loss can be achieved and that there is potential to achieve net gains if the development were to progress in line with the expectations of the parameters plan.

On that basis, there is no objection on biodiversity or ecology grounds to the principle of the development but should outline consent be granted this should be on the basis that a full detailed assessment will be undertaken prior to any reserved matters to ensure no net loss and biodiversity gains where practicable. To ensure that this was the case planning conditions would need to be attached to secure a detailed habitat mitigation strategy accompanied by a full biodiversity impact assessment and to ensure biodiversity was protected during the construction phase. Accordingly, the proposal is considered to comply with Development Plan policy CS13 and emerging policy Q8.

Loss of agricultural land

The site is located on agricultural land where CS16 requires that new development should protect environmental resources including the most versatile agricultural land. NPPF paragraph 170 states that decisions should contribute to and enhance the natural and local environment whilst recognising the economic and other benefits of the best and most versatile agricultural land.

A Soil and Agricultural Land Quality Study has been submitted which sets out that the site is predominantly grade 3b land with part of the site as 3a (grade 1 being the most valuable, grade 5 being least). The report finds that the best and most versatile land is relatively abundant in the area and that the site appears to be of below average quality for the area.

Whilst the economic and other benefits of the existing agricultural land at this site are noted, it is not of the highest quality that would render the principle of the development as being unacceptable. The proposals are therefore to be considered on the balance of housing need versus any significant and adverse impact. In this case, it is officer's opinion that the loss of grade 3b and 3a land does not represent a significant or adverse loss that, on its own, would outweigh the benefit of providing housing and associated infrastructure on the site.

Whilst the loss of agricultural land is acknowledged, this in itself is not a significant adverse impact that would justify refusal of planning permission. The proposal is considered to comply with Core Strategy policy CS16 in this respect.

Infrastructure

Policy CS24 states that new development should contribute either on or off site to any infrastructure arising as a result of the proposal. As set out within related legislation such requests must be necessary to make the development acceptable in planning terms, directly related to the development and fairly related in scale and kind. Consultation regarding the application resulted in the following requests to meet infrastructure deficits created by the development based on the full proposals of 200 dwellings.

LCC Waste	A contribution of up to £10,334 is requested to maintain existing local waste facilities at Mountsorrel HWRC site and provide additional capacity for the proposed development.
LCC Libraries	A contribution of £6,040 for improved resources at East Goscote Library on Ling Dale (0.78km from the site).
LCC Early Years	A contribution of £151,419 to improve capacity at: <ul style="list-style-type: none"> • The Laurels Nursery, Melton Road, • Children 1st Melton Road, • Queniborough Pre-School, Queniborough Village Hall, Rearsby or • Bizzy Bees Pre-school Broomfield School, East Goscote.
LCC Education	<ul style="list-style-type: none"> • Primary Schools - £671,232. • Special Schools - £112,896.86
NHS	£55,582.56 towards improving capacity at local surgeries (£28,365.80 for The County Practice and £27,217.08 for the Jubilee Medical Practice).
Open Space	<ul style="list-style-type: none"> • 0.15ha parks on site. • 0.96ha on site natural and semi-natural open space. • 0.22ha amenity green space.

	<ul style="list-style-type: none"> • On site LEAP + buffer. • On site NEAP + buffer. • £48,799 contribution to off-site outdoor sports facilities. • On site allotments or £22,584 for off-site allotment provision and improvements. • Indoor sports contributions totalling £191,117 (pools - £90,837, indoor courts - £87,770, indoor bowls rinks - £12,960)
LCC Highways	<p>Contributions towards:</p> <ul style="list-style-type: none"> • Improvements to two bus stops on Melton Road to include raised and dropped kerbs to allow level access to support modern bus fleets with low floor capabilities at £3,500 per stop; • Information display cases at new bus stops at £120 per stop; • New Flag and Pole at £50 and £120 per stop. • Travel packs (LCC can provide at £52.85 per pack. • 6 month bus passes (LCC can provide at (average) of £360 per pass. • Appointment of Travel Plan Coordinator • Travel plan monitoring at £6,000 for full travel plan.
Affordable housing	40% (75% rent, 25% shared ownership with the mix of affordable house sizes to be agreed at reserved matters stage)

The majority of these contributions are considered to be CIL compliant although there are concerns that the contributions sought with regard to indoor sports facilities would not be so. This is because they are based on a national threshold that does not take into account existing provision and don't take into account local need or circumstances. As a result, contributions towards indoor sport provisions are not necessary to make the development acceptable in planning terms but the rest of the contributions are considered to meet the requirements of CIL regulation 122.

Subject to a resolution to grant, details for a S106 legal agreement could be negotiated to secure infrastructure contributions on a pro-rata basis to meet the demands arising from the final number of dwellings which could be agreed through reserved matters.

Conclusion and planning balance

This application seeks to agree the principle of development on the site for up to 200 dwellings through an outline permission with all matters reserved except for access. The supporting information and consultations have established that there are no technical reasons for planning permission to be refused. S106 heads of terms could be agreed such that the potential impact on services and facilities in the area can be mitigated.

The adopted Core Strategy and saved policies of the Local Plan are the starting point for consideration of these proposals and would lead to the development being considered to be contrary to policy on the grounds that it is development in the countryside. The site is also in an area of separation where it is required to demonstrate that the appearance of openness is protected and maintained. However, the Core Strategy and associated housing need assessment is out of date and based on the standard housing methodology CBC cannot currently demonstrate a 5 year housing land supply. As such, the presumption in favour of sustainable development of NPPF paragraph 11 d) applies and the policies of the Core Strategy and Local Plan which restrict the provision of housing are to be given reduced weight. The emerging Local Plan is still in relatively early stages of preparation and can only be given very limited weight in the consideration of this application.

It is recognised that great efforts have been made with the Queniborough Neighbourhood Plan and a decision statement has been issued for it to proceed to referendum. However, full weight cannot be assigned to it at this point as it cannot be put to a referendum during a postponement for Covid-19. For full weight to be given to it will need to be agreed by more than 50% of respondents and for it to become part of the development plan. Whilst NPPF paragraph 14 would only apply if the neighbourhood plan were to become part of the development plan, it is still in an advanced state where its policies can be given significant weight in the planning balance.

Given the scale of the site and the proximity to East Goscote, it is officer's view that the development would have a negative impact on the character and appearance of the area of separation and wider countryside. However, this could be mitigated to a certain extent by conditions to secure the detail of landscaping and a layout that is in broad accordance with the development framework plan such that the impact would not be significantly adverse. With its location in the countryside and a designated area of separation, the proposals would be contrary to the Core Strategy policies CS11 and saved local plan policies CT/1 and CT/4 as well as emerging neighbourhood plan policy Q6 however this harm is not considered to be significantly adverse to justify refusal under the provisions of NPPF 11 d).

The proposals are large scale development outside of the settlement limits of an 'other settlement' where policy CS1 restricts development except for small scale infill. As this development is not small scale and is not infill then it would be contrary to policy CS1. However, Charnwood are not able to demonstrate a 5 year housing land supply and this proposal would make a notable contribution to housing supply at a relatively sustainable site.

In all other respects, it is considered that the proposals meet the requirements of planning policies. However, the policies of the development plan which restrict the delivery of housing can only be given reduced weight and the harm from the proposals being contrary to policy is to be weighed in the balance with a presumption in favour of

sustainable development, including the material benefit that the proposals would make a notable contribution towards the local planning authority's housing land supply.

It is officer's opinion that the scale of the development would result in an adverse impact on the countryside and area of separation that is contrary to policy. However, the extent of the adverse impact could be mitigated by details of landscaping and reserved matters which could be secured through condition such that the impact would be less than significant. On that basis, the collective harm arising from the proposals do not constitute a significant adverse impact that would outweigh the benefits of providing much needed housing in a sustainable location.

Recommendation

Recommendation A:

Delegated authority to enter into a S106 agreement to secure developer contributions for the following heads of terms (pro-rata for final housing quantity, where relevant):

1. Affordable housing - 40% (75% social or affordable rent including a minimum of 8 x 2 bed, 4 person wheelchair accessible bungalows with level access showers and minimum of 1 x 4 bed, 7 person family house, 25% shared ownership.)
2. Provision of public open space including:
 - a. 0.15ha of on-site Parks consisting of multi-functional green space area (combined with the Amenity Green Space Provision)
 - b. 0.96ha of on-site natural and semi natural open space
 - c. 0.22ha of on-site Amenity Green Space (combined with parks)
 - d. On site LEAP
 - e. On site NEAP
 - f. Contribution to off-site outdoor sports facilities of £48,799
 - g. 0.16ha of allotments on site or contribution of £22,584 for new allotments or enhancement of existing allotment provision within Queniborough or East Gosscote
3. Highways improvements including:
 - a. Improvements to two bus stops on Melton Road to include raised and dropped kerbs to allow level access to support modern bus fleets with low floor capabilities at £3,500 per stop
 - b. Information display cases at new bus stops at £120 per stop
 - c. new Flag and Pole at £50 and £120 per stop
 - d. Travel packs (LCC can provide at £52.85 per pack) (1 per dwelling)
 - e. 6 month bus passes, 2 per dwellings (LCC can provide at (average) of £360 per pass)
 - f. Appointment of Travel Plan Coordinator from commencement until 5 years after first occupation.
 - g. Travel plan monitoring for the 5 year duration of its life at £6,00 for a full travel plan
4. Education and early years including:
 - a. Primary schools (£671,232) for the provision, improvement, remodelling or enhancement of education facilities at St Peter and St Paul's C of E Primary School or any other school within the locality of the development, or the construction of a new school.

- b. Special schools (£112,896.86) for the provision of additional capacity at Birch Wood or pooled, where appropriate, to provide additional capacity at the school nearest to the development.
- c. Early years (£151,419) to improve capacity at:
 - i. Laurels Nursery, Melton Road,
 - ii. Children 1st, Melton Road,
 - iii. Queniborough Pre-School, Queniborough Village Hall, Rearsby or
 - iv. Bizzy Bees Pre-School Broomfield School, East Goscote.
- 5. LCC Libraries - £6,040 for East Goscote Library
- 6. LCC Waste - £10,334 for Mountsorrel HWRC
- 7. Healthcare contributions totalling £55,582.56 towards improving capacity at local surgeries consisting of:
 - a. The County Practice - £28,365.80 and
 - b. Jubilee Medical Practice - £27,217.08

Recommendation B:

That planning permission is granted for the development subject to the following draft planning conditions:

Planning conditions:

1. Application for the approval of the reserved matters shall be made within two year of the date of this permission and development shall commence within three years of the date of this permission or within two years of the date of approval of the last of the reserved matters, whichever is the later.
REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. No development shall commence until details of the appearance, landscaping, layout and scale, ("the reserved matters"), have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.
REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
3. The development hereby approved shall not be carried out other than in broad accordance with the following plans and approved documents and provisions therein:
 - a. Development Framework Plan (6231-L-06 F) – FPCR 12th May 2020 (subject to revisions in accordance with recommendations from CBC's Senior Landscape Officer received 8th March, 2021)
 - b. Green Infrastructure Principles (6231-L-09 B) – FPCR 12th May 2020
 - c. Indicative Layout (6231-L-08 F) – FPCR 12th May 2020
 REASON: To provide certainty and define the terms of the permission
4. The reserved matters shall comprise a mix of size and types of market and affordable homes that has regard to both identified housing need for the

borough and the character of the area and includes an appropriate level of smaller 2/3 bedroom units and single storey units.

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 Development Plan policies CS3 and the advice within the NPPF.

5. No development shall take place until a programme of archaeological work, including the ridge and furrow landscape, which includes a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:
 - a. The programme and methodology of site investigation and method
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for the publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

All works including site clearance shall be carried out in accordance with the Written Scheme of Investigation.

REASON: To make sure that any heritage assets are appropriately recorded and/or protected to allow compliance with policies CS14 of the Development Plan and the advice within the NPPF.

