

Item No. 5b**Application Reference Number:** P/23/0645/2

Application Type:	Full	Date Valid:	12.04.2023
Applicant:	William Davis		
Proposal:	Demolition of No. 532 Bradgate Road and erection of 7no. dwellinghouses (Use Class C3) with associated parking, landscaping and amenity space		
Location:	Lady Jane Park Bradgate Road Newtown Linford		
Parish:	Newtown Linford	Ward:	Forest Bradgate
Case Officer:	J Worley	Tel No:	07591 947043

1.0 Background

- 1.1 This application is referred to Plans Committee following 'call in' by Councillor Snartt based upon concern in relation to the proposed dwelling mix (house sizes) for the development.

2.0 Introduction and Description of the Site

- 2.1 The application site is a parcel of land measuring approximately 0.49ha to the south of Bradgate Road within the Newtown Linford Conservation Area and the main built-up area of the settlement. To the west of No. 532 is Rose Cottage which is Grade II listed and to the east a large more modern detached dwelling. Bradgate Park is immediately to the north and is a registered park and garden. The site slopes up from the road, towards open countryside to the south.
- 2.2 The site was last in use as a mobile home park, and it is understood that previously there were approximately 12 mobile homes on site. At the time of undertaking the site visit there are now only 2 or 3 and in a poor state of repair. Access is gained via a narrow metalled access to the side of No. 532 Bradgate Road which is an interwar 1 ½ storey red brick property, which appears to be unoccupied.
- 2.3 The site contains a number of trees with those on the eastern and western boundaries covered by tree preservation orders. The narrow access to the site to the side of No. 532 also branches off to provide access to an agricultural field on the southern boundary. To the east of the site are a number of single storey bungalows accessed from Bracken Hill and to the west larger detached properties accessed from Stamford Rise. The site is largely hard surfaced with scrub and weeds and enclosed by a mix of hedging and fencing. Consent was previously approved on the site in 2019 (reference P/19/2119/2) for a mix of 2 and 3 bed dwellings, largely single storey in height and a certificate of lawfulness has been issued (P/23/1026/2 on 15/1/24) to confirm that the permission P/19/2119/2 was implemented before the time limit of the permission and not in breach of any pre-commencement conditions and therefore no enforcement

action may be taken. The P/19/2119/2 permission is therefore extant and has been lawfully implemented and is a relevant fallback position in the determination of this proposal.

3.0 Description of the Application

- 3.1 The application seeks full planning permission for the demolition of No. 532 and its replacement with a two storey 2 bed cottage (type A) on the road frontage and the construction of 6 other dwellings to the rear (5 x four bed and 1 x five bed). The rear element of the site proposes 4 variations in design; type B, Bv2, C and D. All properties (with the exception of the dwelling fronting Bradgate Road) are 1 ½ storey, with rooms contained within the roof space and integral single or double garages. Properties would vary in footprint from approximately 15m x 15m to 15m x 18m. Ridge heights are set at 6.4m to 6.5m plus chimney stacks. Materials are indicated to be a mix of red brick, stone cladding and render with grey concrete roof tiles.
- 3.2 Properties would be enclosed by a mix of red brick walls and timber close boarded fences as indicated on the submitted means of enclosure plan.
- 3.3 The application is accompanied by the following documents:-
- Ecology report
 - Housing Mix Assessment
 - Arboricultural Impact Assessment
 - Heritage and Archaeological Assessment
 - Surface water management plans and information

4.0 Development Plan Policies

- 4.1 The Development Plan comprises the Charnwood Local Plan Core Strategy (adopted 9 November 2015), the Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies) and the 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 CS3 - Strategic Housing Needs
 - Policy CS12 – Green Infrastructure
 - Policy CS13 – Biodiversity and Geodiversity
 - Policy CS14 - Heritage
 - Policy CS15 - Open Spaces, Sports and Recreation
 - 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 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.

The site is within a Minerals Safeguarding Area.

5.0 Other material considerations

5.1 The National Planning Policy Framework (NPPF December 2023)

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

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting Sustainable Transport
- Section 12: Achieving well-designed and beautiful places.
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

5.2 Sections 66 & 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

This places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area and setting of heritage assets.

5.3 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.

5.4 National Design Guide

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

5.5 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.

5.6 Design Supplementary Planning Document (SPD) (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 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.

5.9 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.

5.10 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.

