

Item No. 4

Application Reference Number P/17/0388/2

Application Type:	Full		
Applicant:	McCarthy and Stone Retirement Lifestyles Ltd		
Proposal:	Demolition of existing buildings and structures and erection of a retirement village comprising 2 and 3 storey building, (containing 48 self-contained flats communal lounge and guest room); 12 bungalows (class C3), and associated car parking and landscaping.		
Location:	Clear View Business Park 103 Loughborough Road Quorn Leicestershire LE12 8DU		
Parish:	Quorn	Ward:	Quorn and Mountsorrel Castle
Case Officer:	Karen Brightman	Tel No:	01509 632520

This application is called to Plans Committee at the request of Councillor Shepherd as it is outside limits to development for Quorn.

Description of the Site

This 0.88ha site is located approximately 1km to the north of Quorn village. It lies outside limits to development for the village and is separated from open land to the northwest by a large conifer hedge. To the northeast is the recently completed 4G pitch for Quorn Football Club along with associated parking and a club house which is directly on the site boundary. Loughborough Road is along the site's southwestern boundary, with open land beyond. To the southeast is a former training pitch area which has planning permission for the erection of a two-storey, 64 bedroom Care Home, (P/16/0947/2).

The site currently houses a mix of uses which comprise Clear View Business Park. These include caravan sales, a plant nursery and some small scale light industrial units set in single storey buildings. There is an established hedge to the Loughborough Road boundary of the site, set behind a wide grass verge which encloses the footway. This is regularly clipped so that some of the buildings within the site can be seen. There are a number of attractive street trees within the verge near the site's southwest corner.

Description of the Application

The application is for the erection of 48 one and two bedroom retirement apartments within a three storey block, 12 one and two bedroom bungalows and to provide associated parking and landscaping. The proposal includes communal facilities such as a communal garden and lounge, a manager's office and a guest suite. The flats do, however, all have their own self-contained, cooking, bathing and living room facilities. In this respect they fall within use class C3, rather than C2, like the recently permitted care home.

The applicant, McCarthy and Stone, would manage the grounds and buildings and offer residents various help and care packages to suit that resident's current need.

The following documents accompany the application:

- Planning Statement February 2017
- Needs Report January 2017
- Landscape and Visual Appraisal January 2017 Rev C
- Design and Access Statement June 2018
- Viability Assessment (confidential and not on website)
- Health Impact Assessment 2017
- Noise Survey report May 2018
- Tree survey JTK/9302/RevA/SO
- Parking Appraisal June 2018
- Transport Assessment June 2018
- Travel Plan June 2018
- Flood Risk Assessment June 2018

The plans and many of the supporting documents were revised in June, following concerns expressed by officers in relation to design and massing. For completeness and clarity the most recent set of proposed plans being considered for this application are:

40783 003 Site Location Plan, WM-2395-03-AC 001G Proposed Site Plan, WM-2395-03-AC 003B Boundary Treatment Plan, 40783 13A Demolition Plan, WM-2395-03-AC 001G 010F Ground and First Floor Plans, WM-2395-03-AC 011E Second Floor Plan, 2735 101 H Landscape Layout, 2735 201 G Planting Plan, WM-2395-03-AC 018B Side and rear Elevations, WM-2395-03-AC 012E Front and side Elevations, WM-2395-03-AC 012E Materials Schedule, WM-2395-03-AC 013 Bungalow Type B, WM-2395-03-AC 015 Bungalow Type F, WM-2395-03-AC 021 Bungalow Type A, WM-2395-03-AC 023 Bungalow Type C, 17-0443-210 D Proposed Private Levels, 17-0443-240 H Proposed Drainage Layout 1, 17-0443-241 A Private Drainage layout 2, 9302/01 A Tree Constraints Plan, WM-2395-03-AC 017C Sales Units, 24275B-1-2D Underground Services.

Development Plan Policies

Policy CS1 – Development Strategy sets out the development strategy for the Borough. This includes a direction of growth which focuses housing development in locations around the edge of Leicester, Loughborough and Shepshed through three Sustainable Urban Extensions. The 7 Service Centres, including Quorn, are identified to deliver 3,000 houses with the policy providing positive support for sustainable development which meets our development needs. It should be noted that there are commitments for around 3,500 houses in the Service Centres.

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, including type, size and tenure and sets targets for affordable homes provision. In Quorn 40% 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 CS13 – Biodiversity and Geodiversity seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

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 through the use of Section 106 Agreements. This is so the local impacts of developments will have been reasonably managed and mitigated.

Policy CS 25 – 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)

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 policies are:

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

Other material considerations

The National Planning Policy Framework 2018 (NPPF)

The NPPF is a material consideration in planning decisions. The NPPF seeks to achieve sustainable development that fulfils economic, social and environmental objectives.

Paragraph 11 states that where development accords with an up to date Development Plan it should be granted planning permission but that where relevant policies are absent or the policies which are most important for determining the application are out of date permission should be granted 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; or
- policies in the NPPF that protect areas or assets of importance provide a clear reason for refusal.

Footnote 7 makes it clear that where applications for housing are being considered if a 5 year supply of housing land cannot be demonstrated or the housing delivery test indicates that the level of delivery of housing is less than 75% of the housing requirement over the last 3 years that housing supply policies should be considered to be out of date.

Paragraph 12 adds further emphasis to the primacy of the development plan stating that where proposals don't accord with an up to date plan they should normally be refused unless material considerations indicate otherwise.

In terms of the remainder of the NPPF, sections relevant to the consideration of this application include the following:

Paragraph 57 states that the weight to be given to viability assessments is a matter for the decision taker. It points that, where proposals accord with up to date policies on contributions, it should be assumed that the proposal is viable.

Paragraph 59 makes it clear that the needs of groups with specific housing requirements should be addressed.

Paragraph 61 states that planning policies should consider the need for housing for different groups including older people.

Paragraph 64 states that where major development involving housing is proposed that at least 10% of the affordable homes should be for affordable ownership. Purpose built accommodation for the elderly is recognised as one of a number of exemptions to this requirement.

Paragraph 77 says that planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Paragraph 109 states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

Paragraph 118 lends weight to the use of brownfield sites to meet identified need for housing. It extends this to the promotion of development of underutilised land and buildings where there is housing need and land supply is constrained.

Paragraph 122 seeks to use land efficiently using higher density development where this is appropriate.