6. The landscaping details submitted pursuant to condition 2 above shall include:
 - a. the treatment proposed for all ground surfaces, including hard surfaced areas;
 - b. planting schedules across the site, noting the species, sizes, numbers and densities of plants and trees; including tree planting within the planting belt to the north and east of the site;
 - c. finished levels or contours within any landscaped areas;
 - d. any structures to be erected or constructed within any landscaped areas including play equipment, street furniture and means of enclosure.
 - e. functional services above and below ground within landscaped areas; and
 - f. all existing trees, hedges and other landscape features, indicating clearly any to be removed.

REASON: To make sure that a satisfactory landscaping scheme for the development is provided so that it integrates into the landscape and surrounding area and complies with policies CS2 and CS11 of the Development Plan.

7. The details of layout, appearance and scale submitted pursuant to condition 2 above shall meet with the principles set out within the Design and Access Statement and in broad accordance with the details shown on the Development Framework Plan.

REASON: To ensure that a high quality design is delivered that reflects its edge of village location and does not create harm to adjacent occupiers. This

condition is to provide certainty that this can be achieved and ensure compliance with policies CS2 of the Development Plan and associated national and local guidance.

8. The details submitted pursuant to condition 2 above shall include full details of existing and proposed ground levels and finished floor levels of all buildings relative to the proposed ground levels.

REASON: To make sure that the development is carried out in a way which is in character with its surroundings and ensures compliance with policies CS2 of the Development Plan and associated national and local guidance.

9. Notwithstanding the Technical Note – Biodiversity Net Gain (FPCR dated 09 October 2020) and supporting plan, no development shall commence unless a detailed Biodiversity Impact Assessment has been submitted to the Local Planning Authority and approved in writing. The development shall be implemented in accordance with the approved details.

REASON: To ensure that there is no adverse unmitigated impact on ecology and that there is compliance with policy CS14 of the Development Plan and associated national and local guidance.

10. Prior to the commencement of the development hereby approved an Arboricultural Method Statement, prepared in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction, shall be 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.

11. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Drawing F20051/01 and F20052/2 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 (2019).

12. The new vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless any existing vehicular access on Melton Road that become redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2019).

13. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2019).

14. No part of the development shall be occupied until such time as the offsite pedestrian crossing points shown on drawing number F20051/01 and F20052/2 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 (2019).

15. No part of the development shall be occupied until such time as the offsite works shown on Proposed A607/A46/Fosse Way Roundabout Improvements, drawing number Drawing No. F20051/05 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 (2019).

16. Development shall not commence until a construction management plan has been submitted to, and approved in writing by the local planning authority. The plan shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. arrangements for turning vehicles;
- iii. routes for the use of construction traffic;
- iv. means of protecting pedestrians and cyclists;
- v. a method of preventing mud from being carried onto the highway;
- vi. delivery, demolition and construction working hours.

The approved construction management plan shall be adhered to throughout the construction period for the development.

REASON: To protect the amenity of neighbouring residents and the local environment during construction.

17. No development shall take place above slab level unless details of external lighting have been submitted and approved in writing by the Local Planning Authority.

REASON: For the avoidance of landscape and ecological impact.

18. Details for the storage of refuse and materials for recycling, including bin collection points shall be submitted to, and approved in writing, by the Local Planning Authority.

REASON: To ensure appropriate access and appearance

19. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority.

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

20. 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.

21. No occupation of the 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.

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.

22. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

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

23. No construction above damp proof level shall be commenced until such time as details of the type, texture and colour of the materials including make and manufacturer to be used on the external surfaces of the proposed development have been submitted for the agreement of the Local Planning Authority. Only materials agreed in writing by the Local Planning Authority shall be used in carrying out the development.

REASON: To ensure that the appearance of the completed development is satisfactory.

24. No dwelling shall be occupied until such time as details of the way in which any children's play areas are to be laid out and landscaped including details of boundary treatment and any structures to be erected and a programme of implementation has been submitted to and agreed in writing by the Local Planning Authority. The play areas shall be provided in accordance with the approved details and programme.

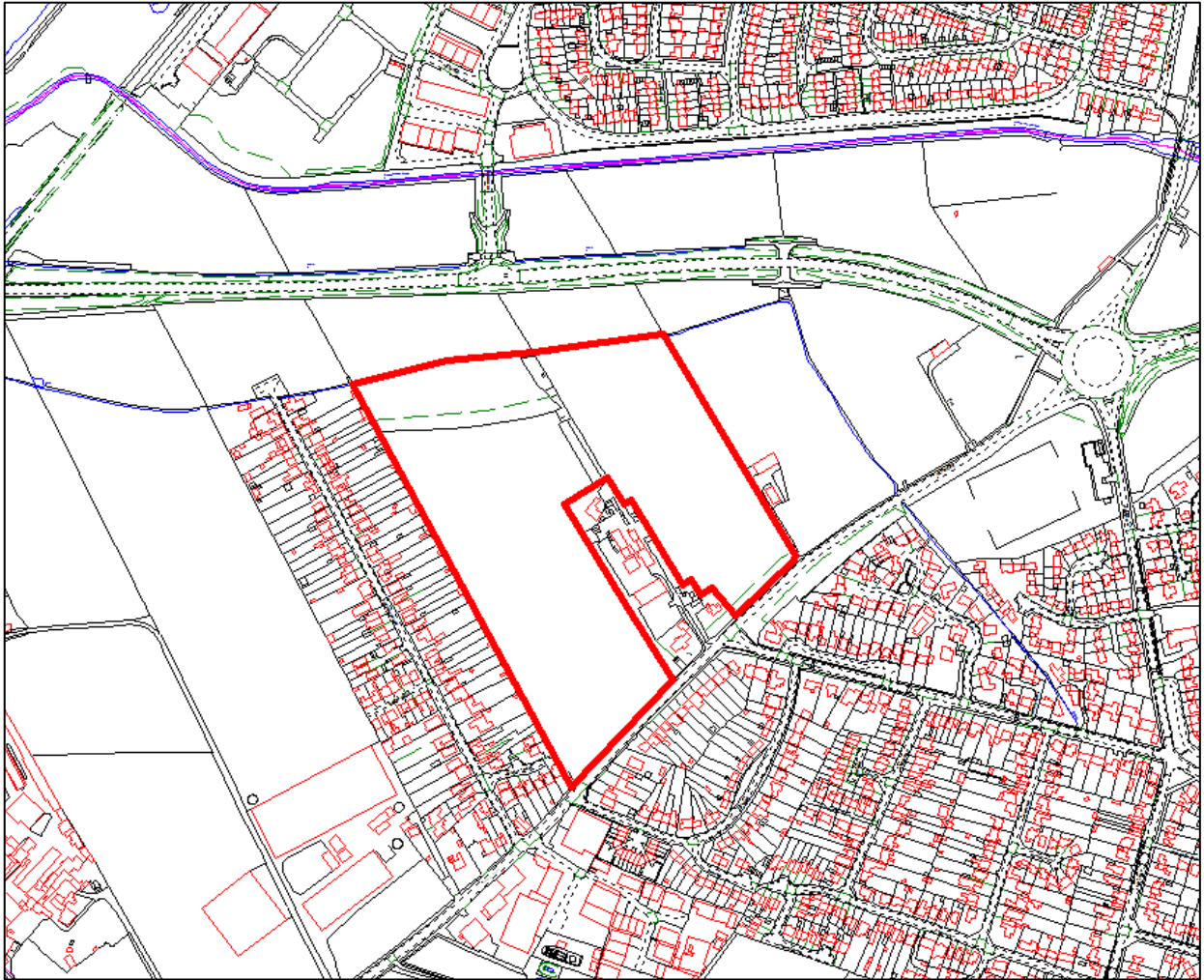
REASON: To ensure such areas are properly laid out and landscaped in the interests of general amenity.

25. Prior to the occupation of any dwelling details of the pedestrian/cycle links between the development and Melton Road, including implementation timetable, shall have been submitted to and approved in writing by the local planning authority. The links shall be provided in accordance with the approved detail.

REASON: To ensure that there is adequate permeability from the site to surrounding residential areas to encourage sustainable modes of transport.

Informative Note(s):

1. Planning Permission has been granted for this development because the Council has determined that it is generally in accordance with the terms of Development Plan policies CS1, CS2, CS3, CS11, CS13, CS14, CS16, CS24, CS25, ST/2, CT/1, CT/2, EV/1, TR/18, Q1, Q4, Q5, Q6, Q7, Q8, Q9, Q11, Q12, Q13, Q14 and Q16 Because the benefits of the proposal are not significantly and demonstrably outweighed by the harm identified. There are no other issues arising that would indicate that planning permission should be refused.
2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this planning application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2019), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg> To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001). The Applicant should be advised to contact Leicestershire County Council's Network Management team at the earliest opportunity to discuss access to the road network to carry out works. The team can be contacted at: networkmanagement@leics.gov.uk



Item No. 3

Application Reference Number P/19/2139/2

Application Type:	Full	Date Valid:	15/10/2019
Applicant:	Miller Homes Ltd & W & J Parker Ltd		
Proposal:	Erection of 105 dwellings with associated infrastructure, landscaping and public open space to include engineering works to un-named watercourse to permanently remove 450mm culvert to be replaced by open channel and re-profiling of existing watercourse to provide additional flood storage		
Location:	Loughborough Road Quorn Leicestershire		
Parish:	Quorn	Ward:	Quorn
Case Officer:	Lewis Marshall	Tel No:	07714 846497

Background

This application has been brought to plans committee as it relates to a major housing development and is considered a departure from the development plan and is recommended for approval.

Description of the Application Site

The application site is a parcel of agricultural land to the western edge of Quorn that measures 5.6 hectares which has, in part, been allocated for housing as part of the now adopted Quorn Neighbourhood Plan (2019). The site is partially located within flood zones 2 and 3 although the majority of the site falls within flood zone 1. The application proposes engineering works to the existing culvert that runs through the site to provide additional flood water storage capacity in preparation for the wider residential development that is allocated for as part of the Quorn Neighbourhood Plan. The site is bound by Loughborough Road to the south West, The A6 to the north, agricultural land to the northwest and Quorn Football club and existing residential development to the West.

Description of the Proposal

The application seeks full planning permission for the erection of 105 dwellings with associated infrastructure, landscaping and public open space. The proposal has been amended through the course of the application and now includes previously approved engineering works to the un-named watercourse to permanently remove 450mm culvert to be replaced by open channel and re-profiling of existing watercourse to provide additional flood storage. The proposed engineering works would redirect and redistribute the functional flood plain that cuts across the central section, unallocated segment of the application site.

The application includes the following supporting documents & plans:

- Application form
- Site location Plan – red line
- Site Layout Plan
- Detailed Soft Landscaping Plans
- Landscape Management Plan
- Detailed LEAP proposals
- Preliminary finished floor levels
- Site access plans and swept path analysis
- Materials Plan
- Boundary treatment plan
- Design and Access Statement
- Planning Statement
- Transport Assessment and Travel Plan + Addendum
- Flood Risk Assessment & Drainage Strategy
- Watercourse Works Site Plan and Sections
- Drainage Impact Assessment
- Ecological Appraisal and Biodiversity Impact Assessment (BIA)
- Archaeological Assessment
- Heritage Statement
- Geophysical Survey Report
- Acoustic Assessment

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

Policy CS1 – Development Strategy – Sets out a growth hierarchy for the borough that sequentially guides development towards the most sustainable settlements. This identifies Burton on the Wolds as an “other” settlement, (4th in a hierarchy of 5) where small scale development within limits to development is supported.

Policy CS2 – High Quality Design – requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access, and protect the amenity of people who live or work nearby.

Policy CS3 Strategic Housing Needs - supports an appropriate housing mix for the Borough and sets targets for affordable homes provision to meet need.

Policy CS 11 Landscape and Countryside - seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

Policy CS13 Biodiversity and Geodiversity - seeks to conserve and enhance the natural environment and expects development proposals to consider and take account of the impacts on biodiversity and geodiversity, particularly with regard to recognised features.