5.11 The Draft Charnwood Local Plan 2019-37

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. Further hearings are to be held in February 2024 on limited matters following on from the consultation on the post hearing submissions which closed on 8th November 2023. Following the further hearings, it is anticipated that the Inspectors will issue a letter setting out the requirement for main modifications to be made to make the plan sound. 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 are dictated by the Inspectors although, subject to their report, it is anticipated the Local Plan will be adopted by the Council in Autumn 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 OS1: Other Settlements
- Policy H1: Housing Mix
- Policy H3: Internal Space Standards
- Policy CC1: Flood Risk Management
- Policy CC2: SuDS
- Policy CC3: Renewable and Low Carbon Energy Installations
- Policy CC4: Sustainable Construction
- Policy CC5: Sustainable Transport
- Policy EV6: Conserving and Enhancing Biodiversity and Geodiversity
- Policy EV7: Tree Planting
- Policy EV8: Heritage

5.12 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.

6.0 Relevant Planning History

The site access has the following history:

Reference	Description	Decision
P/19/2119/2	Erection of 5no. two bed bungalows, 2no. three bed bungalows and 1no. replacement dwelling at 532 Bradgate Road	Granted 2019
P/22/1462/2	Discharge of conditions 3 (Site levels), 4 (Materials), 5 (Eaves/ verge treatment, guttering/ down pipe details), 6 (Disposal of foul waste and surface water drainage), 11 (Construction traffic management plan) and 16 (Tree protection measures) of P/19/2119/2 - Erection of 5 no. two bed bungalows, 2 no. three bed bungalows and 1 no. replacement dwelling at 532 Bradgate Road, Newtown Linford, Leicestershire, LE6 0HD.	Granted 2022
P/22/2253/2	Discharge of condition 17 (Boundary Treatment) of P/19/2119/2 - Erection of 5no. two bed bungalows, 2no. three bed bungalows and 1no. replacement dwelling	Granted 2022

P/22/2311/2	Discharge of Conditions 4 (Archaeological Work) and 5 (Eaves and Verge Treatment) of P/19/2119/2 (Erection of 5 no. Two Bed Bungalows, 2 No. Three Bed Bungalows and 1 Replacement Dwelling at 532 Bradgate Road, Lady Jane Mobile Home Park, Bradgate Road, Newtown Linford, Leicestershire, LE6 0HD) (WITHDRAWN)	withdrawn
P/23/1026/2	The Development has been carried out in accordance with planning permission reference P/19/2119/2 (“the Planning Permission”); and before the time limit for implementing the Planning Permission specified in condition 1; and not in breach of any pre-commencement conditions imposed on the Planning Permission; and therefore no enforcement action may be taken in respect of the Development.	Certificate granted 15/1/24

7.0 Responses of Statutory Consultees

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 County Council – Local Highway Authority (LHA)	No objection subject to development being undertaken in accordance with the site plan and visibility splays, surfacing, parking arrangements and a construction traffic management plan being secured by condition.
Leicestershire County Council Minerals	No minerals assessment is required.
Charnwood Biodiversity	No evidence of bat roosting is noted, but bats do appear to be foraging within vicinity of the site. It is recommended that condition 19 of the previous permission be re-attached to this decision.
Charnwood Conservation	No objection to amendments to units within the wider site, however the frontage property should revert to the property type that was previously approved.
National Forest	No response received at the time of writing this report. Any response will be reported in the Extras Report.

Ward Councillor and Parish Council Response

Councillor Snartt	<p>Objects:</p> <p>Echo the comments of the Parish Council. The applicant previously stated that 2/3 bed bungalows were needed on the site and were appropriate to the site context. The proposal for larger properties reduces the ability for existing residents to downsize or younger residents to establish themselves in the village.</p>
Newtown Linford Parish Council	<p>Objects:</p> <p>The previous consent provided much needed house types for the area. The previous plans minimised loss of privacy to surrounding dwellings and intrusion upon the conservation area.</p>

Responses to publicity

From	Comments
Letters received from 5 neighbouring addresses.	<ul style="list-style-type: none"> • There is a high mix of large properties in Newtown Linford and there are a large number of older people in the village that would like a smaller property to enable them to remain in the village. • The proposed plans add more large homes to a village which already has too many, they should revert to the bungalows previously approved. • The lack of bungalows prevents older residents moving in the village freeing up larger homes to families. • The buildings are not a minimum of 10m from existing boundaries and windows are not at least 21m away from existing properties. • 8 first floor windows would overlook adjacent property. • The boundary is stated to be densely populated; this is not the case. • There is reference to a 2.8m fence, this isn't the case, it is trellis only. • Houses instead of bungalows will impact on existing residents by way of loss of privacy and light and result in overbearing. • Bungalows should be built that back onto existing bungalows, in particular plots 6 & 7. • The housing mix report is in parts misleading and not accurate.