Paragraph 127 seeks to foster high quality design.

Paragraph 129 states that local planning authorities should ensure that, amongst other things, they make use of appropriate tools and processes for assessing and improving the design of development. This includes assessment frameworks such as Building for Life

Planning Practice Guidance

This web based resource provides supplemental guidance to the NPPF. It provides advice on a range of topics including: design, housing need, housing land availability and viability. The sections relating to housing need and viability have recently been updated to reflect the 2018 NPPF. Recent changes include the counting of communal accommodation such as C2 care homes within the housing supply figure, the definition of specific inputs into a viability appraisal and a requirement for viability appraisals to be made public.

Leading in Design Supplementary Planning Document (February 2006)

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 SPD was adopted in May 2017 and provides guidance to support the Local Plan Core Policy CS3: Strategic Housing Needs. It provides advice relating to affordable housing and offers encouragement for specialist accommodation and extra care facilities where these address the needs of older people.

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 demographic changes over the same period. Whilst the objectively assessed need figure remains untested in a plan making environment and needs to be considered in light of the standard housing methodology it is therefore not to be relied upon at the current time, the housing mix evidence can be accorded significant weight as it reflects known demographic changes.

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 (Criteria 10(b)).

Relevant Planning History

Relevant applications for the site and surrounding area are set out in the table below:

Ref.	Description	Decision	Date
P/76/1777/2	Erection of storage buildings	Granted	Dec 76
P/85/2599/2	Erection of Agricultural Dwelling	Granted	Mar 85
P/92/1428/2	Change of use of grazing land to football pitch and clubhouse	Granted	April 92
P/93/3008/2	Erection of Clubhouse	Granted	Apr 93
P/94/1048/2	Retention of units for B1 and B8 use	Granted	Oct 94
P/94/1047/2	Use of units for B2 uses	Granted	Jul 94
P/96/0343/2	Retention of use of clubhouse without complying with condition restricting uses to football club activities	Granted	May 96
P/16/0894/2	Installation of 4G pitch, fencing, netting and new floodlights	Granted	Jul 16
P/16/0947/2	Erection of 64 bed care home	Granted	Dec 16

Responses of Statutory Consultees

The table below sets out a summary of the responses received from Statutory Consultees and local organisations. The responses can be read in full on the Council's website.

Response from	Comments
Quorn Parish Council	Has responded to the revised plans and supports the development in principle due to the need for this type of accommodation within Quorn. The commitment to the village design statement is welcomed and the sentiments of the travel plan encouraged. Concerns remain relating to the ability of village medical facilities to cope, the suitability of the existing access and the lack of a safely accessible bus stop on the south bound carriageway.
Natural England	Has no comment on the application but refers to its standing advice.
Severn Trent	Has no objection subject to the inclusion of a condition requiring details of surface and foul water drainage.
Environment Agency	Refer to the need to consult the LLFA and comment that if any ground contamination is found during construction that this would require remediation survey work.
LCC Library Services	Makes no claim for additional service needs.

Response from	Comments
LCC Education	Makes no claim for additional service needs.
LCC Civic Amenity	Made no claim for additional service needs with regard to the previous scheme as the nearest Civic Amenity site was able to cope. Now seeks a contribution of £3100 with regard to the amended plans which reflects increased use by 60 households.
LCC Highways	The Highway Authority does not object to the proposal as it does not consider that it would have a severe impact on the highway network. The access arrangements are considered suitable and the internal layout and levels of parking are supported. In order to improve sustainability a scheme to improve bus accessibility is sought along with cycle parking.
LCC lead Flood Authority	Does not offer additional comment on the revised proposals but comments that the proposal is acceptable in principle subject to the imposition of four standard conditions.
CPRE	Supports the application in principle as it fulfils a local need. Nevertheless reservations are expressed with regard to parking provision, and the lack of chimneys within the bungalow designs.
NHS West Leicestershire CCG	States that a contribution of £22,804.98 towards extending Quorn Medical Centre would be needed to accommodate the additional patients. However, it points out that recent attempts to extend the practice have failed to gain planning permission due the limited amount of space available and amenity issues that extending upwards creates.
CBC - Environmental Health	Concurs with the findings of the noise assessment and considers the mitigation measures it suggests to be suitable.
CBC – Housing	Seeks 40% affordable units on the site in line with CS3. These should equate to 24 one bed units, 21 two bed units and 9 two bed bungalows. The tenure split should be 80% for rent and 20% for intermediate housing. As the demand in Quorn is for general purpose affordable units this should be provided on an alternative site or a commuted sum paid.

Response from	Comments
Leicestershire Police	Do not object to the proposal but make recommendations relating to fencing height, landscape maintenance, lighting CCTV and general design features.
Councillor Shepherd	Requests that the decision is made by plans committee as the site is outside limits to development.

Other Comments Received

The following table summarises responses received from residents (these comments can be read in full on the Council's website):

From	View	Comments
5 Kelcey Rd, Quorn	Objection	Concern is expressed at the lack of adequate parking.
41 Sutton Close, Quorn	Comment	Welcomes the bungalows but expresses concern about the lack of green space and parking for the flats.
23 Sanders Road, Quorn	Comment	Supports the principle but expresses concern regarding lack of parking.
3 Leicester Road, Quorn	Support	Comments that development of this type is needed.
19 Bingham Rd, Radcliffe on Trent	Support	States the development would look attractive, use brownfield land and meet a need.
LE12	Objection	Is concerned that the development is too dense for the site and that the location away from the village centre and next to football club and busy road is unsuitable. Concerns are also expressed with regard to parking and loss of rural character.
1 Northage Close, Quorn	Support	Supports as meets local need.
26 Sandalwood Road	Support	Supports as meets local need.
27 Mansfield Avenue, Quorn	Support	Supports as meets local need and is of the view it is in keeping.
Resident (no address given)	Comment	Ample disabled parking should be provided.
4 Brown Avenue, Quorn	Support	Supports as meets local need.
Responses to Revised Plans		
36 Craddock drive	Support	Keen to see the scheme built.
7 Freeman Way	Support	The development is needed and the design pleasing.
7 Chaveney Walk	Support	There is a need for bungalows.
27 Mansfield Avenue	Support	Will improve this part of the village and provide much needed accommodation.