Policy CS14 - Heritage - sets out to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Policy CS16 Sustainable Construction and Energy - supports sustainable design and construction techniques.

Policy CS17 Sustainable Travel – Seeks to increase sustainable travel patterns and ensure major development is aligned with this.

Policy CS 18 – The Local and Strategic Road Network – Seeks to maximise the efficiency of the road network by delivering sustainable travel.

Policy CS 24 Delivering Infrastructure – is concerned with ensuring development is served by essential infrastructure. As part of this it seeks to relate the type, amount and timing of infrastructure to the scale of development, viability and impact on the surrounding area.

Policy CS25 Presumption in favour of sustainable development - echoes the sentiments of the National Planning Policy Framework in terms of sustainable development.

Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies)

Where they have not been superseded by Core Strategy policies previous Local Plan policies remain part of the development plan. In relation to this proposal the relevant ones are:

Policy ST/2 Limits to Development – this policy sets out limits to development for settlements within Charnwood.

Policy CT/1 General Principles for areas of countryside... - This policy defines which types of development are acceptable in principle within areas of countryside.

Policy CT/2 – Development in the Countryside – Sets out how development that is within the countryside will be assessed to ensure there is no harm to the rural character of the area.

Policy EV/1 Design - This seeks to ensure a high standard of design and developments which respect the character of the area, nearby occupiers, and which are compatible in mass, scale, layout, whilst using landforms and other natural features. Developments should meet the needs of all groups and create safe places for people.

Policy TR/18 Parking in New Development - This seeks to set the maximum standards by which development should provide for off street car parking.

The Quorn Neighbourhood Plan (2019)

Policy H1 - allocates the site to provide approximately 75 dwellings. The policy seeks to secure a mix of new dwellings on the site priority given to 3 bedrooms or

fewer. The policy also requires the development to take account of surface water drainage and include sustainable drainage systems (SuDS), provide satisfactory access to the highway, retain the on-site badgers

Policy S1 – Settlement Boundary; Development proposals within the Neighbourhood Plan area will be supported on sites wholly within the settlement boundary as shown in Figure 2 (above) where the proposal fully complies with all of the policies in this Neighbourhood Plan. Land outside the settlement boundary is treated as open countryside, where development will be carefully controlled in line with the provisions of this Neighbourhood Plan, local and National strategic planning policies.

Policy S2 - requires new development to reflect the guidance in the Quorn Village Design Statement. The Village Design Statement, April 2008 includes a number of guidelines in relation to new development proposals. In relation to design Guidelines 4 expects new development to respect the diverse origins of the village and avoid uniformity, with variety and innovative contemporary design being encouraged. Housing developments should provide a mix of house types, sizes and affordability.

Policy H4 - Affordable Housing Provision seeks to secure 40% affordable housing provision with the tenure mix providing for 1/3rd social or affordable rent, 1/3rd for shared ownership and 1/3rd for low cost starter homes for sale.

Other material considerations

The National Planning Policy Framework (NPPF 2019)

The NPPF sets out the government's view of what sustainable development means. It is a material consideration in planning decisions and contains a presumption in favour of sustainable development. For planning decisions this means approving proposals that comply with an up to date development plan without delay. If the Development Plan is silent or policies most relevant to determining the application are out of date permission should be granted unless protective policies within the NPPF give a clear reason for refusal or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

The NPPF policy guidance of particular relevance to this proposal includes:

Section 5: Delivering a sufficient supply of homes

The NPPF requires local planning authorities to significantly boost the supply of housing and provide five years' worth of housing against housing requirements (paragraph 73). Where this is not achieved policies for the supply of housing are rendered out of date and for decision-taking this means granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, (paragraph 11d). Paragraph 14 sets out what the status of neighbourhood plans is where the presumption at paragraph 11d applies. Local planning authorities should plan for a mix of housing and identify the size, type, tenure and range of housing that is required and set policies for meeting the need for affordable housing on site (paragraph 61).

Section 8: Promoting healthy and safe communities

Planning decisions should promote a sense of community and deliver the social, recreational and cultural facilities and services that such a community needs.

Section 9: Promoting Sustainable Transport

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and a Travel Plan (paragraph 111). Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable modes maximised (paragraph 103). Developments should be designed to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians and within large scale developments, key facilities should be located within walking distance of most properties (paragraph 104). Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts would be severe (paragraph 109).

Section 12: Requiring well-designed places.

The NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124).

Section 14: Meeting the challenge of climate change, flooding and coastal change

New development should help reduce greenhouse gas emissions and energy efficiency improvements in buildings should be actively supported (paragraph 149). It should also take account of layout, landform, building orientation, massing and landscaping to minimise energy consumption (paragraph 153) and renewable and low carbon energy development should be maximised (paragraph 154).

Planning Practice Guidance

This national document provides additional guidance to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.

National Design Guide

This document sets out the Government's design guidance to support the NPPF.

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. The housing mix evidence can be accorded significant weight as it reflects known demographic changes.

Housing Supplementary Planning Document (adopted May 2017 – updated December 2017)

The SPD provides guidance on affordable housing to support Core Strategy Policy CS3.

Design Supplementary Planning Document (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide spaces and buildings that help improve people's quality of life.

The Quorn Village Design Statement.(2008)

Includes a number of guidelines in relation to new development proposals. In relation to design Guidelines 4 expects new development to respect the diverse origins of the village and avoid uniformity

Leicestershire Highways Design Guide

The Leicestershire Highways Design Guide deals with highways and transportation infrastructure for new developments. It replaces the former 6C's Guidance.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant environmental impacts of development. As this application is for a site of less than 5 hectares and is for less than 150 dwellings it does not stand to be screened for an Environmental Impact Assessment.

Conservation of Habitat and Species Regulations 2010 (as amended)

The Council as local planning authority is obliged in considering whether to grant planning permission to have regard to the requirements of the Habitats Directive and Habitats Regulations in so far as they may be affected by the grant of permission. Where the prohibitions in the Regulations will be offended (for example where European Protected Species will be disturbed by the development) then the Council is obliged to consider the likelihood of a licence being subsequently issued by Natural England.

Protection of Badgers Act 1992

Badgers are subject to protection under the above Act. This Act includes various offences, including wilfully killing, injuring or taking a badger or deliberately damaging a badger sett. A licence is required from Natural England where development proposals may interfere with badger setts.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Charnwood Local Plan 2019-36

This document has reached the Preferred Options Consultation stage, and went out for public consultation between 4 November 2019 and 16th December 2019. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-36. This document carries very limited weight at the current time.

Consultation Responses

The table below sets out the responses that have been received from consultees with regard to the application. Please note that these can be read in full on the Council's website www.charnwood.gov.uk

Consultee	Response
Leicestershire Lead Local Flood Authority - LCC	Does not object to the proposal and suggests conditions.
Housing Strategy & Support CBC	Seeks 40% affordable housing on the site at an appropriate mix and with 74% for rent and 26% for shared ownership. The layout and clustering broadly complies with the housing SPD.
Environmental Protection - CBC	Does not raise any objections to the application subject to a condition requiring the noise mitigation and sound insulation measures proposed to be fully implemented.
Open Spaces - CBC	Raises no objection and requests contributions towards off site open spaces to meet needs of the development
Environment Agency	Does not object to the application and confirms submitted documents have been submitted to satisfy the sequential test as the flood zones have been altered due to the undertaking of the removal of the land drainage culvert on this land. Suggests conditions related to finished floor levels and undertaking of the flood alleviation works.
Leicestershire County Council, (LCC) - Highways	Does not object to the proposal. The impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Conditions are recommended and financial contributions requested.
LCC Education	Seeks contributions of £289,573.32 towards improving, remodelling or enhancing existing facilities at Rawlins Academy or any other school within the locality of the development. £61,865.73 is requested for Post 16 education to accommodate the capacity issues created

	by the proposed development by improving, remodelling or enhancing existing facilities at Rawlins Academy or any other school within the locality of the development.
LCC Libraries	Seeks a contribution of £3,050 towards library facilities at Quorn Library.
LCC Civic Amenity	Confirms that the nearest existing Household waste and Recycling Centre can meet the additional demands created by the development.
Quorn Parish council	<p>Supports the principle of development as it is in line with the Quorn Neighbourhood Plan Policy H1 as the allocated site, however it notes that policy is for approximately 75 homes. Should the application be granted the Parish Council expects that the relevant policies contained in the Quorn Neighbourhood Plan be applied including that the housing design and materials should be in line with the Neighbourhood Plan Appendix E (Village Design Statement). It does have concerns about the application and these, based upon its local knowledge are as follows:</p> <ul style="list-style-type: none"> • that the increase from 75 to 105 homes further increases the pressures on the local infrastructure including the need for the council to upgrade its community buildings for which funding is sought • that there will be an impact on the local schools which are already at or near capacity • although residents have a choice of GP surgeries the natural tendency is to enrol at the local Quorn Medical Centre which is currently working at full capacity • the safety of the access onto Loughborough Road which is particularly busy during the rush hour periods and it will be difficult to join the Loughborough Road from the side which has been exasperated by the siting of a new substation within the splay area • flooding is an issue in the area and the Parish Council believes the mitigations contained in the application supporting documentation must be applied • the village centre car park is at maximum capacity and residents should be provided with encouragement to utilise public transport, cycling and walking wherever possible. The proposed Quarry on Quorn Lodge Farm may also impact the flooding in the area
Leicestershire Police	Do not object to the development in principle but makes suggestions relating to detailed design.
Ward Councillor Shepherd	Does not raise any objections but wished to support the comments made by the Parish Council
NHS CCG	Seek a contribution of £53,141.88 towards improving the capacity of Quorn Medical Practice.
Natural England	Confirmed that it has no comment to make.

Highways England	Raises no objections
Campaign to Protect Rural England	Considers that the site should not be developed until the new local plan is adopted and cites concerns in terms of flooding and proposes more houses than is allocated within the Quorn Neighbourhood Plan.
Quorn Football Club	Objects to the application as the club considers that the housing development could undermine the functioning of the football club due to complaints over the football clubs use of flood lights.

Other Comments Received

39 objection letters have been received from local residents. The list below summarises the areas of concern that have been raised by residents with regard to the application. Please note that residents' comments can be read in full on the Council's website www.charnwood.gov.uk

- Lack of need for additional housing in Quorn
- Existing infrastructure cannot cope with demands of additional housing
- Unsustainable location
- The development is too early in the neighbourhood plan period
- Impact on the road network and additional congestion
- Flood risk
- Exacerbates climate change
- Loss of green space
- Loss of village identity and coalescence of settlements
- Housing mix does not meet needs
- Fails to provide enough affordable housing
- Affordable housing results in social problems
- Noise impact from roads will result in poor living conditions
- The application proposes more homes than the neighbourhood plan allocates

Planning History

The following planning history is that which is most recent and relevant to the proposal:

Reference	Application	Decision
P/19/0981/2	Engineering works to un-named watercourse to permanently remove 450mm culvert to be replaced by open channel, permanent re-profiling of existing watercourse to provide additional flood storage capacity and temporary works to prevent migration of silt/pollutants	Approved 16/08/2019

Consideration of the Planning Issues

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015), those “saved” policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy. It is acknowledged that several of these plans are over 5 years old; therefore it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. With the exception of those policies which relate to the supply of housing, the relevant policies listed above are up to date and compliant with national advice. Accordingly there is no reason to reduce the weight given to them.

As the Core strategy is now five years old the Authority must use the standard method to calculate a housing requirement. In light of this, the Authority cannot currently demonstrate a 5 year supply of housing land (4.1 years), and as a result, any policies which directly relate to the supply of housing are out of date and cannot be afforded full weight.

The shortfall in the supply of deliverable housing sites also means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused.

Part i) of paragraph 11d sets out that where there are NPPF policies that protect areas or assets this can be a clear reason to refuse an application.