	<ul style="list-style-type: none"> • 4/5 bed houses won't help with affordability issues for young adults. • Including data about Anstey in the market mix report is misleading as the settlements are starkly different. • There is no parking in the vicinity for visitors with the main road double yellow lined. • There is no village shop that sells everyday items and as such there is nothing viable to support the development. • The primary school doesn't serve the village alone, over 60% of the pupils come from outside the village. • Building larger homes won't help young adults living at home due to affordability issues.
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8.0 Consideration of the Planning Issues

8.1 The starting point for decision making on all applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for this part of Charnwood which comprises the Charnwood Local Plan (2011-2028) Core Strategy, 'saved' policies of the Borough of Charnwood Local Plan which have not been superseded by the Core Strategy and the Minerals and Waste Local Plan (2019).

8.2 The Core Strategy and Borough of Charnwood Local Plan are over 5 years old and it is important to take account of changing circumstances affecting the area and relevant changes in national policy (NPPF Dec 2023).

8.3 In light of the revisions to the NPPF released on 20th December 2023 and guidance contained in paragraph 226; whilst the Local Plan has been submitted for examination, the Council are unable to demonstrate in excess of a four year housing land supply (3.54 years based on a 4 year supply over a 4 year requirement). Because the proposal involves the provision of housing, the policies that are most important to determining the application are considered to be out of date and therefore paragraph 11d of the NPPF is engaged..

8.4 Paragraph 11d states:

“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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”.

8.5 Part i) of NPPF paragraph 11d) sets out that where there are NPPF policies that protect areas or assets this can be a clear reason to refuse an application. These are generally nationally designated areas such as SSSI's, designated Local Green Space, AONBs and designated heritage assets. In this case, the site is within a Conservation Area (designated heritage asset) but for the reasons set out in section 9.3 below 11d(i) does not apply. Therefore the NPPF's presumption in favour of sustainable development and the 'tilted balance' applies as per paragraph 11d(ii).

8.6 The key issues in considering this application are:

- Principle of Development
- Housing Mix
- Design & Impact on Heritage Assets
- Impact on Residential Amenity
- Biodiversity and Impact on Trees
- Highway Matters

9.0 Key issues

9.1 The Principle of the Development

9.1.1 The application site is located within the Development Limits for Newtown Linford as established under “saved” Policy ST/2 of the Borough of Charnwood Local Plan 1991-2026. Policy CS1 of the Core Strategy outlines a development strategy for the Borough, including a settlement hierarchy in which Newtown Linford is identified as an ‘Other Settlement’, identified for some growth during the plan period. Policy CS1 is not regarded as being out of date owing to its degree of consistency with the NPPF in directing a sustainable pattern of development within the Borough. In addition, there are no other reasons such as events ‘on the ground’ e.g. planning permissions, that would deem this policy out of date for the purposes of determining this application. Policy ST/2 is a saved Local Plan Policy and is a restrictive policy in that it limits development to within defined settlements and allocations. This is not in line with the NPPF which is more permissive. Therefore ST/2 is considered to be out of date and the weight that can be applied to it is therefore reduced. Therefore the accordence of this proposal with ST/2 is only given moderate weight.

9.1.2 Emerging Policy DS1 of the Draft Charnwood Local Plan (2021-2037) adopts a similar approach and proposes up to 934 dwellings within 'Other Settlements'. Under the guidance of NPPF paragraph 48 it is considered that the emerging Local Plan is 'well advanced' having been subject to Examination and policies are consistent with the NPPF. However, Policy DS1 is contested and can therefore be given only limited weight at this time. Emerging Local Plan Policy OS1 encourages development in 'Other Settlements' such as Newtown Linford which is "is small-scale and within defined Limits to Development". This policy is considered to attract moderate weight. The proposed development is within the defined limits as set out in emerging Policy OS1 and therefore is in accordance with this and emerging Policy DS1. This is a positive material consideration in favour of the proposal.

9.1.3 Being located within the centre of Newtown Linford and its defined limits to development, and the extant permission P/19/2199/2 for a similar quantum of development it is considered that the development, in principle, is considered acceptable and would comply with Policy ST/2 of the adopted Local Plan, CS1 of the Core Strategy and Policies DS1 and OS1 of the emerging Charnwood Local Plan subject to all other policies and material considerations being satisfied.

