

Item No:**Application Reference Number:** P/23/0170/2

Application Type: Outline **Date Valid:** 01/02/2023
Applicant: Mr and Mrs Shilvock
Proposal: Outline Planning Application for proposed self-build custom bungalow dwelling (all matters reserved except Access)
Location: Lodge Farm, Ratcliffe Road, Sileby, Leicestershire, LE12 7PY
Parish: Cossington **Ward:** Wreake Valley
Case Officer: Liam Ward **Tel No:** 07808 844786

1. Background

1.1 This application is referred to Plans Committee in accordance with the scheme of delegation, as the development site is set outside the settlement limits for Sileby and therefore represents a departure from the development plan and the Officer recommendation is one of approval.

2. Description of the application site

2.1 The application site comprises 0.15 hectares (0.38 acres) located to the north of Ratcliffe Road, to the east of Sileby. It can be accessed via paved and lit footways alongside Ratcliffe Road and is approximately 1.5km (0.9miles) from the centre of the village and 900m from convenience shops and services on Ratcliffe Road.

2.2 The Site lies within the curtilage of the dwelling on Lodge Farm, on land which is currently laid out as a wedge-shaped lawn, widening toward the public road. The Lodge Farm complex of buildings includes the dwelling (The Lodge) and several agricultural buildings, which are currently used for parking of vehicles. The applicant has occupied the site since the late 1980's but the farm holding has been reduced over time such that all that remains now is the dwelling, farmyard and one paddock to the north of the site.

2.3 Cossington Brook, with a mature hedgerow, defines the eastern boundary of the holding, but the eastern boundary of the application site is the existing access laneway. The western site boundary is defined by a mature evergreen hedge which is approximately 4-5m tall. A public footpath, ditch and field hedge separate the site from the road and provide a degree of visual enclosure.

2.4 The site is in the Countryside, beyond the Limits of Development of Sileby in the adopted Local Plan and in the emerging Local Plan. The site is located approximately 250 metres to the south-east of the existing settlement limits to development for Sileby, a Service Centre. The revised limits to development accompanying the Pre-Submission Draft Local Plan would move the limits 50 metres closer to the site.

Figure 1 - Extract from Proposals Map adopted with 2004 Local Plan

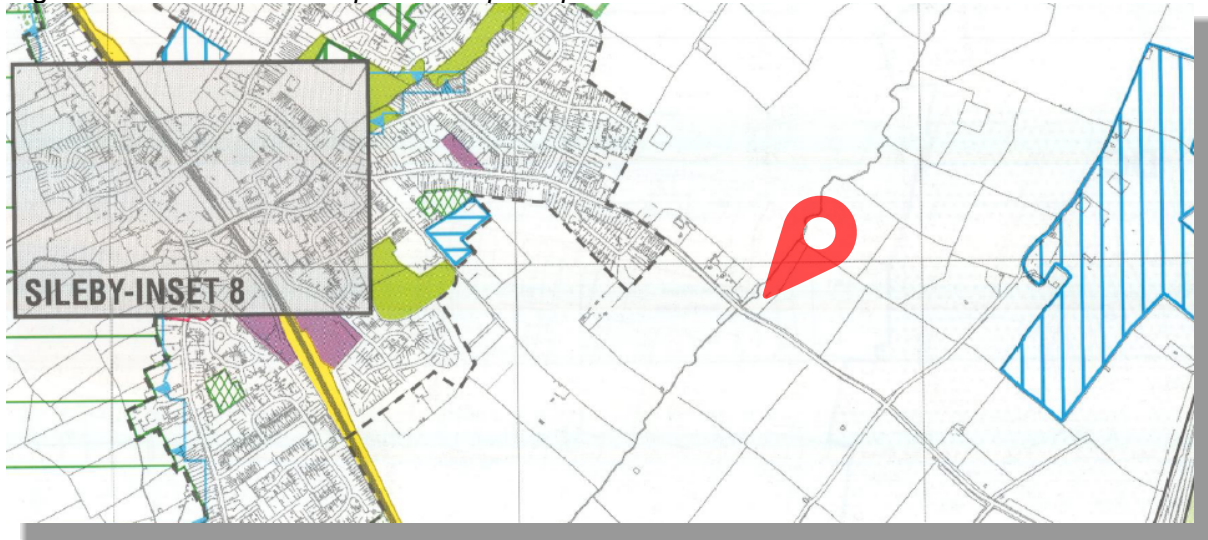
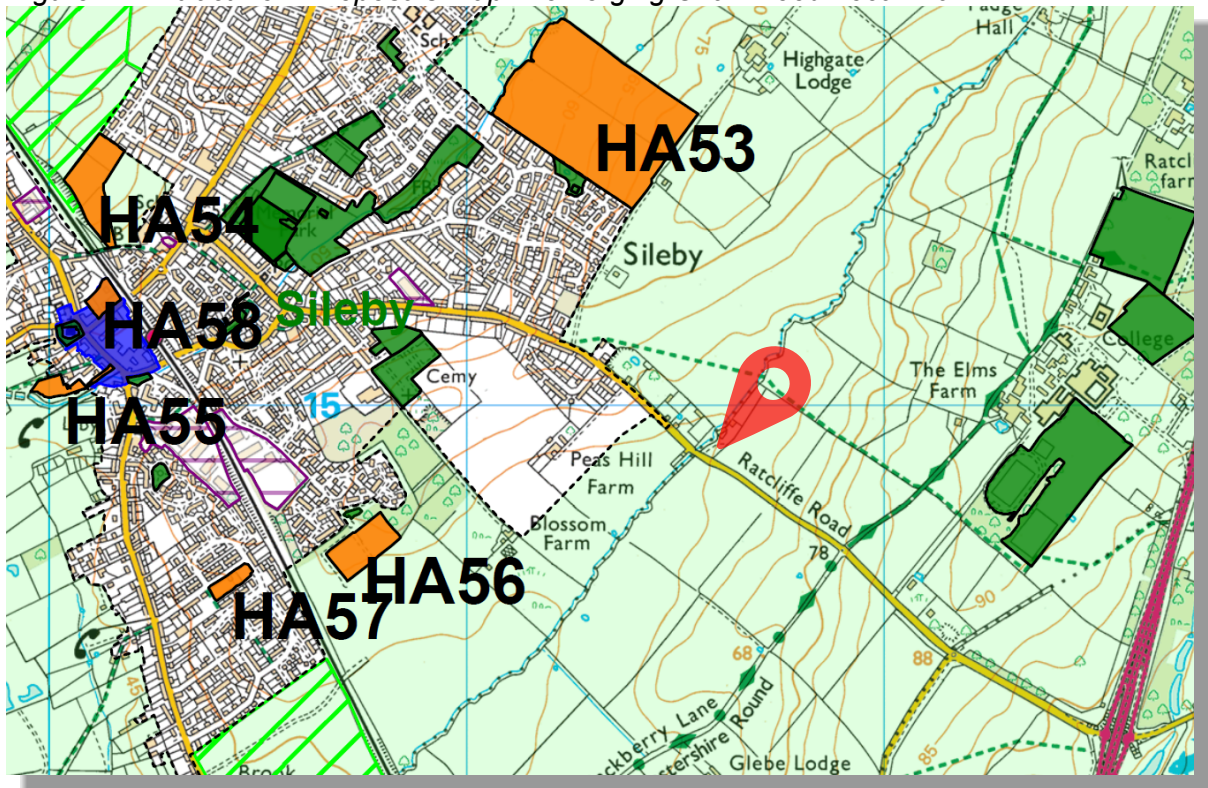


Figure 2 - Extract from Proposals Map in emerging Charnwood Local Plan



2.5 In addition, outline planning approval P/21/2131/2 was granted permission in February 2023, outside the limits of development, on the basis of the tilted balance.

That permission will extend the built form of Sileby to within around 10m of the current application site.