In situations where para 11d of the presumption applies consideration should be given to paragraph 14 in relation to Neighbourhood Plans in the context of the Authority having more than three years supply of deliverable housing sites and good housing delivery. As the Quorn Neighbourhood Plan is less than two years old and provides for an unreserved housing allocation to meet an identified need, Paragraph 14 states that any harm arising from conflict with the Neighbourhood Plan is likely to be significant and demonstrable.

The main issues are considered to be:

- The principle of the proposed development;
- Design, Layout and Landscape & Visual Impact
- Open space
- Residential Amenity
- Housing Mix
- Transport and Highway Impact
- Ecology and Biodiversity
- Flood risk/drainage
- Infrastructure
- Other matters

Principle of the proposed development

The vision for the Borough as set out in the Charnwood Local Plan 2011-2028 Core Strategy (2015) confirms that by the end of the plan period Charnwood will be one of the most desirable places to live, work and visit in the East Midlands. To achieve this development will have been managed to improve the economy, quality of life and the environment.

CS1 represents the strategic vision of the borough and is an expression of a sustainable growth pattern. It takes the form of a hierarchical, sequential approach guiding development first to the northern edge of Leicester, then to Loughborough and Shepshed before directing development to the smaller villages. In doing so it provides for at least 3000 new homes within or adjoining Service centres such as Quorn. The local planning authority can currently demonstrate 4.1 years housing land supply and the Core Strategy is more than five years old. Accordingly, policy CS1 carries only moderate weight. At the last full monitoring period (March 2020) there had been 4363 commitments and completions within and adjoining Service centres which is significantly more than the planned provision within Policy CS1. An additional 105 homes as proposed would therefore create a degree of conflict with Policy CS1.

The Quorn Neighbourhood Plan allocates the site to provide at least 75 homes within the plan period 2018-2036. Policy S1 also includes the site within the newly defined settlement limits of Quorn. Earlier versions of the Neighbourhood Plan sought to allocate a larger number of homes on the site, however through the Neighbourhood Plan making process, the Parish Council failed to sequentially test the site in accordance with the NPPF and as such the central segment of the site that falls within flood zones 2 and 3 was discounted from the allocation following independent examination by an Inspector. This therefore reduced the number of units that the allocation could reasonably provide having regard to the site's constraints and the character and density of the surrounding area. Notwithstanding this, Policy H1 is an allocation that does not seek to restrict the supply of housing, is consistent with the NPPF and goes beyond the basic housing requirement set out by the Core Strategy as it seeks to meet the increased housing need identified by the emerging local plan. Policy H1 is considered to carry significant weight in the determination of the application and as such the principle of development is considered acceptable and in accordance with policies S1 and H1 of the Neighbourhood Plan. As part of the application the site has been subject to a sequential test and when taking into account the circumstances outlined above which has reduced the number of units the site could provide as part of the allocation, together with the flood remediation works which have been approved previously and are also now proposed as part of this application, it is considered that deviation from the allocation in terms of housing numbers would not undermine the Neighbourhood Plan that would evolve into material harm that would justify a refusal of planning permission. Whilst the proposal would provide 30 homes more than policy H1 sought to allocate and is therefore not strictly in accordance with policy H1, given the specific circumstances outlined above, the more efficient use of the land and the benefits the additional housing would bring should be given significant positive weight in the determination of the application.

In summary the site is located within the newly defined settlement limits as defined by Policy S1 of the neighbourhood plan and is allocated to provide at least 75 homes by Policy H1. These policies are the most important in the determination of the application which carry significant weight. Whilst an additional 105 homes within the service centre of Quorn would result in further undermining of the spatial strategy defined by Policy CS1 of the Core Strategy as another important policy, this policy carries only moderate weight due to its outdatedness in terms of housing need and the subsequent shortfall in housing land supply (4.1 years). Overall and in the case of this application, the presumption in favour of development as triggered by paragraph 11d would apply. There is a small degree of conflict with policy H1 of the neighbourhood plan as the proposal seeks to provide more homes than the policy allocates, however there are no material harms that would arise from this deviation from policy H1 that would undermine the neighbourhood plan making process or justify a refusal of planning permission in accordance with paragraph 14 of the NPPF. Furthermore, Paragraph 12 of the NPPF does make allowance for departing from the adopted development plan where material considerations indicate that the plan should not be followed.

Given the above context, it is considered that the principle of development is acceptable.

Design, Layout and Landscape Impact

Policies CS2 and CS11 of the Core strategy seek to ensure high quality design that reflects the character and context of the area, which in this location comprises low density development and agricultural land with mature trees and hedges. These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

The site lies to the north of the settlement of Quorn and is separated from the wider landscape to the north by the A6 bypass. New housing development has taken place between the bypass and Farley Way, and urban fringe uses such as the Quorn Football Club are located in the area.

Quorn as a settlement straddles two Landscape Character Areas (LCAs); Charnwood Forest LCA (south-west) Soar Valley LCA (north-west) as defined within the Borough of Charnwood Landscape Character Assessment (2012). The site sits close to the A6 dual carriageway which contains the settlement from the wider Soar Valley and the area does not make a notable contribution to the setting of existing development. Masts and floodlights are associated with the adjacent football pitch form skyline features above the trees and large signage along the adjacent roads is also prominent in views. The site itself is relatively flat and also lies at a lower level than the adjacent Loughborough Road. The Borough of Charnwood Landscape Character Assessment concludes that the location has low to medium sensitivity to development. When taking into account the existing landscape characteristics and the layout, landscaping and scales proposed, it is not considered that the proposal would result in unacceptable harm to landscape character in accordance with policy CS11.

There are examples of modern development in the immediate area, namely at Farley Way, which predominantly comprises of two storey dwellings and at land adjacent to the application site on Loughborough Road, currently being constructed by McCarthy and Stone, comprises bungalow style dwellings and a three storey 'Retirement Living' facility. The surrounding context is therefore distinctly mixed in terms of its built forms.

The proposal proposes a wide ranging mix of house types and styles with the use of locally distinctive materials such as granite stone detailing, red brick and render with use of timber porches and distinctive chimneys and slate style roof coverings. It is considered that the mix of house types proposed accords with policy S2 of the Neighbourhood Plan and the Quorn Village Design Statement.

Conversely the proposal would necessitate the removal of up to 11 lime trees along Loughborough Road to ensure adequate visibility splays in the interests of Highway Safety. On site planting as part of the landscaping scheme would go some way in mitigating the harm that would arise from the loss of the Lime Trees, nonetheless, there would remain a degree of harm in the short to medium term. However, it is not considered that when quantifying the harm in the context of the schemes deliverability and the wider public benefits derived from that, that it would justify a refusal of planning permission. Negatively, the proposal would also result in the loss of agricultural land. However, in allocating the site for residential development, the loss of agricultural land is acceptable in principle.

It is therefore considered that the proposal would not result in adverse or unacceptable landscape or visual impact in accordance with policy CS11. It is also considered that the proposed house types and layout broadly respects the location at this edge of village location and therefore accords with policy CS2 of the Core Strategy, EV/1 of the Local Plan, Policy S2 of the Neighbourhood Plan and the Design SPD.

Open Space

Policy CS15 seeks to ensure adequate open space is provided to serve the needs of new development. The proposal would satisfy policy CS15 in terms of onsite provision of Parks, Natural & Semi Natural Open Space, Amenity Green Space and provision for children (LEAP). The precise design and enhancement of the proposals will be secured through a detailed landscaping and planting scheme to be approved as part of the discharge of a landscaping condition as recommended. Provision for Young People, Outdoor Sports Facilities and Allotments will be secured by way of an off-site financial contribution as requested by the councils Open Spaces team and the Parish Council.

Overall it is considered that the development would provide good quality open space proportionate to its size and accordingly the proposal is considered to comply with policies CS15 of the Core Strategy. A condition is recommended in terms of securing the long term management responsibilities of all public spaces.

Residential Amenity

Policy CS2 of the Core strategy and EV/1 of the Local Plan seeks to protect the amenity of existing and future residents. The Charnwood Design SPD (2020) also

provides spacing standards and guidance in order to ensure an adequate level of amenity.

The site is located adjacent to Quorn Football club and therefore the impact on future residents that occupy those dwellings proposed in close proximity to the club should be taken into account in terms of noise and light spillage from flood lighting. The application is accompanied by a Noise Survey Report. This report looked at existing noise levels around the site and recommended that, providing the building envelope has the recommended minimum acoustic ratings, noise from football matches would not be disturbing to residents. In terms of lighting, the application is supported by an external lighting impact assessment which considers that two plots may be marginally impacted by light spillage from flood lighting that can be on until 11pm. These plots are 13 and 18 with only a first floor landing side facing window that would be impacted by the light spillage. Given this context, it is not considered that the future occupiers of these plots would be adversely affected by the existing external lighting environment. It is therefore concluded that subject to conditions, future residents would not be adversely affected by the operations of the football club nor is it considered that the club's operations would be under threat from residential use of the application site.

When considering the design of the dwellings, the size of the units and gardens and the spacing between opposing elevations with habitable room windows, the proposal would comply with the guidance and standards set out within the Design SPD (2020).

Overall, it is considered that the development would comply with policy CS2 of the Core Strategy and the Design SPD and would not have a detrimental impact on residential amenity in terms of loss of light, over dominance or loss of privacy to existing residents. Subject to conditions in respect of noise from the nearby A6 and the football club, the proposal would also be acceptable in terms of the amenity of those that will live in the new development.

Housing Mix

Policy CS3 seeks an appropriate mix of housing having regard for identified housing need. Housing need in Charnwood is identified by the Housing and Economic Development Needs Assessment 2017 (HEDNA). This forms the evidence base for the policy, is up-to-date and should be given significant weight in the determination of planning applications. When seeking an appropriate mix, regard should be had for a number of factors which include the nature of the development site and the character of the wider area, as well as economic viability. Policy CS3 also requires that 40% of dwellings within new developments at Quorn be affordable dwellings. Policy H1 of the Quorn Neighbourhood Plan seeks to ensure that the development provides for a range and mix of new dwellings and priority should be given to dwellings of 3 bedrooms or fewer in line with policy H3.

The site is located at the edge of the settlement and the surrounding area consists of a low density mix of dwellings in terms of size and type of housing. The mix proposed within the site should therefore reflect this. The open market housing mix as proposed is set out below:

Open Market Housing

No. of beds	Proposed scheme %	HEDNA suggested %
1	0%	0%-10%
2	25.4%	25%-35%
3	54%	45%-55%
4+	20.6%	10%-20%

The proposed open market housing mix is therefore in accordance with policy CS3 and the needs identified by HEDNA. However, Policy CS3 also requires that regard be given to the character of the area. It is considered that broadly speaking, the proposed open market housing mix is acceptable on account of the sites location and that the mix represents the right balance between meeting identified needs and respecting the character, density and pattern of development in the surrounding area. The majority of new dwellings proposed are 2 and 3 bedroom (79.4%) and therefore also accords with the aspirations of policy H1 and H3 of the Neighbourhood Plan.

Affordable Housing

No. of beds	Proposed scheme %	HEDNA suggested %
1	19%	40-45%
2	45%	20-25%
3	31%	25-30%
4+	5%	5-10%

The application proposes 40% affordable housing (42 units) in accordance with policy CS3 of the Core Strategy. The mix proposed is to be 31 units for affordable rent and 11 units for shared ownership. The proposed housing mix provides a range of affordable housing types and sizes, including flats, houses and bungalows across the site and is broadly in line with housing need. In terms of the location and distribution of the affordable housing, the housing SPD seeks to ensure the affordable housing is not distinguishable from the open market housing and should be in contiguous groups of no more than 10. The proposal complies with the housing SPD in this regard. The Councils Affordable Housing Strategy Manager has been consulted on the proposals and supports the mix, distribution and tenure proposed.

In conclusion, overall, when considering policy CS3, the Housing SPD and it is considered that the proposal accords with the development plan in respect of housing mix.