9.2 Housing Mix

9.2.1 Core Strategy Policy CS3 (Strategic Housing Needs) seeks an appropriate mix of types, tenures and sizes of homes, having regard to identified needs and the character of the area. It also seeks to secure affordable housing within schemes of 10 or more.

9.2.2 Reference is made within CS3 that on sites of 5 dwellings or more 40% affordable housing would be sought in rural locations such as Newtown Linford. However, the text within Policy CS3 has been superseded by guidance contained within paragraph 65 of the NPPF which states that 'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas' (major development defined as 10 houses). There are no 'designated rural areas', such as Areas of Outstanding Natural Beauty, within Charnwood and as such the application for 7 dwellings does not meet the threshold to require the provision of affordable housing.

9.2.3 Emerging policy H1 (Housing Mix) seeks a mix of house types and sizes to meet the overall needs of the Borough in line with up to date evidence. The policy is at an advanced stage, was considered in the hearing sessions in February and is consistent with the NPPF and it is considered it can currently be given limited weight.

9.2.4 The latest evidence of need is provided by the Leicestershire Housing and Economic Needs Assessment (HENA) 2022 which outlines a recommended housing mix for the Borough in respect of market housing. This includes the following housing mix:

Market	
1 bed	5%
2 bed	30%
3 bed	45%
4+ bed	20%

9.2.5 The supporting text associated with emerging policy H1 seeks a preferred mix for the Borough as follows:

Market	
1 bed	Up to 10%
2 bed	20-30%
3 bed	45-55%
4+ bed	15-25%

9.2.6 There is a Housing Needs Study entitled 'Detailed Investigation into the Housing Needs of Newtown Linford' dated 2017 which identified local need for 1 x 4 Bed house within the open market sector (plus 2 in the affordable sector). However, this had a horizon extending only 5 years to 2022.

9.2.7 The application as submitted sought to provide 1 x 3 bed, 5 x 4 bed and 1 x 5 bed dwellings. This has now been revised to 1 x 2 bed, 5 x 4 bed and 1 x 5 bed. This equates to 14% 2 bed and 86% 4 bed +. This mix clearly does not align with the evidence contained within the HENA and aspirations of policy H1.

9.2.8 Given the comments received from the Parish Council, Ward Member and local residents, officers have sought to engage with the applicant, particularly in light of the consent that was granted on the site in 2019 for 5 x 2 bed bungalows, 2 x 3 bed bungalows and a 1 x 2 bed replacement dwelling on the frontage. The applicant has however responded to state:

'Policy CS3 is the relevant Development Plan policy but is out of date. Even if it were not, the proposed development complies with it, as the policy does not include a specific mix; the proposal meets a continuing need for medium and large family homes; and the development is appropriate for the character of the area. The draft Local Plan carries only limited weight as a material consideration, as it is still at Examination with unresolved objections to policies. All housing need evidence therefore carries equal weight for the planning application, this includes the Applicant's Market Housing Mix Report, supporting the proposed mix. The previous planning permission does not set a precedent in terms of housing mix or design, it only indicates that the submitted proposals were acceptable at the point of determination. Submission of the current application shows that the Applicant wants to pursue a different approach.'

In this instance, it is felt that the proposed development, with its 'room in the roof' design offers a scheme which will not negatively affect the amenity of any neighbouring residents and is visually in keeping in terms of the size and aesthetic of the local area, offering a positive contribution to the supply of housing in Newtown Linford, at a time when it has been nationally acknowledged that the country is facing a critical shortage of housing. Additionally, having had considerable experience of the local market, William Davis believe that the proposed scheme better reflects the quality of the site and that those house types proposed will prove popular for local residents, offering flexibility for both young families and for those wishing to downsize in a modern, easy to maintain home and accommodating the room for friends and extended family to stay'.

9.2.9 As detailed, the applicant has submitted a Market Housing Mix Assessment in support of the application and it concludes that there is:

- A population decline between 2001 and 2021 in the 25-44 age group within the Newtown Linford and wider study area.
- There is an under-occupancy of properties which is higher in the local area of Newtown Linford than in the wider study area, despite there being a good provision of 2 bed properties and bespoke older persons accommodation within the wider study area with 375 units within 4 miles cited.
- There is a 16% increase in households with non-dependent adults, i.e. adults living with other adults due to lack of appropriate supply in the area.
- The 2021 census shows that 34% of the population of Newtown Linford has retired, with the average in the Borough being 22%.
- Family sized homes are in the greatest demand in the wider study area and in Newtown Linford in particular. This is considered important as Newtown Linford is seen as an 'other village' and attracting younger families can positively contribute towards the existing services in the village and contribute towards the sustainability of the village as a whole.