From	View	Comments
26 Sandalwood Road	Support	States the development is necessary.
2 White Street	Support	Will be an asset to the village improved by a bus stop outside.
6 Ashmead Crescent	Support	Development is needed and in a sustainable location where it enhances the area and support local services.

Consideration of the Planning Issues

The key issues in considering this application are considered to be:

- Principle of development
- The Need for Retirement Living
- Affordable Housing
- Deliverability
- Impact on the landscape and the character of the area
- Design and Living Conditions
- Highway Safety and Parking
- Impact on infrastructure
- Ecology
- Drainage
- Loss of Employment
- Noise and Lighting.

Principle of development

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.

Policy CS1 sets a development strategy and settlement hierarchy that guides residential development to the edge of Leicester and Loughborough/Shepshed before smaller places in the Borough. Quorn is categorised as one of seven service centres, which are expected to accommodate at least 3,000 dwellings within and adjoining the settlement during the plan period 2011 to 2028. CS1 says that sustainable development which contributes towards meeting development needs, supports the strategic vision, makes effective use of land and is in accordance with the other policies in the Core Strategy will be positively supported.

The proposal is outside the limits to development for Quorn but is on the edge of the built form of the village and, as a consequence, is relatively close to the facilities that the service centre offers. It is also previously developed land, the use of which is supported by CS16.

The Council is currently able to demonstrate a 5 year supply of housing land and monitoring of housing completions satisfies the new delivery test set out within the NPPF. This means that there is a sufficient supply of deliverable sites and there are

good prospects for achieving the planned supply. In accordance with the NPPF CS1 is not considered to be out of date and there is no overarching need for the homes from the proposal to contribute towards the supply of homes. However, older people are identified within the Core Strategy, Housing SPD and National Guidance as a group with specific needs and the prospects for the proposal to meet an identified need for older people should be taken into account. This is discussed below.

The need for Retirement Living

Policy CS3 intends to meet the strategic housing needs of the Borough. It seeks to do this in a number of ways including the provision of an appropriate mix of housing types having regard to identified needs and the character of the area. Paragraph 4.46 of the supporting text to CS1 recognises that the priority is to see any new development at Service Centres take place within the existing built-up areas but that “greenfield” locations may be appropriate where there is a recognised local housing need and insufficient capacity to meet that need within built up areas.

The supporting text for policy CS3 recognises that there is a growing need for housing for older people (paragraphs 5.3 and 5.4) and that specialist provision is needed once people require more support (paragraph 5.5). The need for smaller houses and bungalows is also noted (paragraph 5.7) and the text goes on to say, (paragraph 5.8), that in order to define and meet need evidence from the Strategic Housing Market Assessment, (SHMA), local housing needs surveys and household projections needs to be used when considering planning applications. The SHMA has since been updated by the Housing and Economic Needs Assessment (2017) (HEDNA).

HEDNA 2017 has examined the housing needs of older people in Charnwood, identifying significant growth in the over 65's (78% between 2011 and 2036), with the greatest growth in the oldest part of this age range. HEDNA identifies that a combination of this ageing population and the associated higher levels of disability and health problems will result in an increased demand for specialist housing. HEDNA looks at housing for older people under two Use Class categories; C3 and C2. In terms of C3, current provision shows 92 sheltered/extra care units in the HEDNA market area per 1,000 people over 75. Nationally it is advised that there should be 170 units per 1,000 people aged over 75. To raise the level of provision, to that recommended, 2,205 units would need to be provided in Charnwood between 2011 and 2036. This equates to 88 units per annum.

Turning to C2, the analysis identifies the need for 182 care spaces per annum across the HEDNA market area. Based on the same proportioning between districts used for specialist C3 housing this would equate to a need for 32 spaces/annum within Charnwood.

It is difficult to examine age specific C3 based schemes across the Borough as these are often not clearly distinguished from other C3 development. The following table lists larger scale, (5+ rooms), commitments for care home accommodation in the Borough from 2014 to the present time. Those highlighted in grey are identified age restricted proposals that fall within use class C3:

Reference	Proposal	Spaces	Notes
P/14/0002/2	Change of use D1 to C2	8	Storer Road, Loughborough. Described as C2 although accommodation is self contained.
P/14/1249/2	Extensions to Nursing Home	8	Rose Cottage, Mountsorrel.
P/14/0420/2	Extensions to Care Home	6	Fosse Way, Syston.
P/14/0431/2	Extensions to Care Home	14	Cedar House, Cropston.
P/14/1486/2	Erection of Care Home	72	Hallam Fields Centre.
P/14/1489/2	Extension to Care Home	5	Mountsorrel Lane, Sileby.
P/14/1833/2	New Care Home	64	West of Loughborough SUE.
P/14/2402/2	New Extra Care Complex	62	Derby Road, Loughborough.
P/15/1788/2	Extensions to Care Home	9	Rearsby Residential Home.
P/16/1660/2	New Care Home	70	NE Leicester SUE.
P/16/0836/2	New Care Home	66	Linkfield Farm, Mountsorrel –
CS 20	Direction of Growth to include extra care housing	65	Details not finalised. Application pending.
P/16/0947/2	Erection of Care Home	64	Application approved construction not yet commenced
P/16/1829/2	Extension to care Home	9	Cedar House, Cropston
P/18/0302	Erection of Care Home	64	Allendale Road, Loughborough
	total	586	

This suggests that units have been provided at an approximate rate of 130 annum over the 4.5 year period. This is slightly higher than the combined C2 and C3 rates derived from HEDNA 120/annum, (88+32). However, it should be noted that no proposals came forward during 2017 and that permissions do not necessarily mean the units have been provided. 199 of the spaces are part of larger Strategic Urban Extension schemes, which will not provide an immediate supply due to the timing and phasing of these parts of the schemes. In simple quantitative terms, in order to maintain a consistent and regular supply over the HEDNA period delivery of roughly two developments, equivalent in size to the current proposal, might be expected on an annual basis.

HEDNA goes on to note that as many older people are owner occupiers and because the highest level of supply for older peoples housing is in the affordable sector there is likely to be a specific future need for market specialist housing, (as opposed to

affordable or Local Authority provision). HEDNA suggests that the split between market and affordable housing for older people should be 50:50. This lends some support to the market tenure that the scheme would provide.

HEDNA also identifies a demand for bungalows and points to the popularity of schemes that include them with older people. The proposal would provide 12 single storey units which would help to meet with this demand.