Figure 3 - Approved development P/21/2131/2 (shown blue) in relation to application site (shown red)



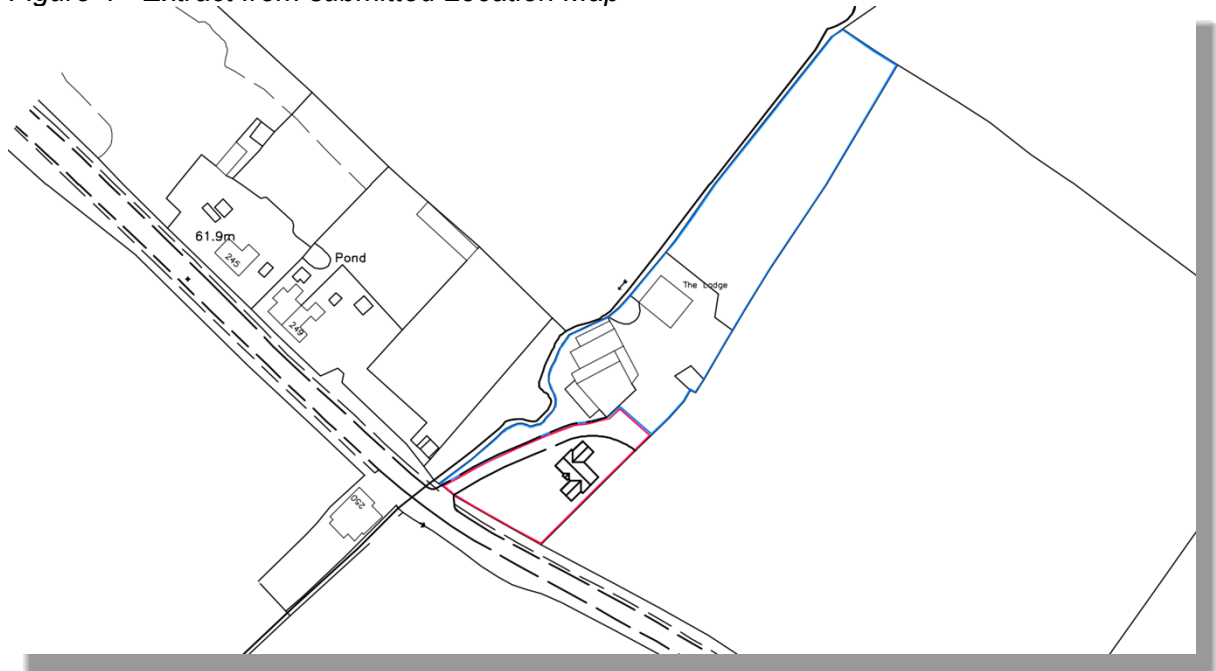
3. Description of the proposal

3.1 The proposal is for outline planning permission for a two-bedroom bungalow on the site with associated infrastructure, accesses, landscaping and open space. In the submitted application the description was:

Outline Planning Application for proposed bungalow dwelling (Layout and Access Only)

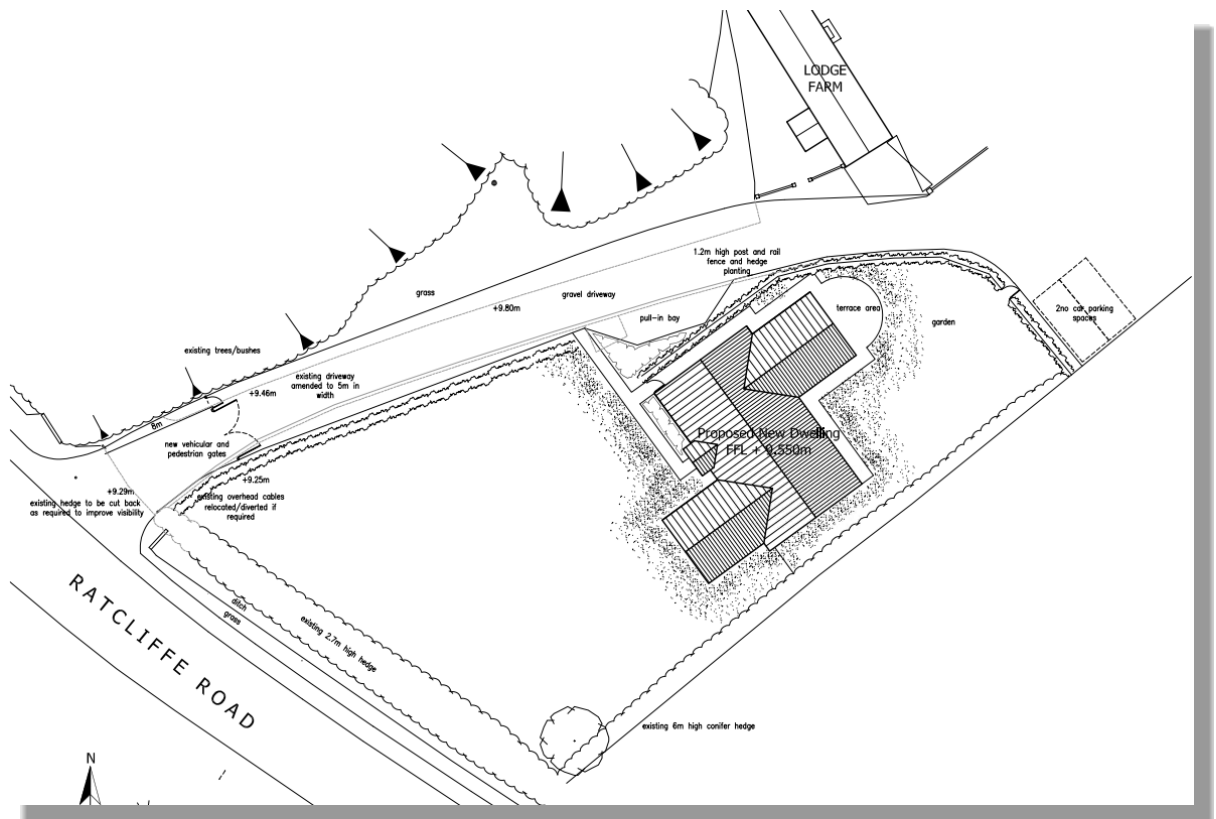
3.2 The proposed development is for the construction of a new two-bedroom bungalow within the large front and side garden to the existing dwelling at Lodge Farm. The proposed dwelling is to be a 'custom build', within the definition provided in the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

Figure 4 - Extract from submitted Location Map



- 3.3 Access to the site is proposed to be along the existing laneway, which would be shared with the existing uses.

Figure 5 - Extract from submitted illustrative Block Plan



3.3 During the consideration of the application concerns were identified that the submitted layout represented a good response to its context. The short separation between the existing dwelling and the proposed siting is considered to be problematic. The protection of private amenity space illustrated is considered to be inadequate. Solutions to these issues may well necessitate a smaller footprint for the new dwelling, subject to the satisfaction of other policy tests, and assessment of the planning balance.

3.4 The applicant was invited to change the description of the proposal to remove reference to the layout being considered at this stage, and to make explicit mention of the self-build aspect of the proposal. The revised description of the proposal is:

- Outline Planning Application for proposed self-build custom bungalow dwelling (all matters reserved except Access)

Those changes of description were agreed by the applicant, and so the site layout tabled will not be one of the decision documents.

3.5 This Outline Planning Application is suitably comprehensive and is accompanied by the following supporting information:

- Planning Statement
- Location Map
- Block Plan
- Self-build and Custom Housebuilding Assessment

4. Development Plan Policies

4.1 The Development Plan comprises the Charnwood Local Plan Core Strategy (adopted 9 November 2015), and the Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies) and Leicestershire Minerals and Waste Local Plan (2019)

4.2 The policies applicable to this application are as follows:

4.2.1 [Charnwood Local Plan Core Strategy](#)

- Policy CS1 Development Strategy
- Policy CS2 High Quality Design
- Policy CS11 Landscape and Countryside
- Policy CS13 Biodiversity and Geodiversity
- Policy CS14 Heritage
- Policy CS16 Sustainable Construction and Energy
- Policy CS17 Sustainable Travel

- Policy CS18 The Local and Strategic Road Network
- Policy CS25 Presumption in favour of sustainable development

4.2.2 [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
- Policy CT/1 General Principles for areas of countryside
- Policy CT/2 Development in the Countryside
- Policy EV/1 Design
- Policy TR/18 Parking in New Development

4.2.3 [Minerals and Waste Local Plan \(2019\)](#)

This document includes the County Council's spatial vision, spatial strategy, strategic objectives, and core policies which set out the key principles to guide the future winning and working of minerals and the form of waste management development in the County of Leicestershire over the period to the end of 2031.