Transport and Highway Impact

In accordance with Policies CS17 and CS18 of the Core Strategy and Policy TR/18 of the Local Plan, applicants need to demonstrate sustainable travel options and demonstrate that a safe and suitable access can be provided. Paragraph 108 and 109 of the NPPF seek to ensure safe and suitable access and states that development should only be refused on highway grounds if there is unacceptable or severe impact.

The Arriva Midlands Service 127 operates along Loughborough Road past the site connecting Quorn with Loughborough. The Kinchbus Service 2 also operates along this route. The site is located in close proximity to existing cycle routes along

Loughborough Road and the A6, providing safe cycling routes to both Loughborough Town Centre and Quorn Village Centre. The site is some 1.3km from the village centre, offering easy cycling and walking routes to the range of services and facilities in the village.

The Highway Authority has assessed the Transport Assessment and Travel Plan submitted in support of the application together with further additional information and evidence requested and submitted throughout the course of the application. In order to secure the required 2.4m x 120m visibility splay the proposed will require the relocation of an electricity substation and up to 11 lime trees that are situated on Loughborough Road. The exact number of trees removed will be determined through the Section 278 detailed design process undertaken with the Local Highway Authority which has indicated that financial compensation to be used for tree planting elsewhere will be sought. It is considered that the number of dwellings proposed would not cause severe or unacceptable impact on the highway network and that the proposed access from Loughborough Road is acceptable. Furthermore, there is sufficient parking provided commensurate with the number and size of dwellings proposed. The Local Highway Authority raises no objection to the application subject to conditions. The Local Highway Authority has recommended details of surface water be submitted and approved by condition to prevent water from draining on to the highway, However such details will be captured by the drainage conditions recommended by the Local Lead Flood Authority and therefore it is not recommended this condition be applied.

It is considered that subject to appropriately worded conditions the proposal would accord with Paragraphs 108 and 109 of the NPPF, policy CS17 of the CS and saved policy TR/18 of the Local Plan in respect of parking, access and highway safety. Financial contributions requested by the local highway authority to mitigate the impacts of the development are considered below.

Ecology and Biodiversity

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats. This policy generally accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

The application site is located adjacent to the Morley Quarry Local Wildlife Site. The application is supported by an Ecological Appraisal and Biodiversity Impact Assessment. The scheme has been amended to mitigate impact on biodiversity as much as possible on site and it is considered that with the use of conditions to secure appropriate landscaping and management and the submission of a mitigation strategy, there would be a no net loss of biodiversity on site. In accordance with Policy H1 of the Neighbourhood plan, the on-site unused badger sett is to be retained and provided appropriate buffering off and foraging areas. The extensive areas of water attenuation will provide opportunities for enhanced biodiversity subject to details of planting number and species which is to be approved as part of any details landscaping scheme. The proposal would accord with Policy CS13 and Paragraph 175 of the NPPF.

Drainage

Policy CS16 of the Core Strategy seeks to ensure that development is not at risk of flooding and that it does not cause flood risk elsewhere. This policy generally accords with the National Planning Policy Framework and does not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to it.

The site lies within flood zones 1, 2 and 3. However, the application proposes to re-profile parts of the site that fall within higher flood risk zones 2 and 3 through already approved ground engineering works which in turn will release more land for the additional housing units proposed beyond what has been allocated by Policy H1 of the Neighbourhood Plan. The Environment Agency has been consulted on the proposals and raises no objection subject to conditions to ensure the approved works are undertaken alongside the development.

The application includes a drainage strategy to ensure that drainage problems are not created in the surrounding area. The strategy suggests that surface water would be collected within a detention basin at the lowest part of the site and discharged at a controlled rate into the onsite drainage channel. The Lead Local Flood Authority does not object to the submitted drainage strategy although it does suggest a number of planning conditions.

Accordingly it is considered that the proposal can be satisfactorily drained and that there would be no flood risk to future or existing residents. As a result it would comply with Development Plan policies CS16 and Policy H1 of the Quorn Neighbourhood Plan.

The application is therefore considered to accord with policy CS16 in respect of drainage subject to conditions to secure implementation and maintenance of the drainage scheme, in the event that planning permission is granted.

Section 106 Contributions

Policies CS3, CS13, CS15, CS17 and CS24 of the Core Strategy requires the delivery of appropriate infrastructure to meet the aspirations of sustainable development either on site or through appropriate contribution towards infrastructure off-site relating to a range of services. This would be in accordance with the Framework and Community Infrastructure Levy (CIL) Regulations to mitigate to the impact of the proposals. The following contributions have been requested;

Organisation requesting a contribution	Amount	Location of spend	CIL assessment
Affordable Housing	40% requested (31 units to be affordable rent and 11 units to be shared ownership.)	On site	The requested provision on site is in compliance with Policy CS3. Recommendation: CIL compliant

West Leicestershire Clinical Commissioning Group (Healthcare)	£53,141.88	The proposed site is within the practice boundary Quorn Medical Centre. The Off-site contribution would contribute towards healthcare enhancement at the practice in order to meet the demands of the development.	The requested funds are needed to improve capacity at nearby primary healthcare services in order to mitigate the impacts of the development. Recommendation: CIL compliant
Leicestershire County Council Education	£351,439.05	£289,573.32 towards improving, remodelling or enhancing existing facilities at Rawlins Academy or any other school within the locality of the development. £61,865.73 is requested for Post 16 education to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Rawlins Academy	The schools fall within the catchment of the application site and therefore is directly related in scale and kind to the development proposed. Recommendation: CIL compliant
Leicestershire County Council Library Services	£3,050	The contribution is sought for research e.g. books, audio books, etc. for loan and reference use to account for additional use from the proposed development.	The development will impact on local library services in respect of additional pressures on the availability of local library facilities Recommendation: CIL compliant
Leicestershire County Council Highways	Travel Packs: one per dwelling at	Travel packs: Provision for new	The contributions would contribute towards sustainable

	<p>£52.85 per pack</p> <p>Bus Passes: 6 month bus passes, two per dwelling at £360 per pass</p> <p>A Travel Plan monitoring fee of £6,000 for LCC's Travel Plan Monitoring System</p>	<p>residents of the development</p> <p>Bus passes: Provided to new residents of the development</p>	<p>travel choices in accordance with Policy CS17 of the CS and the</p> <p>Recommendation: CIL compliant -</p>
Charnwood Borough Council Open Spaces	On site provision and £246,745.25 for off-site improvements	<p>Parks, Natural and Semi Natural Open Space and Amenity Green Space. Provision for Children (LEAP) is to be met on site</p> <p>The remaining typologies (provision for young people outdoor sports and allotments are being met off site with contributions totalling £161,664.25</p> <p>Indoor sport contributions are requested totalling £110,700.00</p>	<p>In accordance with policy CS15 of the CS, on site public open space is to be provided. The Councils Open Spaces Team has confirmed a number of projects which the contribution could fund and it would be within the vicinity of the site. The contribution requested for indoor sport is based on a national calculator and does not take into account local need or circumstances.</p> <p>Recommendation: Partially CIL compliant</p>
Quorn Parish Council	£14,575.00	Off site improvements to community facilities at Quorn Old School	Recommendation: CIL compliant

		Community Centre	
The University Hospitals of Leicester NHS Trust	£46,758.00	Sought will go towards the gap in the funding created by each potential patient from this development.	Recommendation Not CIL compliant

In respect of the request made by NHS University Hospitals Leicester, there are two main issues which arise in the context of the request for a contribution; Whether the contribution sought makes up funding which is intended to be provided through national taxation and therefore can lawfully be made subject to a valid s106 obligation having regard to the requirement such payments must serve a planning purpose and have a substantial connection to the development, and whether the contribution sought is in any event meets the requirements of reg. 122 of the Community Infrastructure Levy Regulations 2010 by reference to the requirements of whether they 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.

In considering whether the contribution would make up a funding gap, in the case of this site, it is considered that the site has been allocated for development since the adoption of the Quorn Neighbourhood Plan in May 2019. Even when taking into account the additional 30 units proposed beyond what the allocation sought to provide, these additional units are to be delivered as part of the wider development that is likely to take several years from construction commencing to completion. It is not therefore considered that it has been demonstrated that this development would result in a shortfall in funding in the short term or medium term. Therefore, it is also not considered that the request made by NHS University Hospitals Leicester would be CIL Regulation compliant, in that it would not make an otherwise unacceptable development acceptable and therefore cannot be requested.

Work has commenced on the scope of a draft section 106 Agreement and the applicant has agreed to the contributions requested or required by the relevant planning policies. The proposed development does therefore mitigate the impacts of the development or make an otherwise unacceptable development acceptable in planning terms.

Planning Balance and Conclusion

Overall, the proposal has been carefully assessed against the comments and consultation responses received and the policies of the Development Plan and the National Planning Policy Framework.

The application would contribute 105 dwellings to the Council's Housing Land Supply, including 40% affordable housing. Without a 5 year housing land supply this should be attributed significant positive weight.

The development would support jobs and the local economy, during construction and with lasting benefits of expenditure and employment of residents. This should be given limited positive weight.

The proposed green infrastructure, which includes open spaces would contribute to the health and well-being of existing and new residents. This should be given limited positive weight.

Negatively, the proposal would result in loss of countryside and agricultural land. However, the site is allocated for residential development within Policy H1 of the Quorn Neighbourhood Plan (2019) for 75 dwellings. The additional dwellings proposed would make more efficient use of the land which should be given positive weight at a time when there is a borough wide shortfall in housing land supply. The impacts of flooding and drainage have been considered and adequately mitigated on site.

It is therefore concluded that the adverse impacts of granting planning permission would not significantly outweigh the benefits that the scheme would offer at a time whereby the Council is not able to demonstrate a five year supply of housing land and Policy CS1 of Core Strategy is considered to be out of date. The proposal would therefore constitute sustainable development as defined by paragraph 8 of the NPPF.

The application is therefore recommended for approval subject to conditions.

RECOMMENDATION A:-

That authority is given to the head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement under section 106 of the Town and Country Planning Act 1990 to secure improvements, on terms to be finalised by the parties, as set out below:

Education	£351,439.05 towards secondary school and post 16 provision in the area
Affordable Housing	40% of units to be affordable (31 (74%) to be affordable rent and 11 (26%) to be shared ownership)
Open Space	<ul style="list-style-type: none"> • Provision of Parks, Natural and Semi Natural Open Space and Amenity Green Space. Provision for Children (LEAP) is to be met on site • ££161,664.25 for off-site improvements (provision for young people Outdoor sports and allotments)
Sustainable Transport	<ul style="list-style-type: none"> • Travel packs for each dwelling • Two application forms for 6 month bus passes • Travel Plan Monitoring contribution
NHS W Leicestershire CCG	£53,141.88 towards improving capacity at Quorn Medical Centre
Libraries	£3,050 towards additional materials for Quorn Library

Quorn Parish Council	£14,575.00 for off site improvements to community facilities at Quorn Old School Community Centre
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RECOMMENDATION B:-

That subject to the completion of the S106 legal agreement in Recommendation A above, planning permission be granted for the development subject to the following Conditions and Reasons why they have been imposed:

1.	<p>The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.</p> <p>REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>The development hereby permitted shall be carried out and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings below; Approved Drawings:- Site Location Plan (P16-0991_002, Rev.B) Coloured Site Plan (P16.0991_109_D) Detailed Planning Layout (LRQ/DLP01, Rev. E) Access Arrangement Proposed Realignment (9695M/TA11, Rev. E) Proposed Road Layout (9519H/116, Rev. A) Detailed Soft Landscape Proposals Sheet 1 of 8 (P16-0091_100-F) Detailed Soft Landscape Proposals Sheet 2 of 8 (P16-0091_101-F) Detailed Soft Landscape Proposals Sheet 3 of 8 (P16-0091_102-E) Detailed Soft Landscape Proposals Sheet 4 of 8 (P16-0091_103-E) Detailed Soft Landscape Proposals Sheet 5 of 8 (P16-0091_104-E) Detailed Soft Landscape Proposals Sheet 6 of 8 (P16-0091_105-E) Detailed Soft Landscape Proposals Sheet 7 of 8 (P16-0091_106-E) Detailed LEAP Proposals Sheet 8 of 8 (P16-0091_107-D) Affordable Housing Plan (LRQ/AHP) Boundary Treatments Plan (LRQ/BTP01, Rev. B) Materials Layout (LRQ/MAT01, Rev. B) Proposed Stone Wall Visual (LRQ-SW_SK01) Swept Path Analysis (9519H/115, Rev. A) Flood Channel Indicative 3D View Housetype Pack (LRQ/HTP01, Rev. A), December 2019 Close Coupled Substation GA (GTC-E-SS-0012_R2_1_1of_1)</p> <p>REASON: For clarity and the avoidance of doubt and to define the terms of the permission</p>
3.	<p>Prior to the occupation of each dwelling, the boundary treatments for that dwelling shall be completed in accordance with approved drawing</p>