Leicestershire County Council has published an accommodation Strategy for Older People 2016-2026. The strategy supports the findings of HEDNA and includes a "toolkit" endorsed by the Department of Health, which seeks to identify potential demand for different types of specialist housing for older people and models the future range of housing and care provision. The toolkit suggests that per 1000 people over 75 years old there should be 125 conventional sheltered housing properties; and 25 extra care properties totalling 170 specialist units. It should be noted that of the 170 specialist units required there is a range of type of provision and that specialist housing does not necessarily equate to extra care provision.

There is a clear need for further market specialist housing to serve older people within the Borough and there is no disagreement that this also applies to Quorn itself. The relevance of this smaller area, due to the people wishing to remain within or close to their existing community is also acknowledged. Given national guidance and the aims of the Core Strategy the weight that should be attributed to this need is significant. However, this must be tempered by the evidence that supply over the last 4 years has largely met the rate derived from HEDNA without the need, (other than for the Sustainable Urban Extension projects), to utilise land outside Local Plan limits to development. Whilst a sequential appraisal of whether there are enough remaining sites to continue to meet need in this way has not been carried out there is equally nothing to suggest that there are insufficient sites.

In conclusion, there is clear evidence of the need for specialist housing for older people and that some of this should be market housing to allow for continued home ownership. Examination of committed and permitted schemes over the last few years shows provision above the suggested HEDNA figure to meet this need. However, this level of committed provision is reliant upon allocations within the SUE's that may be delivered later in the plan period. The inclusion of other proposals that can be delivered sooner, such as the current scheme would allow for greater flexibility and prospects for supply. The proposal would comply with the provisions of policy CS3 in this regard and would meet an identified need that weighs in favour of the proposal.

Affordable Housing

Policy CS3 is also concerned with tenure and seeks a target of 40% of affordable units, within Quorn, subject to market considerations, economic viability and other infrastructure requirements. In other words this level should be sought but not at the expense of making an otherwise acceptable proposal undeliverable.

The Council's Housing Strategy team has advised that a commuted sum in lieu of the agreed level of provision would be preferable to physical provision on the site, due the

difficulty of managing units within a primarily flatted scheme and the challenge of finding a registered provider who would take this task on. Using the Council's Supplementary Planning Guidance this would equate to an off site sum of £2,190,000.

The applicant has submitted viability information which has been independently examined by the District Valuation Office. The figures show that the development would generate a loss equivalent to the cost of the healthcare contribution of £22,804.98. As this is a necessary provision to ensure the development can be supported by necessary infrastructure it is not a negotiable input in terms of the viability.

The provision of affordable housing is a policy based target and that policy does allow for flexibility in cases where viability is marginal. In this instance it has been demonstrated with independent testing that the provision of affordable housing would render a marginal scheme unviable. For this reason, it is considered that the proposal complies with policy CS3 as the level of affordable housing required should have regard to economic viability and in this case is not capable of being provided. This means that the proposal cannot be refused on the grounds of not complying with CS3, although equally it gains no positive weight within the planning balance due to the lack of provision of affordable homes.

Deliverability

The figures above show that the proposal would operate at a loss when all standard inputs are balanced, even with no contribution to affordable housing. This raises a question as to whether the proposal can be delivered and this in itself is a planning consideration that must be added to the planning balance.

As set out above there is not currently a deficit in the supply of housing across the Borough but nevertheless sites that cannot be delivered do not aid this supply. This limits the weight that can be attached to sustaining a five year supply but nevertheless does not negate other benefits of the scheme such as the provision of specialist housing.

In response to concerns relating to deliverability the developer has pointed out that high build costs are affecting very many developments at the moment and that its own cost risk profile supports development within the life of the permission. To further illustrate developer confidence in this regard a reduced implementation period of 18 months (as opposed to the usual 3 years) is offered.

In this respect it is not considered that deliverability could be used as a sole reason to refuse the proposal but that the concerns around it may reduce any weight to be given to sustaining a five year supply of housing land.

Impact on the landscape and the character of the area

Policy CS2 seeks to ensure that new development respects and enhances the character of the area in which it is situated whilst policy CS11 supports and protects the character of the landscape and countryside in the Borough. In order to assess

the impact the proposal would have on the character of the area, three factors are considered. These are:

- Relationship to the village
- Views into the site
- Impact on open land.

Relationship to the village – the site is located on the edge of the village and although within the countryside it is not in an isolated location. There is development in depth on the opposite side of Farley Way and an extant planning permission, (P/16/0647/2), for a two-storey nursing home between this and the application site. There is also a ribbon of development on the opposite side of Loughborough Road, although this does not extend as far as the application site. To the north east is the football pitch associated with Quorn FC and its associated parking and structures. Directly to the north west is open land between Loughborough and Quorn. As a result of this local context, the site is enclosed on two sides by existing development and relates reasonably well to the settlement form and pattern of the village, particularly given the existing structures and uses on the land.

Views into the site – There are several approaches into and out of the village where the development would be visible. These are:

- a) Exiting Quorn via Loughborough Road
- b) Entering Quorn via Loughborough Road
- d) Heading North along Woodhouse Road
- e) From Farley Way.

The table below sets out an assessment from these points:

Approach	Assessment
Exiting Quorn via Loughborough Road	As the traffic signal junction is approached the road widens and there is a grassed central reservation. Housing is visible to the left but housing to the right is well screened by trees and landscaping. The site itself is not visible until a point almost directly level with its frontage. The site is currently screened by hedging and the low buildings and structures, that it currently houses, are relatively well hidden. The proposed development would alter this and provide views of a substantial three storey building along with the lesser impact of the group of bungalows. This would be within the context of the extant planning permission for the nursing home which will provide a new two storey building in a prominent corner location much closer to the Loughborough Road frontage. Revisions to the proposal, (repositioning the bungalows to the west and removal of the leylandii hedge), mean that a softer edge of settlement form could now be achieved.