9.2.10 A Rightmove search indicates that within 3 miles of Newtown Linford there are currently 176 4 bed+ properties available for sale and 309 2-3 bed, which provides some support to the position put forward by the applicant. It is noted that the Parish Council, local residents and Ward Member have all referred to a shortage of smaller properties in and around Newtown Linford and a desire for some existing residents to downsize, which could have the potential to free up some of the identified under occupied properties.

9.2.11 Policy CS3 of the Core Strategy identifies ‘that an appropriate mix of properties will be sought having regard to identified housing needs and the character of the area’ is out of date due to the lack of 4 year housing land supply but is considered to accord with the NPPF and is therefore given significant weight. The character of the area will be discussed in greater detail below; however, it is not considered that the mix of properties proposed would be to the detriment of the area. In relation to ‘identified housing needs’ whilst the comments from local residents, the Parish Council and Ward Member are noted, it is not considered that these constitute an identified housing need, particularly in light of the assessment put forward by the applicant who identifies a need for larger properties. Weight would be attributable to a needs assessment or similar contained as part of a Neighbourhood Plan, however Newtown Linford has no such plan and the housing need study, whilst identifying a market need that would be provided by the proposal, is considered to have expired.

9.2.12 The comments received are duly noted. Policy CS3 is applied on a case by case basis and whilst the recommended borough wide mix has not been achieved, the applicant has demonstrated through their own independent study that the mix proposed is justified for this proposal. As such, and on balance, it is not considered that there are grounds to demonstrate that the proposed mix is considered to be unacceptable. Furthermore, within the context of the overall supply of housing within the Borough (as per the objectives of Policies CS3 and H1), adjustment of the mix on this site to achieve full (or better) alignment with the mixes described above would comprise such a small quantity of houses so as to have a negligible effect on the overall profile of supply.

9.2.13 Emerging Policy H3 seeks to ensure that development would comply with the Nationally Described Space Standards. Submitted plans have been reviewed and all properties appear to be in excess of the Government’s ‘Technical housing standards- nationally described space standards’ as sought by emerging policy H3.

9.3 Design and Impact on Heritage Assets

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 of the Local Plan supports development that is of a design, scale, layout and mass compatible with the locality and which uses materials appropriate to the locality. These policies generally accord with the NPPF and National Design Guide. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

9.3.2 Emerging Local Plan Policy DS5 requires development to make a positive contribution to Charnwood by responding positively to local distinctiveness. The policy is at an advanced stage and hearing sessions in June 2022 considered the policy and it is consistent with the NPPF. The policy can be given moderate weight.

- 9.3.3 Given the location of the site within the Newtown Linford Conservation Area and within proximity of other heritage assets, Policy CS14 of the Core Strategy, emerging Policy EV8 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are all applicable and seek to ensure that development would preserve or enhance the character or appearance of the Newtown Linford Conservation Area and not detract from the setting of heritage assets.
- 9.3.4 The applicant has revised the form of the property which would front Bradgate Road (plot 1) to match that previously approved. The principal difference between the previously approved scheme and that which is now being considered is the reduction from 7 units at the rear of the site to six and the introduction of living space within the roof spaces. The properties previously approved ranged in footprint from 12.5m x 13.3m to 12.5m x 17.3m and had ridge heights from 5.49m to 6.26m. The footprints of the proposed dwellings at approximately 15m x 15m to 15m x 18m, and the overall ridge heights at the highest only 0.24m higher (at 6.4m) than those previously approved (plus chimney stacks). The form and finish of the properties are largely consistent with those previously approved, albeit dormer windows and rooflights have been included on roof slopes. The applicant has submitted a proposed scheme visual taken from Bradgate Road which like that submitted in support of the previous application demonstrates that the proposed 6 dwellings to the rear of the site would not be unduly prominent and this sentiment is echoed by the Conservation Officer.
- 9.3.5 As required by CS3 of the Core Strategy the development is not out of keeping with the character of the area in terms of the scale of the dwellings. The area is characterised by larger properties, including two storey and bungalows set back from the road. Whilst the properties that are set back within the site are large, they are in spacious plots which is in line with the developments to the east and west.
- 9.3.6 Consideration was previously given to the setting of Rose Cottage to the west of the site. No. 532 is of no heritage significance, and it was previously agreed that it could be demolished and replaced with a more traditionally designed two storey cottage. The same form of dwelling is proposed as part of this scheme and as such the impact on the setting of Rose Cottage is considered to remain acceptable.
- 9.3.7 As illustrated on the submitted plans the marginal increase in ridge heights and footprints of the dwellings to the rear of the site would not be readily discernible from Bradgate Road. The principle of residential development has previously been established on the site and the Certificate of Lawfulness has confirmed that development of a scale and appearance not dissimilar to that currently being proposed remains extant, and as such forms a viable 'fallback' position.