	<p>"LRQ/BTP01, Rev. B". All other means of enclosure shall be completed in accordance with the above plan prior to the occupation of the final dwelling.</p> <p>REASON: To ensure the satisfactory appearance of the completed development and to protect the amenity of those that will live in the development in accordance with Policy CS2 of the Core Strategy</p>
4.	<p>The external facing materials used in carrying out the development shall be in complete accordance with approved drawing "Materials Layout LRQ/MAT01, Rev. B" unless otherwise approved in writing by the local planning authority.</p> <p>REASON: To ensure the satisfactory appearance of the completed development in accordance with Policy CS2 of the Core Strategy</p>
5.	<p>The development shall be carried out in accordance with the submitted flood risk assessment ref 2016s5087 FRA for Loughborough Road, Quorn by JBA Consulting dated October 2019 and the following mitigation measures it details:</p> <ul style="list-style-type: none"> - Finished floor levels shall be set no lower than 600mm above the nearest 100-year (30% climate change allowance) peak water levels, and as detailed in drawing reference SK02 Preliminary Finished Floor Levels dated September 2019 by JPP Consulting; - The culvert crossing the site shall be opened up and compensatory flood storage provided in accordance with Consented Works Appendix D of the FRA. <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>REASON: To reduce the risk of flooding to the proposed development and future occupants; to reduce the risk of flooding from blockages to the existing culvert; to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.</p>
6.	<p>The landscaping scheme approved under condition 2 shall be fully completed, in accordance with the approved details, in the first planting and seeding seasons following the completion of the development or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.</p> <p>REASON: To make sure that the appearance of the completed development is satisfactory, to mitigate the impacts on biodiversity and to help assimilate the development into its surroundings in accordance with</p>

	Policy CS2 and CS13 of the Core Strategy.
7.	<p>No development, including site works, shall begin until the trees to be retained within the application site have been protected, in a manner previously agreed in writing by the local planning authority. The trees shall be protected in the agreed manner for the duration of building operations on the application site.</p> <p>REASON: The trees and hedgerows are an important feature in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site in accordance with policies CS2, CS11 and CS13</p>
8.	<p>No dwelling or building on the site shall be occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, has been submitted to and agreed in writing by the local planning authority. The agreed landscape management plan shall then be fully implemented.</p> <p>REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.</p>
9.	<p>Prior to the commencement of development, full details of existing and proposed ground levels and finished floor levels of all buildings relative to the proposed ground levels shall be submitted and approved by the local planning authority. The development shall thereafter be carried out in strict accordance with the approved details.</p> <p>REASON: To make sure that the development is carried out in a way which is in character with its surroundings and ensure compliance with policies CS2 of the Development Plan and associated national and local guidance.</p>
10.	<p>No part of the development hereby permitted shall be first occupied until a framework residential 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.</p> <p>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 (2019).</p>
11.	<p>No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on JPP drawing number 9695M/TA11 Revision E, 'Access Arrangement proposed Realignment', have been implemented in full.</p> <p>REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National</p>

	Planning Policy Framework (2019).
12.	<p>No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 120 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.</p> <p>REASON: 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 (2019).</p>
13.	<p>The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Miller Homes drawing number LRQ/DPL01 revision E, 'Detailed Planning Layout'. Thereafter the onsite parking provision shall be so maintained in perpetuity.</p> <p>REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).</p>
14.	<p>No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. This shall include the following:</p> <ul style="list-style-type: none"> • Details of construction vehicle parking • Details of wheel washing facilities • Details of construction traffic routeing • Hours of operation for construction and delivery of materials <p>The development shall be carried out in accordance with the approved details for the duration of the construction period.</p> <p>REASON: To ensure that the development does not cause harm to amenity or the environment during the construction phase and ensure compliance with Development Plan policies CS2, CS16 and WV5.</p>
15.	<p>No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and completed prior to first occupation of the development.</p> <p>REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.</p>
16.	<p>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,</p>

	<p>and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as approved for the duration of the construction phase of the development.</p> <p>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.</p>
17.	<p>No occupation of the 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 thereafter be implemented as approved over the lifetime of the development.</p> <p>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.</p>
18.	<p>No development approved by this planning permission shall commence until an Ecological Mitigation Strategy is submitted that accords with the recommendations contained within the submitted and approved Ecological Appraisal by FPCR dated July 2019. The development shall be carried out and retained thereafter in accordance with the approved details.</p> <p>REASON: to mitigate the impacts of the development during the construction phase and over the lifetime of the development in accordance with Policy CS13 of the Core Strategy and to ensure that there is no net loss of biodiversity on site.</p>
19.	<p>Use of the development shall not commence until such time as noise mitigation and sound insulation measures outlined in the supporting acoustic assessment (Prepared by AECOM Infrastructure & Environment UK Limited. Project number 60539633 and dated 29 August 2019) have been fully implemented in accordance with a detailed scheme previously agreed in writing by the local planning authority.</p> <p>REASON to safeguard the living conditions of those that will reside in the development in accordance with policy CS2</p>

Informative Note(s):

1. Planning Permission has been granted for this development because the Council has determined that it is generally in accordance with the terms of Development Plan policies H1, S1, CS1, CS2, CS3, CS11, CS13, CS14, CS16, CS24, CS25, ST/2, CT/1, CT/2, EV/1 and TR/18. Because the benefits of the proposal are not significantly and demonstrably outweighed by the

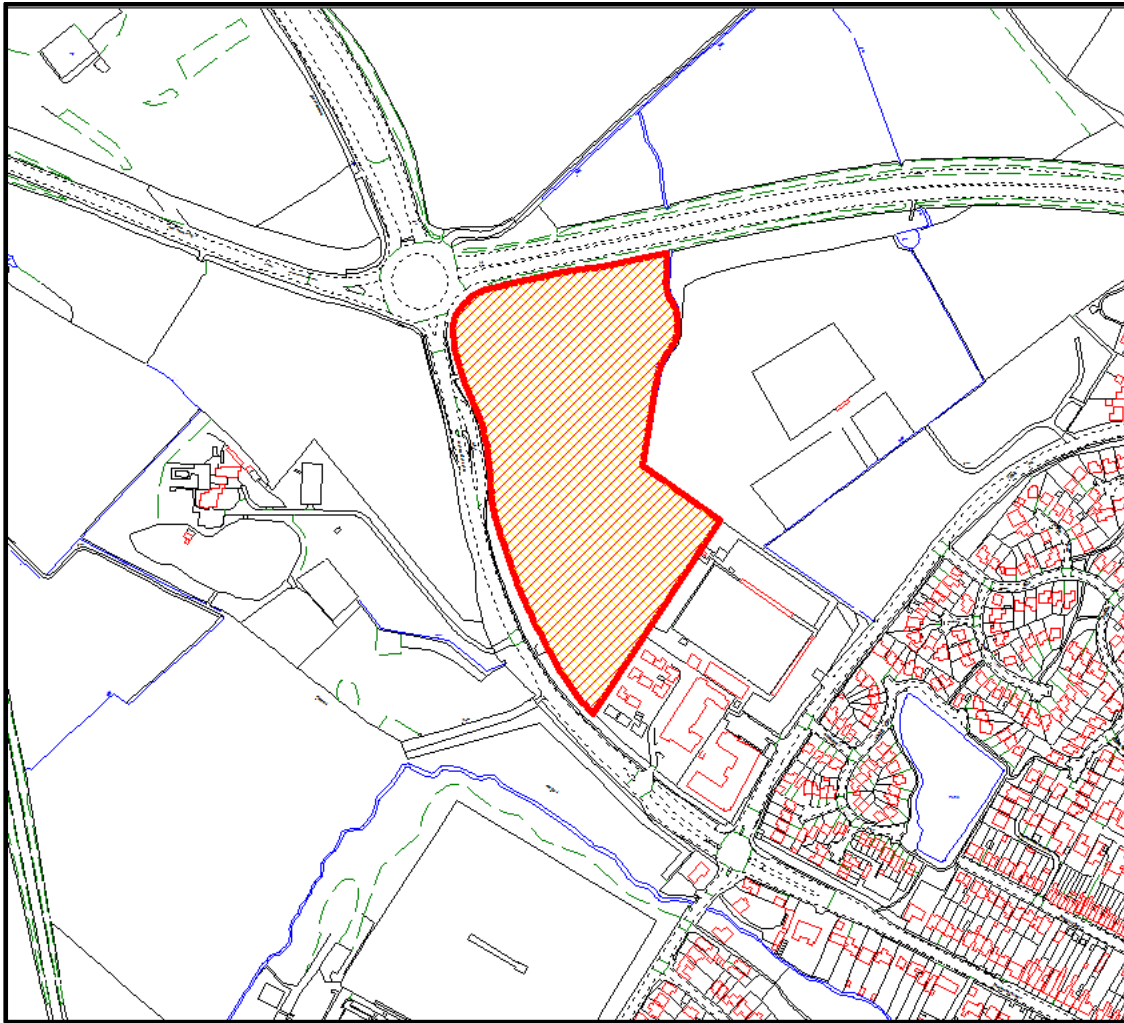
harm identified. There are no other issues arising that would indicate that planning permission should be refused.

2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this planning application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2019), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
4. If the roads within the proposed development are to be offered for adoption by the Local Highway Authority, the Developer will be required to enter into an agreement under Section 38 of the Highways Act 1980. Detailed plans will need to be submitted and approved, the Agreement signed and all sureties and fees paid prior to the commencement of development. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg> If an Agreement is not in place when the development is commenced, the Local Highway Authority will serve Advanced Payment Codes in respect of all plots served by all the roads within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please email road.adoptions@leics.gov.uk in the first instance
5. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001). All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>

6. The drainage scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.

7. The LHA will seek to recover the amenity value of highway trees where they are removed to facilitate developments. In this case, the Capital Asset Value of Amenity Trees (CAVAT) value for the removal of 11 trees has been calculated as £119,116.00.
8. Any works to highway trees will require separate consent from Leicestershire County Council as Local Highway Authority (telephone 0116 305 0001). Where trees are proposed to be removed, appropriate replacements will be sought at the cost of the applicant.