Policy M11 seeks to safeguard mineral resources including sand, gravel, limestone, igneous rock, surface coal, fireclay, brick clay and gypsum. The policy sets out that planning permission will be granted for development that is incompatible with safeguarding minerals within a Mineral Safeguarding Area provided certain criteria are met.

Planning applications for non-mineral development within a Mineral Safeguarding Area should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.

5. Other material considerations

5.1 [The National Planning Policy Framework \(NPPF 2021\)](#)

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

- Section 2 Achieving sustainable development
- Section 5 Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting Sustainable Transport
- Section 12 Requiring well-designed places.

- Section 14 Meeting the challenge of climate change, flooding and coastal change
- Section 16 Conserving and enhancing the historic environment

5.2 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. The guidance sets out relevant guidance on aspects of flooding, air quality, noise, design, the setting and significance of heritage assets, landscape, contaminated land, Community Infrastructure Levy, transport assessments and travels plans, supporting the policy framework as set out in the NPPF.

5.3 National Design Guide

This is a document created by government which seeks to inspire higher standards of design quality in all new development.

5.4 Leicestershire Housing and Economic Needs Assessment (HENA) – 2022

HENA provides an up-to-date evidence base of local housing needs including an objectively assessed housing need figure 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.

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

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

5.6 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.

5.7 Leicestershire Highways Design Guide

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 expected to be provided in new housing development.

5.8 Landscape Character Appraisal

The Borough of Charnwood Landscape Character Assessment was prepared in July 2012. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource. The document 'provides a structured evaluation of the landscape of the borough including a landscape strategy with guidelines for the protection, conservation and enhancement of the character of the landscape, which will inform development management decisions and development of plans for the future of the Borough'.

5.9 Technical Housing Space Standards (2015)

Seeks to encourage minimum space standards for housing. This document has not been adopted for the purposes of Development Management at Charnwood Borough Council, but it is included in draft Policy H3 of the emerging local plan and is therefore a material consideration for which appropriate weight must be given.

5.10 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.

5.11 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.

5.12 The Self-build and Custom Housebuilding Act 2015
(as amended by the Housing and Planning Act 2016)

The legislation provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals. It requires local authorities to maintain a register of eligible individuals and groups who are interested in pursuing a self-build or custom housebuilding project. Eligibility is defined by the local authority.

5.13 The Draft Charnwood Local Plan 2021-37

This document sets out the Council's strategic and detailed policies for the Borough over the period 2021-37. The local plan was submitted for examination in December 2021 with hearings concluding in February 2023. It is anticipated that the Inspectors will issue a letter setting out the requirement for main modifications to be made in order to update the emerging Plan. These modifications will be published for six weeks of public consultation so that the responses can assist the Inspectors in preparing their final report. The precise timings of these events is dictated by the Inspectors although, subject to their report and recommendations, it is anticipated the Local Plan will be adopted by the Council in Spring 2024.

In accordance with NPPF paragraph 48, the relevant emerging policies in the plan may be given weight in determining applications, according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater 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);
- c) the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The following policies are considered applicable to this application, and the weight they can be assigned is addressed in the 'Planning Considerations' part of this report.

- Policy DS1: Development Strategy
- Policy DS5: High Quality Design

- Policy SC1: Service Centres
- Policy C1: Countryside.
- Policy H6: Self-build and Custom Housebuilding
- Policy EV1: Landscape
- Policy EV6: Conserving and Enhancing Biodiversity and Geodiversity
- Policy EV7: Tree Planting

5.16 Planning Guidance for Biodiversity June 2022

This planning guidance seeks to provide further clarification to Core Strategy Policy CS13 insofar as ensuring development proposals secure biodiversity net gain on-site to contribute towards the overall sustainability of development proposals.

5.17 Cossington Neighbourhood Plan (Referendum Version October 2023) (proceeding to Referendum on 30th Nov '23)

Cossington Parish Council has prepared a draft Neighbourhood Plan. Consultation on the draft closed in June 2023. The examination of the Plan is continuing, and a referendum is scheduled for 30th November 2023. The policies in that Plan which are relevant to this application are:

- Policy H1: Residential Site Allocation
- Policy H2: Settlement Boundary
- Policy H6: Design
- Policy ENV5: Biodiversity and Habitat Connectivity
- Policy ENV11: Flood Risk Resilience
- Policy T1: Transport and Road Safety
- Policy T2: Electric Vehicles

5.18 Sileby Neighbourhood Plan (made December '22)

Whilst the application site is within the boundaries of the Cossington Neighbourhood Plan it is close to the boundary with Sileby Neighbourhood. The policies in that Plan which have a degree of relevance to this application are:

- Policy **G1** Limits of Development
- Policy **H1** Residential Allocation

6. Relevant Planning History

6.1 Lodge Farm has a lengthy planning history. The most relevant components of that history are tabulated below:

LPA Ref	Description of development	Decision (date)
P/86/1826/2	Outline application for Conversion of barn to dwelling	Grant Conditionally (17.10.86)
P/05/0983/2	Full application for Conversion of barn to dwelling	Withdrawn (5.7.05)
P/05/2731/2	Full application for Conversion of barn to form dwelling and two garages	Refused (2.11.05)
P/06/0564/2	Full application for Conversion of barn to form dwelling and two detached garages	Refused (19.4.06)
P/06/3183/2	Erection of storage barn	Refused (19.12.06)
P/14/1510/2	Erection of 1 bungalow with detached garage (same site as current proposal)	Refused (25.9.14)
P/15/1069/2	Erection of bungalow and garage (same site as current proposal)	Refused (20.11.15)
P/19/2532/2	Erection of 1 dwelling (same site as current proposal)	Refused (22.05.20)

The 2014 application, on the current application site, was refused permission because the proposal would be contrary to saved policies CT/1 and CT/2 of the Borough of Charnwood Local Plan and the advice given in the National Planning Policy Framework (2012) with regard to sustainable development and new housing in the countryside set out in paras 11- 16 and para 55.

The 2015 application, on the current application site, was refused permission because the proposal would conflict with the provisions of the National Planning Policy Framework (2012) (in particular paragraphs 7 and 55), Policies ST/2 and CT/1 of the adopted Borough of Charnwood Local Plan and policies CS1 and CS11 of the Core Strategy, all of which promote sustainable development and seek to protect the rural character and appearance of the countryside.

The 2019 application, on the current application site, was refused permission because the proposal would have been contrary to the relevant provisions of Policies CS1 and CS11 of the Charnwood Local Plan (Core Strategy), "saved" Policies ST/2, CT/1 and CT/2 of the Charnwood Local Plan 2004 and Policies G1 and H2 of the Sileby Neighbourhood Plan.

7. Responses of Consultees & Other Comments Received

7.1 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	No Objections
Leicestershire County Council Highways	No Objections Refers the LPA to the standing advice provided by the LHA Sept 2011
Environment Agency	No Objections Site is within flood zone 1 No environmental constraints. Foul drainage should be connected to the main sewer if possible. Limitations to effluent discharge. Advices added to informatives.
Charnwood Landscape	No objection Subject to condition to control matters required in any reserved matters application
LCC Mineral Planning Authority	No comments received.
Charnwood Biodiversity	No objection subject to conditions, obligations and informatives A Biodiversity Impact Assessment (BIA) will be required to be submitted at reserved matters stage to determine the scale of ecological impact and, given the negligible options for on-site compensation, the scale of offsite compensation required. Although there has been a suggestion that self-build homes will be exempt from the mandatory requirement under the Environment Act to provide 10% biodiversity net gain: <ul style="list-style-type: none"> • That exemption depends upon the publication of secondary legislation which is still pending • The exemption would not apply under local policy which requires (under CS13) that biodiversity net loss is avoided, as explained in the Biodiversity Planning Guidance.