9.3.8 The site is indicated as being within an area of archaeological interest. The applicant has submitted a heritage and archaeology assessment which suggests that there is negligible potential for the site to contain archaeological significance, particularly given that the site has largely been hard surfaced as part of the use as a caravan park from the 1970's onwards. The proposal is not considered to result in the loss of any archaeological interest.

9.3.9 It is therefore considered that the proposal would not detract from the setting of the neighbouring listed building, the nearby registered park and garden, the wider character or appearance of the Newtown Linford Conservation Area nor any archaeological interest. For these reason, no harm to heritage assets is identified and therefore 11d(i) of the NPPF is not engaged. Limited details have been submitted in relation to material and finishes and show that red brick, stone and render would be used. It is therefore recommended that precise details be secured by condition should permission be granted. The proposal subject to condition is considered to accord with Policies CS2 and CS14 of the Core Strategy, saved policy EV/1 and emerging Local Plan policies DS5 and EV8 and sections 66 and 72 of Planning (Listed Buildings and Conservation Areas) Act 1990.

9.4 Impact on Residential Amenity

9.4.1 Policies CS2 of the Core Strategy and EV/1 of the Local Plan seek to protect the amenity of existing and future residents. Saved policy EV/1 of the 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. The Charnwood Design SPD (2020) also provides spacing standards and guidance to ensure an adequate level of amenity is achieved.

9.4.2 Emerging Local Plan policy DS5 states that new development will be required to protect the amenity of people who live or work nearby and those who live in the new development. The policy is at an advanced stage and hearing sessions in June 2022 considered the policy and it is consistent with the NPPF. The policy can be given moderate weight.

Existing properties

9.4.3 Properties flank the site on the northern, eastern, and western boundaries. The proposed arrangement of dwellings is largely the same as that previously approved to seek to ensure the relationship between existing and proposed dwellings is acceptable. The modest increase in mass and height of the dwellings ensure the development would not result in overbearing or significant loss of light to existing neighbouring dwellings.

- 9.4.4 Concerns raised from neighbouring properties regarding loss of privacy are noted, in particular from The Gatehouse on Stamford Rise which is positioned to the rear of proposed plot 2. The building to building separation is 12-16m, The Gatehouse has a gable projection with window on its eastern elevation. A revised floor plan has been submitted conforming that there are no windows at 1st floor level in plot 2 orientated towards The Gatehouse. There are 3 roof lights which would serve a stairwell, bathroom and a bedroom and the separation distance at the closest point to The Gatehouse would be approximately 17m. Given that these are rooflights, with only a limited outlook it is not considered that plot 2 would result in a significant loss of amenity of The Gatehouse through overlooking. A large, retained Oak tree also separates the existing and proposed properties which would positively contribute towards the relationship between the units. As detailed above precise means of enclosure can be secured by condition to ensure that there is no significant loss of neighbouring amenity.
- 9.4.5 Plots 3 and 4 would be located approximately 18-21m at the closest point to the east of no. 2 Stamford Hill which is a largely single storey property with roof lights in the eastern roof slope. Plots 3 and 4 like plot 2 have no windows orientated west but do have rooflights. However, given the separation distance and presence of an existing tree on the boundary it is not considered that the dwellings would significantly impact on the amenity of occupiers of this plot.
- 9.4.6 Plot 7 would be positioned to the north west of No. 3 Bracken Hill which is a single storey property. The building to building separation would be approximately 23m. There is 1 window in an end gable orientated towards Bracken Hill, however it is proposed to serve a bathroom and would be obscure glazed. Furthermore, there are two large TPO trees within the garden area of no. 3 which would positively contribute towards the relationship between the units.
- 9.4.7 Plot 6 would be situated approximately 20m to the west of no. 4 Bracken Hill. Two high level rooflights would be orientated towards the property, however given the window to window separation distance of approximately 22m it is not considered that 2 rooflights would result in a significant or unacceptable loss of amenity through overlooking. The property could result in a very modest loss of light to the garden area of No. 3 in winter months, however such a loss would not be dramatically different to that considered to be acceptable in the previously approved application.