Approach	Assessment
Entering Quorn via Loughborough Road	On entering the village there is a rural feel until approximately the position of the 30 mph sign. At this point the existing nursery buildings become visible and the hedgerow to the left is, (at times), trimmed into a more suburban form. The landscape to the right remains rural with distance views of the Victorian villa on the corner of Woodhouse Road. The proposal would not be visible until a point close to the site frontage due to the curve of the road and existing planting at and near this boundary. There would inevitably be a change in character close to the site frontage but in terms of distant views this would be limited. In terms of evolving views on entering the village the revised plans allow for a softer edge to the settlement.
Heading North along Woodhouse Road/Farley Way	There is a gentle uphill gradient as the signalised junction is approached from Woodhouse Road. There are residential properties on either side as the junction is reached and walling with greenery behind defines the boundaries. Due to gradient and the alignment of the road the site only becomes visible as the entrance to the corner property on the left is passed. From this point there would be distant views of the development, set behind and above the approved nursing home development. Amendments to the plans have reduced this impact considerably as the apartment building, (although now entirely three storey), is set further back from the road with its longest elevations running north/south rather than east/west along Loughborough Road.
Farley Way	The site is currently well screened from Farley Way due to existing planting. However, the new nursing home proposal will open up this frontage more due to pruning of vegetation, and removal of some of the trees, particularly to make way for the new access. Whilst the proposed apartment block would be set behind the nursing home and some distance from Farley Way, views of it would be possible both above the care home, (as it is 2m higher) and across the care home car park. These views are not considered to be harmful, however, due to the limited nature of them and given the immediate context.

The proposal would give rise to visual impacts and in the immediate vicinity of the site these would be significant. However, revisions to the plans have lessened this by setting the larger building into the site and altering its orientation. The visual impacts that would occur are not in themselves considered to be harmful to such an extent that planning permission should be refused although they should be added to the planning balance as a negative.

Impact on open land – The site is within an area of open land that is between Loughborough and Quorn. Policy CS11 seeks to ensure that new development maintains the separate identities of towns and villages in Charnwood though it is not considered that in this instance the proposal would lead to a marked visual narrowing of the gap due to the existing characteristics of the area.

The Core Strategy also states that the opportunity for new Areas of Separation will be explored in those areas previously designated as Green Wedge in the 2004 Local Plan. In March 2016 a Green Wedges and Areas of Local Separation Study was produced to provide evidence on these matters, ostensibly for plan making but the study also provides evidence that is material to considering planning applications. The study considers the area between Quorn and Loughborough and concludes that an Area of Local Separation (ALS), named PALS - , could be designated, based on the boundary of the former Green Wedge with appropriate amendments. Whilst this evidence has not been translated into policy, it is noted that the evidence suggests that there will be a future Area of Local Separation and that it could include the application site. The boundaries for the designation are to be defined by the Local Plan but the study concludes that Farley Way would be a defensible boundary. However, this does not take into account the recent consent for a nursing home west of Farley Way, which would alter this situation or the current brownfield status of the site. Its exclusion, along with the nursing home site, would not be critical to the overall function of the area, (particularly given its size). The eastern boundary of the site would provide a defensible boundary that could be defined within the Local Plan, particularly given the structural planting that is proposed. It is considered that the site itself would not be critical to the function of providing a new ALS between Loughborough and Quorn and that this would not be a reason to refuse planning permission or of substantial weight in the overall planning balance.

In conclusion the site is considered to relate reasonably well to the village in terms of settlement form and its existing use means that impacts on a potential strategic area of local separation would be limited. There would be visual impacts in the immediate vicinity of the site but these are not considered to be so harmful that they should be afforded significant weight in the planning balance.

Design and Living Conditions

Policy CS2 seeks high quality design. It sets out broad criteria for achieving this suggesting that the quality of proposals should be assessed using national design guidance. Building for Life contains important government guidance on design and sets out a series of headings which good quality designs should perform well under. An initial assessment against these criteria is summarised below:

Building for Life Summary		
1	Connections	The proposal connects to the surrounding area only by utilising the existing access. Opportunities to improve this are constrained and may conflict with the need for security for residents Neutral

2	Facilities and Services	The proposal is reasonably close to existing services and facilities but is on the edge of the village. Neutral
3	Public Transport	There is a good range of public transport within easy reach of the site. The relocation of or a new westbound bus stop adjacent to the site would enhance this element further. Positive
4	Local Housing requirements	The proposal is specifically aimed at meeting an identified housing need within both Charnwood and the local area. Positive
5	Character	The proposal comprises a mix of building heights and styles but predominantly is of a traditional and simple design. Efforts have been made to reflect local architecture and materials and to add interesting features such as balconies to give the development presence and character. The development would have two distinct character areas grouped around a linear parking area: the bungalows to the east and the higher density flatted block to the west. The design could be improved by creating more of a focal point around the entrance to the two areas. Neutral
6	Site and Context	<p>Attempts have been made to respond to existing context with materials and design elements. The mass of the main building is not typical but has been broken down to a more domestic scale using a mix of materials, architectural features and varied roof forms and chimneys.</p> <p>There are no nearby residential properties which would be directly impacted by the development in terms of loss of amenity.</p> <p>There is a distance of approximately 24m between the side gable of the nursing home, (which contains stairway windows), and the proposed front elevation, (with main windows), which would meet with guidance for privacy and over dominance. This is the tightest relationship between the two buildings, save an oblique relationship between the bedroom window to units 4 and 19 and the rear facing units of the nursing home, that are nearest the boundary, which is the same distance. Positive</p>
7	Well defined streets and spaces	The scheme by its nature is self-contained but there are clear spaces for vehicles and for residents to use. Positive
8	Finding a way round	The development is small and as a result easy to navigate. Positive

9	Streets for all	It is difficult to apply this criteria internally to a proposal of this scale and type. The central courtyard is overlooked by the apartment block and bungalows. Positive
10	Car Parking	There is parking provision in the form of a communal car park and on plot spaces and garages for the bungalows. This does not over-dominate the design and layout. Specific buggy storage has been provided in the apartment building. Positive.
11	Public and private spaces	The bungalows have reasonably sized private gardens and there is private communal garden serving the apartment block. The space provided is appropriate for the use proposed. Positive.
12	External storage and Amenity space	Provision has been made for outside storage of cycles and there is an indoor store for bins. Positive

Overall the scheme performs well in 9 of the 12 criteria. This suggests that it is a good quality design which would be in keeping with the provisions of policy CS2 and the provisions of the Development Plan.