Ward Councillor and Parish Council Response	
Ward councillor	None received
Parish Council	None Received
Responses to publicity	
From	Comments
None received	

7. Consideration of the Planning Issues

- 8.1 The Planning and Compulsory Purchase Act 2004 (Section 38(6)) requires that applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The most important policies for the determination of this application are those listed above, and are contained within the Development Plan for Charnwood which comprises the Core Strategy (2015) and those “saved” policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy (2011-2028), and Minerals and Waste Local Plan (2019).
- 8.2 The Core Strategy and Charnwood Local Plan 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 guidance and as such that there is no reason for them to be given reduced weight. As the Core strategy is now over five years old, the Planning Authority cannot currently demonstrate a 5-year supply of housing land (4.27 years on 1st April 2023) and, as a result, any policies which directly relate to the supply of housing are out of date and cannot be afforded full weight.
- 8.3 NPPF paragraph 11d(i) sets out that where there are NPPF policies which protect areas or assets, and where those policies provide a clear reason to refuse an application, the presumption in favour is disengaged. These protections are generally applicable to nationally designated areas such as SSSI’s, designated Local Green Space, AONBs and designated heritage assets. In this case, the site is not in an area specifically protected by the NPPF.
- 8.4 The second limb of paragraph 11d requires the decision taker to grant planning permission for sustainable development, unless there are significant and demonstrable adverse impacts which outweigh any benefits of the development

proposed, when assessed against the policies in the Framework taken as a whole. The 'tilted balance' applies.

8.5 The main planning considerations applicable to this application are considered to be:

- Principle of development
- Landscape & Visual Impact
- Design & Layout
- Impact on residential amenity
- Ecology and biodiversity
- Impact on trees
- Heritage and Archaeology
- Highway matters
- Flooding and drainage

9. Key Issues

9.1 Principle of the Development

9.1.1 The principle of development is guided by local plan policies CS1 of the Charnwood Core Strategy (2015), which outlines the development strategy for the borough and the distribution of sustainable growth. Policy CS1 seeks to provide at least 3,000 new homes within and adjoining the Service Centres, and aims to respond positively to sustainable development which contributes towards meeting development needs, supports the strategic vision, makes effective use of land and is in accordance with the policies elsewhere in the Charnwood Core Strategy. Sileby is one of those service centres.

9.1.2 Saved Local Plan Policy ST/2 and Proposals Map of the Charnwood Local Plan identify Limits to Development for various settlements in the Borough. Policies CT/1 and CT/2 allow development outside the limits defined by ST/2 in very limited defined circumstances. This application advances no argument that any of those circumstances are satisfied. Self-build homes are not included amongst the exceptions to the otherwise strict controls. However,, the housing supply policies of the Local Plan are out of date as the Core Strategy is more than five years old and the Local Planning Authority can currently demonstrate only 4.27 years housing land supply (on 1st April '23).

9.1.3 The Sileby Neighbourhood Plan, made in December 2022, at its policy G1, defines Limits of Development for Sileby, which extend along Ratcliffe Road for some distance on the south side of the road, but which stops short of the application site. This boundary differs significantly from that illustrated in the 2004 Local Plan (policy

ST/2). The Sileby Neighbourhood Plan also includes housing allocations in its policies H1 and H2.

- 9.1.4 The emerging Charnwood Local Plan 2021-37 defines its spatial strategy in Policy DS1 and provides for 14% of the housing to be delivered in Service Centres, including Sileby. New build housing will be confined to sites allocated in this emerging Plan, subject to specific exceptions set out in that Plan. Housing Allocations are defined by Policy DS3, with 345 units allocated in Sileby across six different sites. It provides for circumstances where a five-year supply of deliverable housing land cannot be demonstrated, and guides applicants in making their site selections toward sites which accord with the pattern of development described in the policy, on land which adjoins the Limits to Development, which doesn't impact on the delivery of identified infrastructure and which can accord with other development plan policies. Policy DS1 has limited weight at the date of this report, due to the number and nature of unresolved representations to the Examination but is consistent with NPPF Paragraph 20. Policy DS3 has limited weight at the date of this report, due to the number and nature of unresolved representations to the Examination but is consistent with NPPF Paragraph 68.
- 9.1.5 The description of the proposal, as amended, is for a self-build, or custom dwelling. The extant plan contains no policies for this type of development. The emerging Local Plan Policy H6 (Self-build and Custom Housebuilding) offers support for self-build and custom housebuilding in locations considered suitable for housing in its Policies DS1 and C1 (Countryside). Policy C1 offers support for "isolated" homes in the Countryside, if one of 5 tests is satisfied. The application does not advance an argument in respect of any of the five criteria, and the site is not in what could reasonably be regarded as an 'isolated location'. The second bullet point in C1 would support small scale new built development where there would not be significant adverse impacts. Policy H6 has limited weight at the date of this report, due to the number and nature of unresolved representations to the Examination but is consistent with NPPF Paragraphs 60 & 62. Policy C1 has moderate weight at the date of this report. There are no unresolved representations. It is consistent with NPPF Paragraphs 11, 16, 20, 23, 80, 84 & 174.
- 9.1.6 The Self-build and Custom Housebuilding Act (2015) requires local authorities to keep a self-build and custom housebuilding register of eligible individuals and groups who are interested in pursuing a self-build or custom housebuilding project. As of 30th October 2022, there were 247 individuals on the Charnwood Self-Build Register, with 125 suitable plots with planning permission. When considered on a Borough wide basis the evidence from the register is that an insufficient number of

plots are coming forward. At a more local level, there are more plots approved in Sileby than entries on the register which specifically identify Sileby as a preferred location.

Table 1 - Charnwood Self Build Register - Borough wide

	Eligible entries	Supply of plots
Period 1 (up to 30/10/2016)	4	0
Period 2 (up to 30/10/2017)	35	27
Period 3 (up to 30/10/2018)	38	25
Period 4 (up to 30/10/2019)	46	22
Period 5 (up to 30/10/2020)	38	20
Period 6 (up to 30/10/2021)	53	11
Period 7 (up to 30/10/2022)	33	20
Totals	247	125

Table 2 - Charnwood Self Build Register - Sileby

	Eligible entries	Supply of plots
Period 1 (up to 30/10/2016)	0	0
Period 2 (up to 30/10/2017)	2	2
Period 3 (up to 30/10/2018)	0	2
Period 4 (up to 30/10/2019)	2	3
Period 5 (up to 30/10/2020)	1	1
Period 6 (up to 30/10/2021)	3	4
Period 7 (up to 30/10/2022)	0	0
Totals	8	12

9.1.7 The applicant has submitted a document entitled “Self-build & Custom housebuilding assessment – Charnwood” which challenges the Council’s assessment of the demand for, and supply of permitted self-build plots. That report cites various national reports and opinions to suggest that the number of people who would like to build their own self-build custom home is higher. It also questions the number of permitted self-build plots, partly on the basis of the descriptions of development on the related planning applications. It seems likely that the Council’s register of people who would like to self-build a home in Charnwood, and in Sileby, is more accurate than a national report. The applicant raises issues about how the supply of suitable sites is recorded, and these concerns will inform future recording. Regardless of the rectitude of the applicant’s analysis, the Borough has not been satisfying the = requirement to provide plots. The adoption of the emerging Local Plan may provide a policy basis for improving that supply deficit position (by policy H6 requiring serviced plots on major developments of over 250 dwellings), but at the date of this report it is not adding self-build plots.