Delegated planning decisions made by Charnwood Borough Council since the last Plans Committee report

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1976/2	Full	Jubilee Hall Stadon Road Anstey LE7 7AY	Extensions to sides and rear of Jubilee Hall, elevational alterations and installation of solar panels and associated external works to reconfigure and expand car parking area.	GTDCON, Permission be granted subject to the following conditions:	15-Feb-2021	Anstey
P/20/2396/2	Householder	14 Harrison Close Anstey Leicestershire LE7 7UD	Single storey side and rear extension and loft conversion.	GTDCON, Permission be granted subject to the following conditions:	17-Feb-2021	Anstey
P/20/2315/2	Householder	45 Stadon Road Anstey Leicestershire LE7 7AY	Proposed single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	17-Feb-2021	Anstey
P/20/0194/2	CL (Proposed)	11 Bosworth Way Anstey Leicestershire LE7 7UB	Certificate of lawful development (proposed) for a single storey rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	08-Mar-2021	Anstey
P/20/1366/2	Householder	27 Avon Road Barrow Upon Soar LE12 8LE	Proposed single storey side and rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Feb-2021	Barrow & Sileby West
P/20/1296/2	Full	68 North Street Barrow Upon Soar Leicestershire LE12 8QA	Change of use of two ancillary buildings for use in association with the nursery at No. 68 and an increase in the total number of children at the nursery site to 100 (revised description P/20/1296/2 and revised scheme P/20/1083/2 - withdrawn)	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2021	Barrow & Sileby West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2257/2	Householder	5 The Rookery Barrow Upon Soar LE12 8JZ	Erection of single storey extension to side and replacement porch to front of bungalow. Demolition of existing garage and annex and erection of replacement garage and bedroom to rear.	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2021	Barrow & Sileby West
P/21/0020/2	CL (Proposed)	54 Flint Lane Barrow Upon Soar Leicestershire LE12 8GS	Certificate of lawful development (proposed) for single storey rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	08-Mar-2021	Barrow & Sileby West
P/20/1725/2	Full	33 North Street Barrow Upon Soar Leicestershire LE12 8PZ	Erection of single-storey front & side extensions to the host building and changes to the existing roof of the building to include a part-pitched roof; and the creation of an access ramp to the rear of the host building.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Barrow & Sileby West
P/20/2065/2	Householder	28 Greengate Lane Birstall LE4 3DJ	Erection of single storey rear, side extension to house (amended)	GTDCON, Permission be granted subject to the following conditions:	16-Feb-2021	Birstall Wanlip
P/20/2193/2	Householder	10 Station Road Leicester Birstall LE4 3BA	Erection of single storey rear extension and installation of replacement windows to dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Feb-2021	Birstall Wanlip
P/20/1839/2	Householder	79 Greengate Lane Birstall LE4 3JG	Proposed single storey extension to side and rear extension of dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Feb-2021	Birstall Wanlip
P/20/2375/2	Householder	49 Harrowgate Drive Birstall Leicestershire LE4 3GQ	Proposed Single-Storey Front and Rear extensions, proposed Garage Conversion to habitable accommodation, and Proposed Loft Conversion with Flat Roof Rear Dormer Extension.	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2021	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2181/2	Householder	2 A Cliffwood Avenue Birstall LE4 3DB	Formation/extension of dropped kerb	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2021	Birstall Wanlip
P/19/1543/2	Full	Land off Long Meadow Way Birstall Leicestershire LE4 3GS	Erection of 15 dwellings	GTDCON, Permission be granted subject to the following conditions:	26-Feb-2021	Birstall Wanlip
P/21/0017/2	Householder	41 Greengate Lane Birstall Leicestershire LE4 3JF	Single storey rear / side extension	GTDCON, Permission be granted subject to the following conditions:	03-Mar-2021	Birstall Wanlip
P/20/1627/2	Householder	32 Goscote Hall Road Birstall LE4 3AP	Proposed two storey extension to side, single storey extension to rear and extend dropped kerb to create vehicular access to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	04-Mar-2021	Birstall Wanlip
P/20/0083/2	Householder	15 Fielding Road Birstall Leicestershire LE4 3AF	RETROSPECTIVE PLANNING APPLICATION FOR SINGLE STOREY REAR AND SIDE EXTENSION AND A BOUNDARY WALL.	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2021	Birstall Wanlip
P/20/2133/2	Householder	68 Elmfield Avenue Birstall LE4 3DF	Proposed single storey rear/side extension, pitched roof over flat roof to side of dwelling. Dormer extension to rear, canopy and porch to front of dwelling. Convert garage to habitable room.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Birstall Wanlip
P/20/2385/2	Full	1 The Meadway Birstall Leicestershire LE4 4NG	Conversion and extension to rear of existing shop to form a self-contained flat. (Revised scheme - P/20/1848/2 refers)	REF, Permission be refused for the following reasons:	16-Feb-2021	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2152/2	Householder	12 Firfield Avenue Birstall LE4 4DR	Erection of single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	04-Mar-2021	Birstall Watermead
P/21/0064/2	Householder	47 Gwendolin Avenue Birstall Leicestershire LE4 4HF	Proposed two storey extension to side and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Mar-2021	Birstall Watermead
P/21/0103/2	Full	7 Sibson Road Birstall Leicestershire LE4 4DX	Single storey extension to rear to form a one bedroom self contained flat.	REF, Permission be refused for the following reasons:	10-Mar-2021	Birstall Watermead
P/20/2031/2	Householder	175 Long Furrow East Goscote LE7 3ST	First floor extension over garage to create a fourth bedroom to dwelling.	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2021	East Goscote Ward
P/20/2250/2	Householder	41 School Lane Woodhouse LE12 8UJ	Single storey extensions to side for porch and to rear following demolition of existing conservatory. (Revised scheme - P/20/1864/2 refers)	GTDCON, Permission be granted subject to the following conditions:	15-Feb-2021	Forest Bradgate
P/20/0059/2	Full	Longhill Farm Breakback Road Woodhouse Eaves Leicestershire LE12 8TA	Conversion of agricultural building to create a detached residential dwelling for an agricultural worker. (Revised scheme P/20/1243/2 refers)	GTDCON, Permission be granted subject to the following conditions:	03-Mar-2021	Forest Bradgate
P/20/1940/2	Reserved Matters	Land opposite 135 Maplewell Road Woodhouse Eaves Leicestershire LE12 8QY	Reserved Matters for layout, appearance & landscaping in relation to the erection of one dwelling (Outline application P/18/0117/2 refers)	GTDCON, Permission be granted subject to the following conditions:	08-Mar-2021	Forest Bradgate
P/21/0069/2	Householder	7 Perry Close Woodhouse Eaves Leicestershire LE12 8SB	Proposed single storey extension to side of existing dwelling including dormer windows in front and rear to enable loft conversion.	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2021	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2164/2	Full	42 Roecliffe Road Newtown Linford LE12 8TN	Erection of two-storey extensions to front and side and single storey extension to rear.. Installation of external render to existing house.	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2021	Forest Bradgate
P/20/1760/2	Householder	Maplehurst 135 Maplewell Road Woodhouse Eaves LE12 8QY	Proposed extensions and alterations to enable renovation of existing dwelling including part 2-storey and part single storey extension to side of dwelling to provide garage with bedroom accommodation above, 2-storey link extension to front and side and single storey extension with glazing to rear. (Revised plans rec'd 15th January 2021).	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Forest Bradgate
P/20/2302/2	Full	Loughborough University Ashby Road Loughborough Leicestershire LE11 3TU	Removal of existing structures and erection of a new slope simulator building and new storage shed, with associated works.	GTDCON, Permission be granted subject to the following conditions:	19-Feb-2021	Loughborough Ashby
P/20/2418/2	CL (existing)	103 Gracedieu Road Loughborough Leicestershire LE11 4QF	Proposed (existing) certificate of lawfulness for an existing HMO use from C3 to C4 HMO	GTD, Permission be granted unconditionally	22-Feb-2021	Loughborough Ashby
P/20/1970/2	CL (existing)	44 Pitsford Drive Loughborough Leicestershire LE11 4NY	Certificate of lawful development (existing) for extension to residential dwelling.	GTD, Permission be granted unconditionally	17-Feb-2021	Loughborough Garendon
P/20/1963/2	Full	Telephone Exchange Cradock Street Loughborough LE11 1BT	Replacement of glazing with louvre to second floor window on The Coneries elevation.	GTDCON, Permission be granted subject to the following conditions:	19-Feb-2021	Loughborough Hastings

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1939/2	Full	28 Boyer Street Loughborough Leicestershire LE11 1DT	Retrospective application for change of use to grocery (Class A1).	GTDCON, Permission be granted subject to the following conditions:	23-Feb-2021	Loughborough Hastings
P/20/2311/2	Householder	83 Wharncliffe Road Loughborough Leicestershire LE11 1SL	Proposed first floor extension to rear and side, including a Juliette balcony to rear of dwelling. Retention of single storey extension to rear/side of dwelling.	REF, Permission be refused for the following reasons:	01-Mar-2021	Loughborough Hastings
P/20/1765/2	Full	32 Baxter Gate Loughborough LE11 1TQ	Single storey extension to rear/side of public house.	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2021	Loughborough Lemyngton
P/20/2094/2	Full	59 Church Gate Loughborough LE11 1UE	Alterations to existing shop front, including new cladding. to front elevation of the host building.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Loughborough Lemyngton
P/20/2095/2	Advert Consent	59 Church Gate Loughborough LE11 1UE	Installation of a replacement non-illuminated fascia sign to shopfront.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Loughborough Lemyngton
P/20/2407/2	Householder	58 Leconfield Road Loughborough Leicestershire LE11 3SQ	Proposed single and two storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	18-Feb-2021	Loughborough Nanpantan
P/20/1817/2	Full	14 Kirkstone Drive Loughborough LE11 3RW	Erection of two/single storey extension to front and single storey extension to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2021	Loughborough Nanpantan
P/20/2033/2	Householder	11 Pantain Road Loughborough Leicestershire LE11 3LZ	Erection of first floor rear extension, conversion of existing garage to habitable accommodation and new garage to side of dwelling. Erection of new boundary wall and gates to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Feb-2021	Loughborough Outwoods