Highway Safety and Parking

Leicestershire County Council Highway Authority does not object to the principle of the development and considers that the residual cumulative impacts of development are not severe in accordance with Paragraph 109 of the NPPF. Its response covers the following areas:

- Site Access – Vehicular and pedestrian access is proposed from Loughborough Road in the same location as the existing Business Park access. Revisions to the plans have led to the access road being widened to 5.5m at the site boundary before reducing to 4.9m further into the site and the Highway Authority is now satisfied that the site access arrangements are acceptable as per the RGP site plan drawing reference WM-2395-03-AC 001 G.
- Off-Site Implications – Collision analysis shows no particular issue in the area. The Highway Authority is satisfied that the impact of the development has been appropriately assessed, and should in fact lead to a reduction in traffic in comparison to what the site could currently generate.
- Internal Layout – The Highway Authority considers that an appropriate level of parking has been provided. It suggests the inclusion of a condition relating to the provision of cycle parking.
- Transport Sustainability – Recognises that many residents will use the bus service as they will be entitled to concessionary bus passes by virtue of their age. It is suggested an additional westbound bus stop in the vicinity of the site is introduced

and that investigations into improving access to the eastbound stop opposite are undertaken. To address these points, a condition requiring a scheme of works to be submitted and approved is recommended.

Given the above positions and taking into account the representations that have been submitted on the application, it is considered that the proposal would not result in harm in terms of highway safety and that a sustainable and accessible development can be achieved by attaching suitable conditions. The proposal therefore complies with policies CS17 of the adopted Core Strategy and TR/18 of the local plan.

Impact on infrastructure

A contribution of £22,804.98 towards healthcare at Quorn Medical Centre is sought. This would be used towards providing a patient lift at the centre. The applicant has indicated a willingness to meet this and has included it within viability calculations for the site.

It is not possible to physically extend the medical centre, the site is constrained and planning permission has been refused for an additional storey. A lift would allow full use of the consulting rooms, most of which are above ground floor level, by all patients. This would improve patient throughput allowing the surgery to cater for an increased population and crucially for the older people, that the scheme provides for, and who are more likely to experience mobility problems. Given the above context, it is considered that this contribution complies with the relevant provisions of the Community Infrastructure Levy (CIL) regulations.

In response to the revised plans a Civic Amenities contribution of £3100 is now sought. This would be develop land adjacent to Mountsorrel Civic Amenity site and is based on calculating how much waste the average Leicestershire household produces and multiplying it by the number of units to work out additional tonnage of waste. However, there are concerns relating to whether this is CIL compliant. It is unclear, particularly in the light of the earlier response, why or if the existing civic amenity facilities can no longer cope with the level of waste the development would generate. Given the relatively small time lapse, and limited change in scale, this does not appear to be justified. It is also questionable as to whether an average household waste production figure is an appropriate means of assessing the output for this development. The units are small retirement units supporting single or two person households and the level of waste produced is likely to be significantly lower than for standard family housing. Given this context, it is considered that this contribution request is not necessary to make the development acceptable in planning terms or proportionate to the development. Accordingly it is not compliant with the CIL regulations.

In conclusion, it is considered that the requested provision of a healthcare contribution is appropriate in this case and that this should be secured as part of the proposed development as part of a S106 Legal Agreement.

Ecology

The Council's Senior Ecologist has examined the proposal and is of the view that the ecological appraisal submitted with the application is robust. This confirms that the site lacks ecological value at present and that there would be no harm to ecological interest should the development take place. It should also be noted that there is the potential to enhance ecological value via an appropriate landscaping scheme. This would be in keeping with policy CS13 of the adopted Core Strategy and advice in the National Planning Policy Framework.

Drainage

The site lies within flood zone 1 and as a result there is no risk of flooding within the site. The Environment Agency has not objected to the scheme on this basis.

The application is accompanied by a revised drainage strategy and a flood risk assessment. These have been examined by the Lead Local Flood Authority which has advised that as the revised layout decreases attenuation and increases impermeable area on the site that updated network calculations and possibly a resultant increase in underground storage may be required. It points out that there is ample space to do this (if it is needed), and for this reason suggests that this issue is resolved at detailed design stage. A series of standard conditions are advised.

Loss of Employment

The site is currently used for a number of small scale employment uses. There are lock up units, (understood from the applicant to be vacant), a car windscreen repair workshop and a garden centre on the site. The applicant has indicated that both the car windscreen repair company and the garden centre intend to relocate should the proposal receive permission.

It has not been possible to obtain employment numbers but it is understood that the nursery is run by a couple who employ casual staff on a seasonal basis and that the numbers employed within the windscreen business are relatively low. Nevertheless the site provides existing employment and this would be lost as part of the proposed development. This must be considered in the planning balance. The NPPF requires support for a prosperous rural economy and retaining employment uses on the site could be considered to meet this requirement.

However, this must be tempered by uncertainties about the long term future of the uses on this site, the levels of current vacancy on the site and the absence of any specific development plan protection policy for the site. In this respect it is not considered that the loss itself should be ascribed weight that would be determinative.

Noise and Lighting

The proposed development adjoins an established local football club where there is the potential for harm to amenity by virtue of noise and due to the presence of floodlighting.

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. This could be achieved using enhanced performance double glazing and acoustic trickle vents for the Loughborough Road facades and standard thermal double glazing and trickle vents for the rest of the development.

This conclusion is reached assuming a 3 metre close-boarded perimeter fence between the site and the football club and on the basis that no bedroom, living room or dining room glazing is to overlook the football club from the multi-occupancy unit.

Given these findings it is considered that suitable conditions could be attached to ensure there is no harm to the amenity of future residents as a result of noise and that the scheme complies with CS2

Lighting details from the planning application on the adjacent site, (P/16/0894/2 - installation of floodlights), indicate that light spill into the development is minimal. A contour line indicating light spillage of 5 Lux, (suitable in zone E2, zones of low district brightness, such as small villages), lies directly adjacent to part of the northern façade of the apartment block. This is the closest relationship between the floodlights and the proposed development. It is also noted that there are no windows within this part of the elevation and only doors and windows serving communal areas in the part of the elevation that lies slightly further away from the 5 lux lighting contour.

Given this context and relationship, it is not considered that there would be harm to the residential amenity of occupants of the proposed development due to the presence of the floodlighting on the adjacent site.

The proposed development would therefore provide adequate levels of residential amenity in compliance with the provisions of Policy CS2 of the adopted Core Strategy.