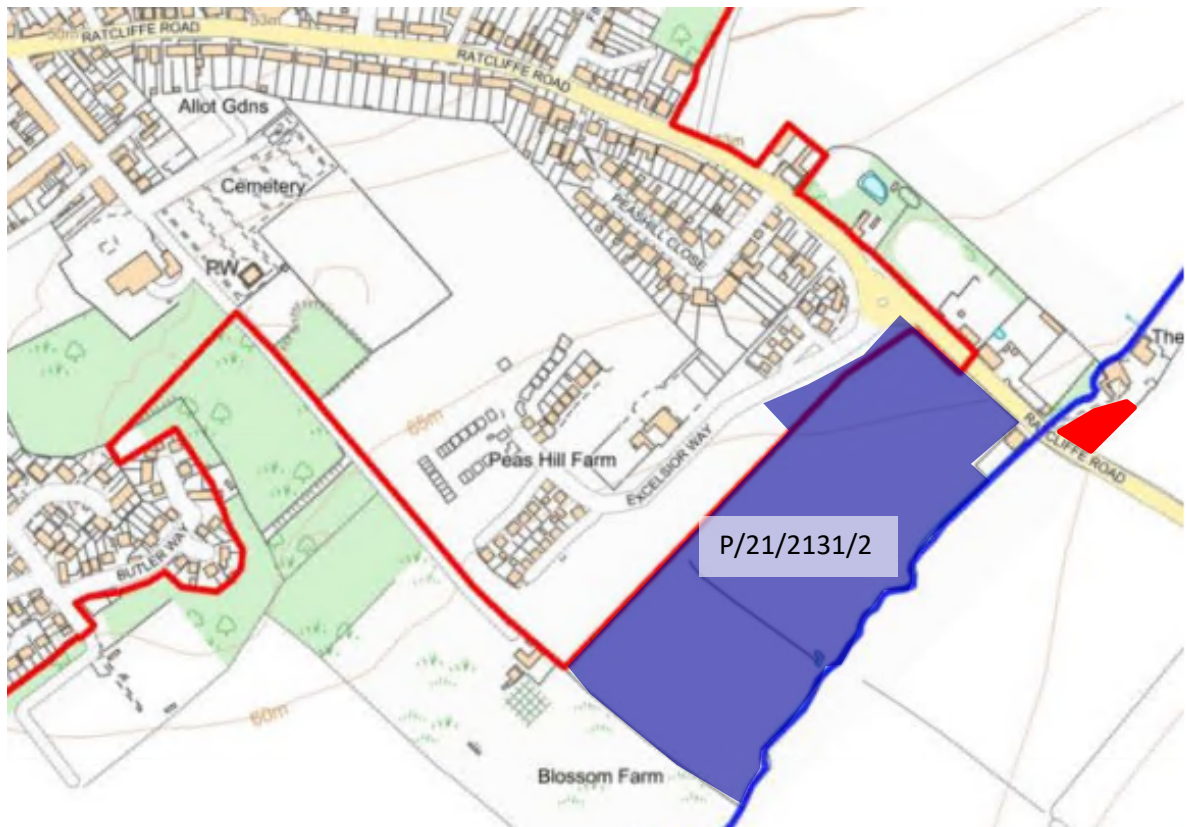
- 9.1.8 A Local Planning Authority has a duty to grant permission for enough “suitable” serviced plots of land to meet the demand in their area. Neither the legislation nor the guidance¹ defines suitability as having a meaning outside the normal planning considerations. Paragraph 62 of the NPPF requires policy makers to provide for the assessed needs of differing groups in the community, including those wishing to commission or build their own homes. The footnote to that paragraph reminds the reader that the legislation, in the 2015 Act, at its sections 2 and 2A must give “enough suitable development permissions” to meet the identified need.
- 9.1.9 As there are no policies in the extant development plan which address self-build housing provision paragraph 11d of the NPPF would guide that permission should be granted, unless the adverse impacts of granting permission outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.
- 9.1.10 The proposed development would make a contribution toward the Borough’s housing supply, meeting a local need for self-build and custom-building plots. In this regard it would accord with paragraph 62 of the Framework through providing housing for different groups in the community. Although the site is outside the settlement boundary, it is in a location which is within a reasonable distance of day-to-day services, and close to approved development which will extend the village closer to the site. Future occupants would be able to reach services on foot, providing them with transport choice and not over-reliance on a car. The recently permitted developments at Peashill Farm (P/19/2162/2 (under construction) and P/21/2131/2 (outline approval) include proposals to extend a bus service closer to this application site, with the nearest stop to be sited 180m from this site, close to the new junction between Ratcliffe Road and the new development road known as Excelsior Way.
- 9.1.11 The proposal is in conflict with Policies ST/2, CT/1 and CT/2 from the saved policies of the 2004 Charnwood Local Plan. The site is outside the limits of development defined on the adopted proposals map and in the more recent Sileby Neighbourhood Plan, and the proposed development does not satisfy any of the exception criteria for forms of development which might be permitted in the Countryside. Similarly, the proposal is in conflict with Policy DS1 of the emerging Local Plan, in that the site is outside the limits of development for Sileby described on the Proposals Map associated with the emerging Plan, and illustrated in the Sileby Neighbourhood Plan. Policy C1 aims to protect the largely undeveloped character of the countryside. In doing so small-scale new build development can be supported, where it would not cause significant adverse environmental effects.

¹ [Self-build and custom housebuilding - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

9.1.12 Policy H6 in the emerging Local Plan does offer support for self-build proposals, qualified by necessitating site selection to be in accordance with policies DS1 and C1. Given that the site fails to satisfy the criteria of DS1 and that the clause in H6 requires compliance with both DS1 and C1, the proposal is therefore also in conflict with policy H6. The emerging Cossington Neighbourhood Plan is silent on self-build proposals and on development of dwellings outside its Limits to Development, or the Countryside.

9.1.13 The planning history includes three refusals of permission to erect a single dwelling on the same plot. Each of these was made in policy and legislative contexts which differ from today's, and the evidence submitted in support of the applications differed. The 2014 application was decided before the Core Strategy was adopted, and before the Self Build and Custom Housebuilding Act 2015 was made. The 2015 application did not advance any proposals which related to the self-build legislation. The 2019 application described the proposal as "erection of 1 dwelling" and assessed, in part, based upon medical evidence submitted which argued that the applicant need to live in a single storey dwelling instead of their current two-storey residence. The NPPF has been through a series of reviews during the planning history, and the council's supply of deliverable housing land differed at each decision date. The current application is distinguishable from the previous refused applications in its description of the proposal, its evidential submissions, the legislative context, the national and local policy context and current housing land supply position. The planning history is therefore given limited weight in the consideration of the current proposal.

Figure 6 - Sileby Neighbourhood Plan - extract from Figure 2 - Limits to Development outlined in red – Application site in solid red



9.1.14 Given that the extant development plan contains no policies which are relevant to self-build homes, and that the most important current plan policies relating to the supply of housing are out of date, paragraph 11d of the NPPF requires the decision taker to grant permission unless limb (i) or (ii) are satisfied. Limb (i), relating to the protection of designated assets or areas, is not applicable in this case. Limb (ii) of paragraph 11d asks whether any adverse impacts of granting permission for housing proposals outweigh the benefits, when assessed against the policies in the Framework, taken as a whole. Those harms and benefits will be considered in the following text, and weighed in the planning balance.

9.1.15 The application site is outside Limits of development as defined in the 2004 Local Plan, the Sileby Neighbourhood Plan and the proposals map associated with the emerging Local Plan. The application site is not adjoining the Sileby limits to development when assessed against any of these plans, or when assessed against the approved development sites, albeit that the P/21/2131/2 approved site at Peashill Farm comes close this application site, on the opposite side of Ratcliffe Road. The site is in the Countryside, and is in conflict with the countryside policies in extant plans. Policy C1 in the emerging local plan does offer support for small-scale development in the countryside. Based upon the requirement described in paragraph

62 of the NPPF (Sept 2023), the lack of supply of self-build plots when measured against the demand, and the flexibility described in policy C1, the principle of development is satisfied, subject to consideration of the other policy requirements and to securing the site's use for self-build by way of legal agreement.