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0402/2	Self Assessment	5 Melbreak Avenue Loughborough Leicestershire LE11 3PJ	Single storey extension and pitched roof to existing and new extension (Self Assessment form A completed)	SA, Self Assessment Form Submitted	22-Feb-2021	Loughborough Outwoods
P/21/0418/2	Self Assessment	131 Maple Road South Loughborough Leicestershire LE11 2JW	Single storey rear extension (Self Assessment form A completed)	SA, Self Assessment Form Submitted	23-Feb-2021	Loughborough Shelthorpe
P/20/2401/2	Householder	20 Lilac Close Loughborough Leicestershire LE11 2LA	Proposed single storey extensions to side and rear of existing dwelling (Revised scheme P/19/1782/2).	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2021	Loughborough Shelthorpe
P/20/2415/2	Householder	83 Broadway Loughborough Leicestershire LE11 2JE	Proposed single storey rear and side extensions, first floor rear extension and internal alterations	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Loughborough Shelthorpe
P/20/2208/2	Full	14 Market Place Loughborough Leicestershire LE11 3EA	Change of use from retail (Use Class E) to education and careers advice centre (Use Class F1).	GTDCON, Permission be granted subject to the following conditions:	18-Feb-2021	Loughborough Southfields
P/20/1384/2	Householder Prior Notification	157 Park Road Loughborough Leicestershire LE11 2HE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.2m, with a maximum height of 3.27m, and height to the eaves of 3.1m.	PRINOT, Prior approval from the Council is not required	19-Feb-2021	Loughborough Southfields
P/20/2207/2	CL (existing)	19 Moorhen Way Loughborough Leicestershire LE11 3HH	Certificate of lawfulness for an existing HMO use from C3 to C4 HMO	GTD, Permission be granted unconditionally	22-Feb-2021	Loughborough Southfields
P/20/2249/2	CL (existing)	8 Wren Close Loughborough LE11 3HL	Certificate of Lawfulness (Existing) for use of property as a house of multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	22-Feb-2021	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2237/2	Householder	11 Burfield Avenue Loughborough LE11 3AZ	Single storey rear extension; hip-to-gable enlargement & conversion of loft with rear dormer; revised openings to side elevation. Proposed dropped kerb and hardstanding.	GTDCON, Permission be granted subject to the following conditions:	01-Mar-2021	Loughborough Southfields
P/20/2110/2	Full	Coach House 55-57 Park Road Loughborough Leicestershire LE11 2ED	Conversion of Coach House to two residential dwellings (revised scheme, P/20/0916/2 refers).	GTDCON, Permission be granted subject to the following conditions:	03-Mar-2021	Loughborough Southfields
P/21/0075/2	Householder	2 Mayfield Drive Loughborough Leicestershire LE11 2EB	Single storey extension to rear including decking. (Revised scheme P/20/1784/2 refers)	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Loughborough Southfields
P/20/1996/2	CL (existing)	110 Alan Moss Road Loughborough LE11 5LY	Certificate of lawful development (existing) for use of the property as an HMO.	GTD, Permission be granted unconditionally	17-Feb-2021	Loughborough Storer
P/20/2245/2	CL (existing)	73 Leopold Street Loughborough LE11 5DN	Certificate of lawful development (existing) for use of the property as an HMO.	GTD, Permission be granted unconditionally	22-Feb-2021	Loughborough Storer
P/21/0399/2	Self Assessment	175 Knightthorpe Road, Loughborough, Leicestershire, LE11 5JR	Single storey extension (Self Assessment form A completed)	SA, Self Assessment Form Submitted	22-Feb-2021	Loughborough Storer
P/20/2087/2	Full	45 Fearon Street Loughborough Leicestershire LE11 5DG	Change of use of terraced dwelling to create 2no self-contained flats (revised scheme, P/20/1242/2 refers).	GTDCON, Permission be granted subject to the following conditions:	02-Mar-2021	Loughborough Storer
P/21/0066/2	Householder	27 Paget Street Loughborough Leicestershire LE11 5DS	Single storey rear extension & first floor rear extension.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2102/2	Householder	11 Willow Grove Mountsorrel LE12 7ST	Reclad front elevation	GTDCON, Permission be granted subject to the following conditions:	15-Feb-2021	Mountsorrel
P/20/2229/2	Householder	12 Braemar Close Mountsorrel LE12 7ES	Proposed two storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	22-Feb-2021	Mountsorrel
P/21/0058/2	Full	8 & 10 Johns Avenue Mountsorrel Leicestershire LE12 7DA	Erection of two bungalows and garages following demolition of existing dwellings. Variation of condition 3 of P/19/2618/2 relating to the proposed materials to be used.	GTDCON, Permission be granted subject to the following conditions:	02-Mar-2021	Mountsorrel
P/21/0030/2	Full	168 Mountsorrel Lane Mountsorrel Leicestershire LE7 7PW	Replace an existing garage.	GTDCON, Permission be granted subject to the following conditions:	03-Mar-2021	Mountsorrel
P/20/1958/2	Householder	7 Watchcrete Avenue Queniborough LE7 3FY	Single storey extension to rear, render external walls, increase height of garage roof and other alterations to house	GTDCON, Permission be granted subject to the following conditions:	16-Feb-2021	Queniborough
P/20/1908/2	Householder	The Paddock 23 Main Street South Croxton LE7 3RJ	Erection of a 3 bay car port to front of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-Mar-2021	Queniborough
P/20/2370/2	Householder Prior Notification	125 The Ringway Queniborough Leicestershire LE7 3DP	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.7m, with a maximum height of 3m, and height to the eaves of 2.8m.	PRINOT, Prior approval from the Council is not required	04-Mar-2021	Queniborough
P/21/0068/2	CL (Proposed)	9 Freehold Street Quorn Leicestershire LE12 8AY	Certificate of lawful development (proposed) for rear dormer and front skylight.	CLDPGRANT, Certificate of Lawful Proposed Development	16-Feb-2021	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1639/2	Householder	10 Turner Close Quorn Leicestershire LE12 8DQ	Retention of extension to garage.	GTDCON, Permission be granted subject to the following conditions:	17-Feb-2021	Quorn & Mountsorrel Castle
P/20/2301/2	Full	2 Cradock Drive Quorn Leicestershire LE12 8EP	Erection of bungalow with associated access and parking. and erection of garage to serve No.2 Cradock Drive. (Revised scheme - P/20/1386/2 refer)	REF, Permission be refused for the following reasons:	19-Feb-2021	Quorn & Mountsorrel Castle
P/20/2106/2	Full	Clearview Farm Unit 1 103 Loughborough Road Quorn LE12 8DU	Demolition of existing buildings and structures and erection of a retirement village comprising 3 storey building, (containing 48 self contained flats, communal lounge and guest room); 12 bungalows (class C3), and associated car parking and landscaping - P/17/0388/2 and P/19/0862. Variation of conditions 1, 13 & 14 of application P/19/0862/2, (under Section 27 of the Town and country Planning act 1990), - to allow revised boundary treatments and landscaping and for the provision of sheds within the gardens to plots 1-12.	GTDCON, Permission be granted subject to the following conditions:	19-Feb-2021	Quorn & Mountsorrel Castle
P/21/0070/2	Householder Prior Notification	93 Leicester Road Quorn Leicestershire LE12 8BA	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.94m, with a maximum height of 3.69m, and height to the eaves of 2.45m.	PRINOT, Prior approval from the Council is not required	19-Feb-2021	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2416/2	Full	235 Loughborough Road Mountsorrel Leicestershire LE12 7AS	Change of use of meals on wheels centre to office (Use Class E(g)(i)) including external alterations (including the removal of porch roof and roof alterations, and associated alterations to fenestrations/doors), and the creation of cycle & additional parking provision.	REF, Permission be refused for the following reasons:	01-Mar-2021	Quorn & Mountsorrel Castle
P/20/2141/2	Householder	77 Mountsorrel Lane Rothley LE7 7PT	Single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	18-Feb-2021	Rothley & Thurmaston
P/20/2240/2	Householder	64 Latimer Road Cropston LE7 7GN	Erection of single storey extension to front and first storey extension to rear alterations to front.	GTDCON, Permission be granted subject to the following conditions:	02-Mar-2021	Rothley & Thurmaston
P/20/2241/2	Householder	86 Leicester Road Thurmaston LE7 7JG	Proposed part 2-storey and part single-storey extension to side and rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Mar-2021	Rothley & Thurmaston
P/20/1754/2	Full	Land off Leicester Road Thurmaston Leics	Proposed infill of land depression/pond and creation of a new pond and associated soft landscaping area	GTDCON, Permission be granted subject to the following conditions:	08-Mar-2021	Rothley & Thurmaston
P/20/2083/2	Reserved Matters	Land off Leicester Road, Thurmaston LE7 7JH	Reserved Matters (appearance, landscaping, layout and scale) of approved application P/18/1241/2 for the erection of 1 no. 5-bedroomed dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Mar-2021	Rothley & Thurmaston
P/20/1514/2	Full	Lindum Mill Ashby Road East Shepshed Leicestershire LE12 9BS	Installation of two combined heat and power (CHP) engines, waste heat boiler and associated infrastructure.	GTDCON, Permission be granted subject to the following conditions:	19-Feb-2021	Shepshed East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0012/2	Householder Prior Notification	21 Kirkhill Shepshed Leicestershire LE12 9PA	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6.0m, with a maximum height of 4.0m, and height to the eaves of 3.0m.	PRIGRA, The prior approval of the Council is granted	02-Mar-2021	Shepshed East
P/20/1932/2	Householder	21 Pentland Avenue Shepshed LE12 9BH	Erection of detached garage	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2021	Shepshed East
P/20/1695/2	Advert Consent	42 Brook Street Shepshed Leicestershire LE12 9RG	Display of internally illuminated fascia and projecting signs.	GTDCON, Permission be granted subject to the following conditions:	23-Feb-2021	Shepshed West
P/19/0447/2	Outline Planning Permission	193 Seagrave Road Sileby Leicestershire LE12 7NH	Outline application for residential development of up to 18 units with all matters reserved except for access.	GTDCON, Permission be granted subject to the following conditions:	19-Feb-2021	Sileby
P/20/2394/2	Householder	14 Avenue Road Sileby Leicestershire LE12 7PG	Proposed single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	26-Feb-2021	Sileby
P/21/0040/2	Householder	8 Staveley Close Sileby Leicestershire LE12 7QW	Two storey side extension	GTDCON, Permission be granted subject to the following conditions:	05-Mar-2021	Sileby
P/20/2338/2	Householder	90 Cossington Road Sileby Leicestershire LE12 7RS	CONVERSION OF GARAGE TO OPEN PLAN KITCHEN DINER, MAKING THE ROOF GABLE END WITH ELEMENT OF FLAT ROOF AT THE REAR, AND RENDERING THE WHOLE HOUSE	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Sileby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2132/2	Householder	92 Goodes Lane Syston LE7 2JJ	Erection of two storey side and rear extension, single storey rear extension, alterations to porch to front of house.	GTDCON, Permission be granted subject to the following conditions:	01-Mar-2021	Syston East
P/20/1877/2	Householder	21 Goodes Lane Syston LE7 2JL	Two storey side & rear and single storey rear extensions.	GTDCON, Permission be granted subject to the following conditions:	02-Mar-2021	Syston East
P/20/2280/2	Householder	2 Brighton Avenue Syston Leicestershire LE7 2EB	Proposed single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Mar-2021	Syston East
P/21/0013/2	Householder	101 College Road Syston Leicestershire LE7 2AQ	Two storey extension to front of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2021	Syston East
P/21/0116/2	Equipment PD Notification	Syston Fosse Way, Audnel Group Ltd, Fosse Way, Leicester, Leicestershire, LE7 1NG	Installation of additional antenna upon existing lattice tower at a mean height of 19m and works to existing ancillary cabin. (Telecom Notification)	MNAAU, The application be agreed without conditions.	15-Feb-2021	Syston West
P/20/2067/2	Householder	35 Fosse Way Syston Leicestershire LE7 1NF	Proposed single storey extensions to front, side and rear of dwelling (revised scheme, P/20/1620/2 refers).	GTDCON, Permission be granted subject to the following conditions:	15-Feb-2021	Syston West Z not used formerly Syston
P/20/2114/2	Advert Consent	Thurmaston Shopping Centre Barkby Thorpe Lane Thurmaston LE4 8GP	Display of 2 freestanding internally illuminated signs and 1 wall mounted internally illuminated sign.	GTDCON, Permission be granted subject to the following conditions:	15-Feb-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2111/2	Householder	1A Rosedene Avenue Thurmaston LE4 8HR	First floor extension to create two storey dwelling, front porch extension and single storey rear extension. (Revised scheme - P/20/0784/2 refers)	GTDCON, Permission be granted subject to the following conditions:	19-Feb-2021	Thurmaston
P/20/2410/2	Householder	132 Dovedale Road Thurmaston Leicestershire LE4 8ND	Erection of two storey extension to side and rear of dwelling and single storey extension to rear. (Revised scheme P/19/2270/2 refers)	REF, Permission be refused for the following reasons:	22-Feb-2021	Thurmaston
P/21/0231/2	Householder Prior Notification	62 Dovedale Road Thurmaston Leicestershire LE4 8NB	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, with a maximum height of 3.5m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	09-Mar-2021	Thurmaston
P/20/2212/2	Householder	52 Campbell Avenue Thurmaston LE4 8HB	Erection of single storey extension to rear and side, and one and half storey extensions, including alterations to roof to include front and rear dormers to dwelling.	REF, Permission be refused for the following reasons:	09-Mar-2021	Thurmaston
P/21/0224/2	Householder Prior Notification	80 Lonsdale Road Thurmaston Leicestershire LE4 8JF	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 4m, and height to the eaves of 2.65m.	PRINOT, Prior approval from the Council is not required	10-Mar-2021	Thurmaston
P/21/0008/2	Householder	20 Grange Avenue Rearsby Leicestershire LE7 4FY	Proposed single storey side/rear extension	GTDCON, Permission be granted subject to the following conditions:	24-Feb-2021	Wreake Villages
P/20/2244/2	Householder	1688 Melton Road Rearsby LE7 4YR	Erection of infill extension to rear/side of dwelling. (Retrospective Application)	GTDCON, Permission be granted subject to the following conditions:	03-Mar-2021	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1721/2	Householder	24 Church Leys Avenue Rearsby LE7 4YF	Proposed single storey extension to front of dwelling to provide garage and addition of porch, conversion of existing attached garage into living accommodation, and extension of dropped kerb to front of property.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2021	Wreake Villages
P/20/2209/2	Full	The Star Inn 37 The Green Thrussington LE7 4UH	Erection of first floor extension to provide further guesthouse accommodation.	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2021	Wreake Villages