Future occupants

- 9.4.8 It is considered that all properties would be provided with sufficient private amenity provision, means of enclosure have been indicated within a supporting plan which indicates that they would be a mix of fencing and red brick walls. Landscaping details have also been indicated, albeit no means of enclosure or landscaping has been shown along the boundaries of the site. For clarity it is recommended that precise means of enclosure and landscaping details be secured by condition.

- 9.4.9 Overall, the mass of new development is not significantly different to that previously considered to be acceptable and as such the proposal would not result in significantly greater loss of light or overbearing. Overlooking would be limited to views from rooflights but at distances considered to be acceptable and partially screened by retained boundary trees. Precise finishes for boundary treatments can be secured by condition in the interests of neighbouring privacy.
- 9.4.10 The proposal would therefore comply with the provisions of policies CS2 of Charnwood Core Strategy and EV/1 of Local Plan along with NPPF, National Design Guidance, Emerging Local Plan Policy EV5 and the guidance set out in the Design SPD to protect residential amenity.

9.5 Highway Matters

- 9.5.1 Policy CS2 of the Core Strategy requires new development to provide well defined and legible streets and spaces that are easy to get around for all. Policy CS18 of the Core Strategy requires network improvements where they are identified in Transport Assessments. Policy TR/18 of the Saved Local Plan requires off-street parking to be provided for vehicles and cycles to secure highway safety and minimise harm to visual and local amenities. Adopted standards as set out in the saved Local Plan are provided as a starting point to assess the level of provision. 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.
- 9.5.2 The NPPF promotes sustainable travel choices and states development should ensure safe and suitable access, reflection of national guidance and mitigation of any significant impacts. It states development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe (paragraph 115).
- 9.5.3 Emerging local plan policy T3 requires new development to provide car parking in accordance with the latest published guidance of the County and Borough Councils.
- 9.5.4 The application proposes the same access as that previously approved, however to now support 1 less dwelling. The Local Highways Authority have reviewed the proposal and raised no objection subject to a number of matters being secured by condition; visibility splays, surfacing, parking and turning facilities. Comments received in relation to lack of visitor parking are noted; all properties would have good provision for off-street parking and no objection was raised to the previous scheme which featured 1 further dwelling. Comments regarding unrestricted parking given the proximity of Bradgate Park are noted and the previous consent allowed for the inclusion of gates within the development and the same condition is recommended as part of this application.

9.5.5 On this basis it is considered that the relevant adopted and emerging policies are satisfied. The small scale of the development means that there are no wider highways infrastructure issues and the proposal would accord with the above listed policies.

9.6 Flood risk and drainage

9.6.1 Policy CS16 of the Core Strategy and the NPPF direct development away from areas at highest risk of flooding. The policy requires development to manage surface water run off with no net increase in the rate of surface water run off for green field sites. This policy generally accords with the NPPF and does not frustrate the supply of housing. It is therefore not considered there is a need to reduce the weight afforded to this policy.

9.6.2 Emerging Local Plan Policy CC1 of the Draft Local Plan encourages minor development to incorporate Sustainable Urban Drainage Systems (SuDS). Emerging policy CC2 states development will include appropriate measures to manage flood risk. This policy is at an advanced stage and was discussed at the hearing sessions in June 2022 and is consistent with the NPPF so can be given moderate weight.

9.6.3 The development is situated within Flood Zone 1 and being at low risk of fluvial flooding as identified by the Environment Agency flood maps and is not vulnerable to other forms of flooding.

9.6.4 Discussions have been had with the Lead Local Flood Authority to ensure that surface water is appropriately managed. The plans indicate that surface water flow rate will be reduced from 29.8l/s (existing) to 5l/s (83% betterment) through cellular attenuation. The implementation of this can be secured by condition. The proposed development should result in a significant betterment in surface water run-off for neighbouring sites. The Lead Local Flood Authority is content with the supporting information provided and have recommended that precise details and on-going management arrangements be secured by condition.

9.6.5 Consequently, the proposal is considered acceptable having regard to Policy CS16 of Charnwood Core Strategy, emerging Local Plan policies CC1 and CC2 and the NPPF.