9.2 **Landscape and Visual Impact**

- 9.2.1 Policies CS2 and CS11 of the Core Strategy are concerned with protecting the landscape and ensuring new development does not result in visual harm. 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. Policy H6 of the emerging Cossington Neighbourhood Plan is concerned with design, and includes a requirement that new development should “relate well” to the landscape.
- 9.2.2 From the emerging Local Plan Policy EV1 (Landscape) requires new development to protect landscape character and to reinforce a sense of place and local distinctiveness, as well as maintaining separation between towns and villages. This policy carries moderate weight, given the stage reached in addressing representations at the Examination. It is consistent with NPPF paragraphs 20 and 130.
- 9.2.3 The site is within the Soar Valley Landscape Character Area from the Borough of Charnwood Landscape Character Assessment (July 2012). Locally the landscape is relatively flat and open, with a gentle fall into the crease defined by Cossington Brook, which forms the north-eastern boundary of the farm complex, and the application blue line. An intermittent ribbon of development, in the form of long-established houses with large gardens consistently around 60m deep, extends from the built form of Sileby to, and including the subject farm complex, stretches along the northern side of Ratcliffe Road. To the road user passing from, or to Sileby this would read as an uninterrupted urban extension. The approval of the development P/21/2131/2 on the south side of Ratcliffe Road similarly extends the built form of Sileby close to the current application site.

Figure 7 - View from Ratcliffe Road, looking to the west toward Sileby. Application site is beyond the evergreen hedge on the right (north) side of the road



- 9.2.4 Had the farm cluster within which the application site sits, not existed, the Cossington Brook could have been a defensible boundary for development. Instead, however, the former farm complex at Lodge Farm has a 5m high, 2m wide evergreen hedge running along the entire length of the site's south-eastern boundary. This hedge, albeit not of native species, provides a solid visual boundary to critical views from the eastern side of the site. With a native mature hedgerow along Cossington Brook forming a solid landscape feature outside the red line, but within the blue line to the north-western site boundary the only views into the application site are from positions directly in front of it on Ratcliffe Road. From that viewpoint the built form of the existing complex is the backdrop for the application site, blinkered by the mature hedges to either side.
- 9.2.5 The applicant argues that the single-storey development proposed would not result in any landscape or visual harm, given its level of enclosure by existing vegetation and group of farm buildings.
- 9.2.6 The land upon which the development is proposed is currently used as a lawn for The Lodge dwelling. Its development would not be a loss to the landscape character. It would bring the built form closer to the road and increase that built complex. The farm group includes a two storey dwelling and sheds of similar height. These sheds are largely hidden from public viewpoints by the house and the mature vegetation. The proposed bungalow would therefore cause modest harm by its visual impact.
- 9.2.7 The proposed layout, which includes the retention of existing hedges to the roadside and to the south-eastern boundary, would have the effect of protecting the character of the landscape. The potential harms to visual impact can be mitigated by the imposition of planning conditions requiring the retention of those hedges and limiting the height and scale of the proposed building. Whilst the applicant's conclusion that no landscape harm would arise might diminish the impact too far, it is agreed that the harm can be mitigated.

9.2.8 Subject to conditions, the proposal would accord with policies CS2 and CS11 of the Adopted Core Strategy and policy EV1 from the emerging Charnwood Local Plan.

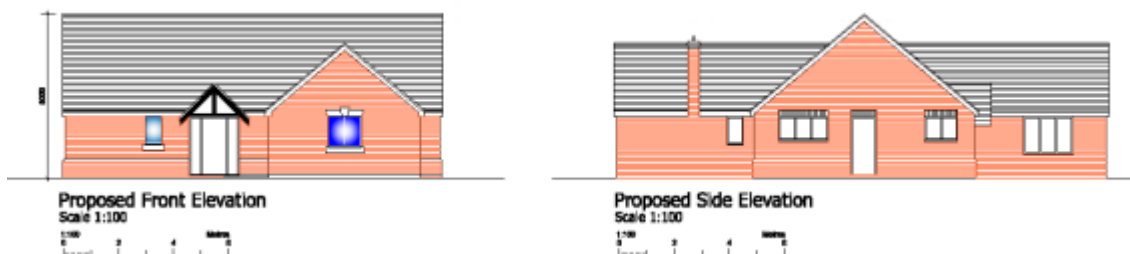
9.3 Design and Layout

9.3.1 Policy CS2 of the Core Strategy requires new developments to respect and enhance the character of the area and saved policy EV/1 supports development that is of a design, scale, layout and mass compatible with the locality, and which uses materials appropriate to the locality.

9.3.2 Policy DS5 (High Quality Design) from the emerging Charnwood Local Plan shares similar objectives with CS2, adding that planning permission will be refused for developments that are not well designed. This policy has moderate weight at this date, with no further hearings planned on the representations received. It is consistent with NPPF paragraph 130.

9.3.3 Cossington Neighbourhood Plan, (Referendum version October 2023) Policy H6 (Design) encourages new development to be designed to be sympathetic to their context. These policies generally accord with the NPPF and National Design Guide and do not frustrate the supply of housing. The Neighbourhood Plan has not yet been made, this policy can have only limited weight.

Figure 8 - Illustrative elevations of proposed dwelling



9.3.4 Layout, scale and appearance are all reserved matters. Whilst this is an outline planning application, the indicative house design submitted as an informative document would not be a design which would be appropriate in this rural context. Should this application be granted permission the applicant is encouraged to think again about the form, materials and landscaping. Should the house design illustrated in the design and access re-emerge at any reserved matters stage for this site it is likely to be refused planning permission. The context for this application is the traditional farmhouse on the farm complex, and sited adjacent to the proposed dwelling. Its narrow gable depth, white rendered walls, and window to wall proportions could inform a solution which is a more appropriate response to the context, and character of the area.

- 9.3.5 The means of access to the site, including the visibility splays and laneway are to be via the existing farm access, unaltered save for modest widening of the laneway such that two vehicles could pass on the lane. There is therefore negligible design change proposed, and no loss of landscape screening.
- 9.3.6 The submitted Site Layout (drawing number 14.3019.09) illustrates the possible positioning, and footprint of a dwelling measuring circa 163sqm, sited quite far back on the application site, toward the narrower end of the wedge-shaped site, and close to the existing dwelling. The footprint submitted would fill the width of the plot in the position shown. Bringing the siting forward, into the wider part of the site would offer some benefit to the spatial configuration of the proposal but would bring the built form closer to the viewer travelling along Ratcliffe Road. A better balance between visual impact and spatial arrangement could be more readily achieved with a smaller footprint.
- 9.3.7 As submitted the illustrative scale, appearance and layout details in the proposal does not represent the high quality of design required by policies EV/1 of the 2004 Local Plan, CS2 of the Core Strategy or DS5 in the emerging Local Plan, and the Charnwood Design SPD. This is an outline planning application for access only, and so the details of the scale, appearance and layout would be reserved matters which can be addressed by the imposition of appropriate planning conditions which might limit the height of the building to single storey.

9.4 Impact on Residential Amenity

- 9.4.1 Policies 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 to ensure an adequate level of amenity. Saved policy EV/1 of Local Plan and policy CS2 of Core Strategy require high quality design that does not impact on the amenity of adjacent properties or create poor standards of amenity for future occupiers. Policy DS5 from the emerging Local Plan shares the aims of CS2 but has only moderate weight at this date.

9.4.2 *Existing properties*

The submitted site layout illustrates the proposed new dwelling would be sited approximately 9.3m from Lodge Farmhouse, measured between the closest corners. The closest window to window separations are shown at around 12m. The guidance in the Design SPD advises the separation should be 21m, or more. The potential loss of privacy arising from the proximity of the new building would be harmful. The proposal includes a significant reduction in the amenity space enjoyed by the existing

farmhouse, but it would still retain a large area of private amenity space to the north-west of the laneway.