Planning Balance and Conclusion

The proposal would provide housing which would contribute towards the five year supply of housing land, although the weight given to this is reduced by the presence of a five year supply and due to concerns relating to deliverability. However, the scheme would provide specialist housing to meet the needs of a growing sector of the population, contributing towards a need identified in HEDNA, and this should be given significant weight in the planning balance. This is a clear positive aspect in the planning balance for the proposal.

The site is considered to relate reasonably well to the village in terms of settlement form and its existing use and adjacent development means that impacts on a potential strategic area of local separation would be limited. The design proposed is of a reasonable quality when assessed against appropriate standards and there is no harm to amenity or harm with regard to technical matters such as highway safety and capacity, drainage and land contamination, that cannot be mitigated. These issues are therefore neutral in the planning balance.

However, there would be visual impacts in the immediate vicinity of the site and whilst these are not considered to be so harmful that they should be afforded significant weight in the planning balance, they nevertheless weigh against the proposal and should be afforded some limited weight. Employment uses would be lost but, due to the limited nature of these, this is also considered to have limited weight in the planning balance. Whilst the scheme provides housing to meet a specific group and is a good mix in terms of type and size, it fails to provide any affordable housing either within the proposal or by way of a commuted sum. Although policy compliant, this aspect must also weigh against the proposal and this weight is considered to be limited.

On balance, the key benefit the scheme offers is considered to outweigh the multiple but limited areas of harm, as set out above, and the proposal is considered to comply with relevant Development Plan policies when these are taken as a whole. It is recommended that planning permission be granted subject to relevant planning conditions and a S106 legal agreement to secure an appropriate planning contribution.

RECOMMENDATION

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:

- A sum of £22,804.98 towards the provision of a patient lift at Quorn Medical Centre

RECOMMENDATION B:-

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

1.	The development, hereby permitted, shall be begun not later than 18 months from the date of this permission. 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.
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2.	<p>The development shall be carried out in accordance with the following plans: <i>40783 003 Site Location Plan, WM-2395-03-AC 001G Proposed Site Plan, WM-2395-03-AC 003B Boundary Treatment Plan, 40783 13A Demolition Plan, WM-2395-03-AC 001G 010F Ground and First Floor Plans, WM-2395-03-AC 011E Second Floor Plan, 2735 101 H Landscape Layout, 2735 201 G Planting Plan, WM-2395-03-AC 018B Side and rear Elevations, WM-2395-03-AC 02E Front and side Elevations, WM-2395-03-AC 012E Materials Schedule, WM-2395-03-AC 013 Bungalow Type B, WM-2395-03-AC 015 Bungalow Type F, WM-2395-03-AC 021 Bungalow Type A, WM-2395-03-AC 023 Bungalow Type C, 17-0443-210 D Proposed Private Levels, 17-0443-240 H Proposed Drainage Layout 1, 17-0443-241 A Private Drainage layout 2, 9302/01 A Tree Constraints Plan, WM-2395-03-AC 017C Sales Units, 24275B-1-2D Underground Services.</i></p> <p>REASON: For the avoidance of doubt and to make sure that the scheme takes the form agreed by the Authority.</p>
3.	<p>No development, including site clearance/demolition shall take place until a Construction Management Plan, which includes the following has been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> • Construction traffic routing • Construction traffic parking • Number and location of wheel washing facilities • Proposed hours of construction • A timetable for the provision of the construction traffic parking and wheel wash. <p>REASON: To ensure that the construction process is not harmful to amenity or highway safety. This information is required before development commences as it relates to the construction process.</p>
4.	<p>No development shall commence until detailed remediation proposals, to demonstrate how any ground gas can be reduced to acceptable levels, have been submitted to and approved in writing by the Local Planning Authority. These measures shall be put in place before any of the affected units, (those requiring mitigation measures to be installed), are occupied.</p> <p>REASON: To ensure that the site can be developed safely without harm to future occupiers. This information is required prior to commencement as it may necessitate engineering and ground works and to ensure safety during construction.</p>
5.	<p>No development shall commence until updated network calculations to demonstrate that the revised surface water drainage strategy performs within acceptable parameters have been submitted to and approved by the Local Planning Authority. In the event that these calculations demonstrate additional underground storage provision is required a revised drainage strategy shall then be submitted to and approved by the Local Planning Authority prior to the development commencing. The scheme shall be fully implemented in accordance with these approved details. .</p> <p>REASON: To ensure that there is no flooding of nearby land as a result of the development. These details are required prior to development commencing as they may necessitate ground and engineering works before construction starts</p>