9.4.3 *Future occupants*

The window-to window separation applies to the new build in the same way as it applies to the existing dwelling, and is too short to offer the privacy expected from well-designed buildings. In addition, the back of the proposed dwelling is exposed to the yard to the north-east of the site. It is easy to imagine vehicles circulating in the yard during hours of darkness shining lights on the back of the proposed dwelling and having clear views into the rear garden space at all times of day. As submitted the site layout would not protect the amenity of future residents.

9.4.4 The illustrative details of the proposal would, therefore, conflict with the provisions of policies CS2 of Charnwood Core Strategy and EV/1 of Local Plan and DS5 of the emerging Local Plan along with NPPF, National Design Guidance and the guidance set out in the Design SPD to protect residential amenity. This is an outline planning application for access only, and so the details of the scale, appearance and layout would be reserved matters which can be addressed by the imposition of appropriate planning conditions.

9.4.5 There will be a difficult balance to find between creating adequate separation between the existing and proposed dwelling, and minimising impact upon the landscape impact. Simply moving the illustratively proposed footprint closer to the road by 10m or so would be unlikely to be successful in any reserved matters application, because the visual impact of the building, closer to the public viewpoints would be significantly greater.

9.5 Impact on Trees

9.5.1 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 conflict the supply of housing. Policy EV7 (Tree Planting) in the emerging Local Plan would expect that any trees lost to development would be replaced. This policy has moderate weight. No further hearing of representations to this policy is anticipated, and it is consistent with NPP paragraphs 131 and 174.

9.5.2 The proposal would see the loss of one tree from the eastern end of the site. The submission does not illustrate replacement of that tree, but in this outline planning application its replacement could be controlled by planning conditions.

9.5.3 Consequently, the proposed development could, with the use of planning conditions satisfy the relevant policies in the Core Strategy, particularly Policy CS11 (Landscape and Countryside) and Policy CS2 (High-Quality Design), as well as EV7 in the emerging Local Plan.

9.6 Ecology and Biodiversity

9.6.1 Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats and require adequate mitigation for impacts on biodiversity, to result in biodiversity net gain. Policy EV6 (Conserving and Enhancing Biodiversity and Geodiversity) in the emerging Local Plan shares similar aims, and has moderate weight at this date. It is consistent with NPPF paragraphs 174 and 179. In addition Charnwood has adopted its own guidance on the necessity to achieve biodiversity net gain in development proposals.

https://www.charnwood.gov.uk/pages/biodiversity_planning_guidance

9.6.2 Policy Env 5: (Biodiversity and Habitat Connectivity) of the Cossington Neighbourhood Plan, (Submission version April 2023) identifies Cossington Brook as a wildlife corridor. The colouration on its Figure 9 is broad, and not tightly defined, but it does include the application site. The relevant passage from that policy tells us that “Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 9”. Given that this Neighbourhood Plan has not yet been made, this policy can have only limited weight.

9.6.2 The site is currently used as a lawn, which appears to be mowed regularly. A Biodiversity Impact Assessment will be required to determine the scale of ecological impact and, given the negligible options for on-site compensation, the scale of offsite compensation required. This approach to ecological impact assessment differs from that taken to the refused application P/19/2532/2. However, that application predated the publication of CBC’s Biodiversity Planning Guidance. Whilst the wildlife corridor line on the map within the Neighbourhood Plan is broad, the belt of trees between the application site and the brook would appear to be the type of habitat which is intended to be protected by the emerging policy.

9.6.3 Consequently, subject to planning conditions to secure the submission of a BIA at reserved matters stage and hedgerow retention, and a planning agreement to secure offsite compensation, the proposal, is considered to comply with policy CS13 of the Charnwood Local Plan 2006-2028 Core Strategy and policy EV6 of the emerging Local Plan, and ENV5 from the emerging Neighbourhood Plan.

9.7 Highway Matters

- 9.7.1 Policies CS2 and CS18 of the Core Strategy and TR/18 of the Local Plan 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. Paragraph 111 of the NPPF seeks to ensure new development does not result in an unacceptable impact on highway safety, or a severe residual cumulative impact on the road network. Paragraph 112 of the NPPF seeks to promote sustainable travel choices.
- 9.7.2 Policies DS5 (High Quality Design) in the emerging Local Plan shares objectives with CS2 and has moderate weight. Policy T3 (Car Parking Standards) in the emerging Local Plan has limited weight. It is consistent with NPPF paragraphs 104, 107 and 108. Policy CC5 (Sustainable Transport) in the emerging Local Plan is consistent with NPPF paragraphs 104,105 and 106.
- 9.7.2 The proposal plans to use an existing access, which serves the dwelling and other traffic. That access benefits from good visibility splays in both directions. Whilst the proposal would add some traffic to that access point, the existing access geometry is satisfactory. Planning conditions are suggested to control the positioning of gates on that access laneway, and its width, in order to provide for vehicles to meet on the lane, avoiding any necessity of vehicles to reverse onto the public road. The site's size is adequate to provide for sufficient parking and turning arrangements. Although the site lies outside the limits of development it is a walkable distance from the town centre, along a public footpath.
- 9.7.3 Consequently, the proposed development is considered to be in accordance with Policies CS2 and CS18 of the Core Strategy and TR/18 of the Local Plan, as well as DS5 and T3 in the emerging Local Plan, and policy CS17 and CC5.

9.8 Flood risk and drainage

- 9.8.1 Policy CS16 and NPPF directs development away from areas at highest risk of flooding. Similarly, CC1 (Flood Risk Management) in the emerging Local Plan would aim to direct development in the Borough to the areas with the lowest flood risk. CC1 has limited weight at the report's date given the nature and number of unresolved representations.
- 9.8.2 The development site is situated within Flood Zone 1. In their consultation response of 11th April '23 the Environment Agency's record that the site is at no risk of fluvial

flooding. Environment Agency has confirmed that there are no environmental constraints associated with the application site which fall within the remit of the Environment Agency.

9.8.3 Consequently, the proposal is considered acceptable in respect of the flood risk bullet point in Policy CS16 of Charnwood Core Strategy, CC1 in the emerging Local Plan and the NPPF.

9.9 Impact on mineral resources

9.9.1 The site is located within a sand and gravel Mineral Safeguarding Area. Policy M11 of the Leicestershire County Council Mineral and Waste Local Plan aims to prevent non-mineral related development from potentially sterilising any mineral present within a Mineral Safeguarding Area.

9.9.2 The policy defines a series of exemptions from the benefit of safeguarding in its Table 4. Exemptions are available for householder development, and for alterations, or changes of use to existing buildings. Intensification of activity on a site is excluded from the list of exemptions.

9.9.3 Consequently, the proposed development would be in conflict with Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019). Furthermore, it is considered that the proposed development would be in conflict with the relevant provisions of the National Planning Policy Framework, notably Paragraph 210. The Council has not received a consultation response from the County Minerals authority and if one is received it will be reported to Plans Committee.

9.10 Sustainable construction and energy efficiency

9.10.1 Policy CS16 aims to ensure that new development mitigates the effects of climate change by encouraging sustainable development, described in a series of bullet pointed tests. Policy CC4 (Sustainable Construction) in the emerging Local Plan shares those aims. It has moderate weight at today's date, and is consistent with NPPF paragraph 157.

9.10.2 The proposal has the potential to comply with policy CS16 of Charnwood Development Plan and policy CC4 of the emerging Local Plan, and this can be secured at reserved matters stage.

9.11 Planning Agreement / Unilateral Undertaking

9.11.1 This application seeks to benefit from the statutory provisions relating to self-build and custom-built housing. Should the proposal be granted permission it is necessary

then to ensure that the site is used for that purpose. This restriction is typically time limited, such that the permitted building might be sold if circumstances change.