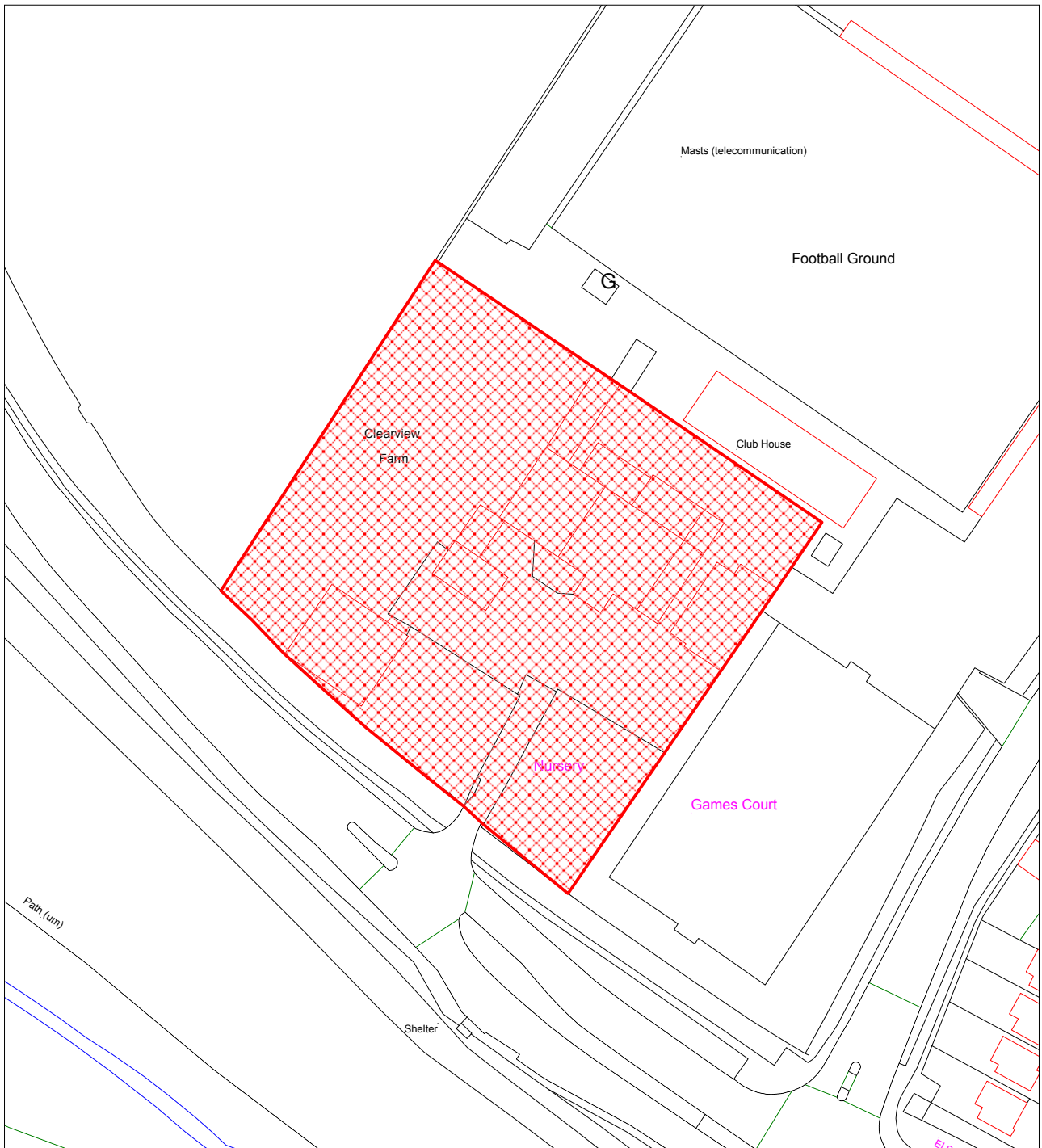
	and because elements relate to how the construction itself takes place.
6.	<p>No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.</p> <p>REASON: To ensure that there is no flooding of nearby land as a result of the development. These details are required prior to development commencing as they may necessitate ground and engineering works before construction starts and because elements relate to how the construction itself takes place.</p>
7.	<p>No dwelling or unit shall be occupied until details of secure and covered cycle parking have been submitted to and approved by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved scheme before the first 10 units are occupied and shall thereafter be so retained.</p> <p>REASON: To promote sustainable travel patterns by residents and visitors.</p>
8.	<p>No dwelling or unit shall be occupied until a scheme to improve residents accessibility to local bus services operating in the vicinity of the site, (bus accessibility scheme), has been submitted and approved by the Local Planning Authority. Those measures outlined within the bus accessibility scheme shall be carried out before the first 10 units are occupied and shall thereafter be so retained.</p> <p>REASON: To promote sustainable travel by residents and visitors</p>
9.	<p>No occupation of any unit shall take place until species details of the new trees and the understorey shrub mix, shown to be planted on the approved Landscape Layout Plan 101 H, have been submitted to and approved in writing by the Local Planning Authority. The Trees and shrubs shall be planted in accordance with these approved details by the first planting season following final occupation of the development.</p> <p>REASON: To ensure that a mix of native planting suitable for enhancing the ecological value of the site is used, as recommended within the ecological appraisal, and to ensure compliance with CS13.</p>
10.	<p>No occupation of any unit shall take place until a scheme for the incorporation of bird nest boxes and bat roost boxes within existing planting, structural planting or attached to the buildings has been submitted to and approved in writing. The measures shall be installed in accordance with the approved scheme before final occupation of the development.</p> <p>REASON: To ensure that measures for enhancing the ecological value of the site are used, as recommended within the ecological appraisal, and to ensure compliance with CS13.</p>
11.	<p>No occupation of any unit shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all the communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The approved landscape management plan shall thereafter 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>
12.	<p>No occupation of any of the bungalows shall take place until the parking and turning facilities for that unit have been provided and made available for use. The parking and turning facilities shall thereafter be permanently kept available.</p>

	REASON: To ensure adequate off street parking is provided in the interest of highway safety.
13.	No occupation of any of the apartment units shall take place until at least 10 parking spaces to serve the apartment block have been provided and made available for use. Thereafter the remaining apartment block parking spaces shall be provided as follows: 10 spaces – prior to occupation of the 25 th unit 16 spaces – prior to occupation of all the units. The parking and turning facilities shall thereafter be permanently kept available. REASON: To ensure adequate off street parking is provided in the interest of highway safety.
14.	The development shall only be occupied by households where at least one resident within each household is aged 55 or over. REASON: Planning permission has been granted for the development on the basis that it meets a specific need for housing for older people and accordingly that it seeks to provide an appropriate mix of housing in accordance with policy CS3.
15.	The development shall be carried out in accordance with the following recommendations set out within the submitted Noise Survey Report: <ul style="list-style-type: none"> • Using enhanced performance acoustic double glazing and acoustic trickle vents for the bungalows on plots 10-12 and for the apartment block façade that faces Loughborough Road. • Using standard thermal double glazing and standard trickle vents for the remainder of the development • A 3m acoustic fence is erected to the north east boundary as shown on boundary treatment plan WM-2395-03-AC 003 B • No bedroom, living room or dining room windows within the apartment block overlook the football club. REASON: To ensure there is no harm to the amenity of future occupiers
16.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking or re-enacting that Order, with or without modifications, no enlargement, improvement or other alteration of any of the bungalows shall be carried out and no building, enclosure or other structure shall be erected within the private garden areas of these dwellings. REASON: The bungalows are located on small plots where extensions or garden structures ordinarily permitted under permitted development rights may be harmful to the amenity of adjacent dwellings.

The Following Advice notes will be attached to the decision

1	The Local Planning Authority acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process. This led to improvements to the scheme to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
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2	<p>DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION - Policies CS1, CS2, CS3, CS10, CS11, CS12, CS13, CS15, CS16, CS17, CS18, CS24 and CS25 of the Charnwood Local Plan 2011-2028 Core Strategy, EV/1, ST/2, CT/1, CT/2 and TR/18 of the Borough of Charnwood Local Plan (adopted 12th January 2004) and the National Planning Policy Framework have been considered in reaching a decision on this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.</p>
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