9.11.2 The applicant, or the developer must satisfy the definition of a “Qualifying Self-Build and Custom Housebuilding Developer”. In this case, that means an individual who satisfies all of the following criteria: (i) they are aged 18 or over, (ii) they are a British citizen, (iii) they are seeking (either alone or with others) to secure a serviced plot of land in the Council’s administrative area to commission or build a house to occupy as that individual’s sole or main residence. In respect of this application the applicant and the qualifying person are one and the same.

9.11.3 The applicant has agreed to enter into a Unilateral Undertaking to protect the self-build contribution of any approval, should that be the Council’s decision.

10. Conclusion

10.1 This application seeks permission to build a self-build home on lands outside the Limits of Development for Sileby. Charnwood’s supply of sites for self-build housing is failing to keep pace with the need expressed on the Council’s register of those seeking such sites. The supply deficit is unlikely to be resolved until some time after the adoption of the emerging Local Plan. Its policy H6 includes provision the increased supply of appropriate sites, in line with the legislative requirements in The Self-build and Custom Housebuilding Act 2015.

10.2 Paragraph 62 of the National Planning Policy Framework, referencing the statutory obligations described in The Self Build and Custom Housebuilding Act 2015, requires that Local Authorities to maintain a register of those seeking provision to acquire serviced plots for self-building, and to make policies for the needs of people seeking to commission or build their own homes.

10.3 There is currently an insufficient supply of deliverable housing sites (4.27 years) within the Borough, housing supply policies are out of date, and there are no relevant policies for self-build provision in the extant Development Plan. This application must therefore be determined on the basis of para 11d of the presumption in favour of sustainable development in the NPPF. There are no designated assets which would disengage that presumption in accordance with sub-paragraph 11d(i). Instead, we move to sub-paragraph 11d(ii) which requires the decision taker to grant permission, unless there are adverse impacts which would significantly and demonstrably outweigh the benefits for planning permission to be refused. The benefit of this proposal, by contribution to the deficit in provision of self-build plots, is afforded significant positive weight.

- 10.4 There are no technical constraints relating to highways, or flooding that cannot be mitigated, biodiversity net gain and landscape can be secured by way of planning condition, reserved matters and S.106 legal agreement. There would be no harm to heritage assets or archaeology.
- 10.5 Whilst the proposed development would be contrary with the relevant provisions of saved Policies ST/2 and CT/1 of the Borough of Charnwood Local Plan, Policy CS1 in the emerging plan, and M11 in the Leicestershire Minerals and Waste Plan 2019, the adverse impacts do not outweigh the benefit.
- 10.6 In conclusion, it is considered that there are no impacts of the development of this site that cannot be mitigated and that would be so significant and demonstrably harmful as to outweigh the benefits of providing the required housing land in a sustainable location. The benefits relate to the contribution of the proposal to the Council's housing land supply deficit, specifically in respect of the deficit in supply of sites for those people wishing to commission or build their own home in a location which has a reasonable standard of sustainability.. The application should therefore be supported subject to appropriate conditions being attached and obligations to secure biodiversity net gain as part of S.106 Legal Agreement, and a Unilateral Undertaking to ensure that the site would be used for the self-build purpose, as set out below.

11. Recommendation

11.1 RECOMMENDATION A:

That authority is given to the Head of Planning and Growth and the Head of Strategic Support to enter into a planning obligations under section 106 of the Town and Country Planning Act 1990, or to negotiate the terms of a Unilateral Undertaking with the applicant, on terms to be finalised by the parties, as set out below:

Unilateral Undertaking	That the ownership of the site will be restricted for a period of 5 years following the grant of this permission to "Qualifying self-build and Custom Housebuilding Developer", and that any dwelling commenced on the site will be constructed by a qualifying person. This Undertaking will be registered as a Local Land Charge and is entered into pursuant to Section 106 of the Act
S106	An agreement which would secure offsite compensation in respect of biodiversity, should on-site net gain not be achievable, in accordance with the

	Biodiversity Impact Assessment to be submitted and approved with the reserved matters application
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11.2 RECOMMENDATION B:

That subject to the completion of the planning agreement in recommendation A above, grant conditionally subject to the imposition of the following draft conditions and reasons and that the Head of Planning and Growth, in consultation with the Chair of the Plans Committee for amendments to the conditions and reasons, be given delegated authority to determine the final detail of planning conditions.

Recommended conditions:

1	<p>Application for approval of reserved matters shall be made within three years of the date of this permission and the development shall be begun not later than two years from the final approval of the last of the reserved matters.</p> <p>REASON: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Details of the layout, scale, appearance, and landscaping (hereinafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.</p> <p>REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).</p>
3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and details:</p> <ul style="list-style-type: none"> • Location Plan 14.3019 <p>REASON: To provide certainty and define the terms of the permission in accordance with Development Plan policy CS2 of Charnwood Development Plan (2011-2028), Saved Policies EV/1 of Charnwood Local Plan (2004),</p>

	Design SPD, policy H6 of the emerging Charnwood Local Plan 2021-37 and the NPPF.
4	<p>Pursuant to condition 2, the width of the access laneway shall be not less than 4.8m wide for the first 12m from the edge of the carriageway. Any gates shall be set at a minimum distance of 6m from the edge of the carriageway. Visibility splays of 2.4m x 100m to the east, and 2.4m x 60m to the west of the site access to be maintained in perpetuity.</p> <p>REASON: In the interest of road safety, and to obviate the risk of vehicles reversing from the driveway onto Ratcliffe Road, and to ensure that vehicles emerging from the site access have visibility of oncoming traffic, and that right turn manoeuvres into the site have safe forward sight distances for oncoming traffic, and in accordance with NPPF paragraph 111.</p>
5	<p>Pursuant to condition 2, the submitted reserved matters application shall include parking provision for the proposed dwelling in accordance with the latest County Council Leicestershire highway design guidance.</p> <p>REASON: In order to ensure that sufficient parking spaces are provided for residents and visitors, and in accordance with policy TR/18 of the 2004 Charnwood Local Plan and policy T3 of the emerging Charnwood Local Plan 2021-37</p>
6	<p>Pursuant to condition 2, the scale and appearance of the proposed dwelling shall be single storey, with a ridge height of no more than 5.5m above finished floor level, with no more than 0.3m of under-build between existing ground level and finished floor level. REASON: In order to aid the integration of the small scale development into the countryside, in accordance with policy C1 emerging Charnwood Local Plan 2021-37, and policy EV/1 of the 2004 Charnwood Local Plan, CS2 of the Charnwood Core Strategy 2015 and DS5 of the emerging Charnwood Local Plan 2021-37.</p>
7	<p>The landscaping details submitted 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

	<p>landscaped areas including play equipment, street furniture and means of enclosure.</p> <ul style="list-style-type: none"> v. functional services above and below ground within landscaped areas; and vi. all existing trees, hedges and other landscape features, indicating clearly any to be removed and proposals to replace them <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 and CS11 of the Adopted Core Strategy and policy EV1 of the emerging Charnwood Local Plan 2021-37.</p>
8	<p>The existing 5m high evergreen hedge directly to the east of the proposed bungalow shall be retained, along with the existing 2.7m high hedge along Ratcliffe Road, both retained at existing heights in perpetuity. Any trees or shrubs which die should be replaced with similar species during the first available planning season, and grown on to the heights described for the respective hedges.</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 and CS11 of the Adopted Core Strategy and policy EV1 from the emerging Charnwood Local Plan 2021-37 .</p>
9	<p>Pursuant to condition 2, the proposal shall indicate clearly how the new dwelling will comply with the principles of Sustainable Construction and Energy efficiency.</p> <p>REASON: To mitigate against the effects of climate change, in accordance with policy CS16 in the Core Strategy and policy CC4 of the emerging Charnwood Local Plan 2021-37.</p>
10	<p>Pursuant to condition 2, a Biodiversity Impact Assessment shall be submitted with the reserved matters application,</p> <p>REASON: In order to conserve and enhance our natural environment, in accordance with policy CS13 from the Core Strategy and policy EV6 from the emerging Charnwood Local Plan 2021-37.</p>

APPLICATION SITE