9.7 Impact on Biodiversity interests including trees

- 9.7.1 Policy CS13 of the Core Strategy seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats. The policy supports development that protects biodiversity and geodiversity and those that enhance, restore or re-create biodiversity. The loss of features of biodiversity and geodiversity will only be supported in exceptional circumstances where the benefit of the development clearly outweighs the impact. Where there are impacts, the policy requires mitigation or compensation of equal or greater value, likely to result in a net gain in biodiversity. The NPPF states that planning decisions should minimise impacts upon and provide net gains for biodiversity. Policy CS12 of the Core Strategy seeks planting from developments that are within the Charnwood Forest Regional Park that meet the National Forest Planting Guidelines.
- 9.7.2 Emerging policy EV6 of the Draft Local Plan seeks 10% biodiversity net gain and the protection and enhancement of habitats, species and networks. Emerging policy EV7 supports the retention of existing trees and new tree planting. Although the Environment Act 2021 makes provision for 10% biodiversity net gain, the relevant sections of the Act have not yet been brought into force to make it a legal requirement and is not currently required by national policy. Therefore, emerging Local Plan policy EV6 can be given only moderate weight until the emerging policy is further progressed towards adoption except in relation to the 10% net gain requirement, which is limited.
- 9.7.3 Policy EV7 of the Draft Charnwood Local Plan (2021-2037) seeks to protect and enhance our natural environment by increasing the number of trees in Charnwood and supports development that retains existing trees, where appropriate. The emerging Local Plan is 'well advanced' having been subject to Examination and policies are consistent with the NPPF. Policy EV7 is largely uncontested and can therefore be afforded moderate weight.
- 9.7.4 The scheme has been reviewed by the biodiversity officer who is satisfied that subject to the provision of an ecological mitigation strategy incorporating the recommendations of the 2019 appraisal the development would be acceptable. The biodiversity officer is content that the Soft Landscaping Proposals (GL2055-01) if implemented would achieve a net gain in biodiversity.
- 9.7.5 A number of the trees on the boundary of the site are protected by Tree Preservation Orders following the consent granted in 2019. The proposed dwellings are largely in the same positions as those previously approved with all dwellings with the exception of plot 7 outside of indicated tree Root Protection Areas. However, the position of plot 7 appears to be consistent with that of plot 8 on the previously approved scheme and as such a minor incursion into the Root Protection Area in this instance is considered acceptable. Tree protection measures were previously secured by condition it is recommended that this is repeated.

- 9.7.6 At the time of writing this report a response is awaited from the National Forest Company but it is expected they will request that 20% forest planting is accommodated on site. The extant permission P/19/2119/2 is a material consideration. The extant permission did not secure national forest planting on the site, and therefore that permission could be built out without accordance with national forest strategy which seeks 20% forest planting on sites within the National Forest. Therefore, in this instance is not considered reasonable to refuse the application if it does not secure 20% forest planting. A condition is recommended to secure a revised Landscaping Plan to maximise net gain and tree planting across the site to address the comments of the biodiversity officer and anticipated comments from the National Forest Company.
- 9.7.7 Subject to the recommended conditions outlined above, the proposal is considered to accord with Core Strategy Policies CS12 and CS13, emerging Local Plan Policies EV6 & EV7 and the Council's Planning Guidance for Biodiversity June 2022.

10.0 Conclusion

- 10.1 Decisions on applications need to be made in accordance with the adopted development plan policies unless material considerations indicate otherwise. Based on the recently updated NPPF the Council is unable to demonstrate in excess of a 4-year supply of housing land (3.54 years) and as such, the tilted balance under paragraph 11d(ii) of the NPPF is engaged and any adverse impacts must significantly and demonstrably outweigh the benefits when assessed against the Framework taken as a whole..
- 10.2 In this location these relate to those policies associated with the 'limits to development' and the site is sustainably located within the main built up area of Newtown Linford. The extant consent is also a material consideration of significant weight and it is considered that the principle of new residential development on the site has been established and is in any event acceptable.
- 10.2 The key differences between this proposal and the extant permission is the reduction in number of units and the limited increase in the scale of the units to provide accommodation in the roof space. The revised mix, whilst not according with the latest HENA, is considered to be appropriate based on the evidence provided by the applicant and the character of the area and is therefore in accordance with Policy CS3 of the Core Strategy and emerging Policy H1 of the draft Local Plan.
- 10.3 Subject to conditions, it is not considered that the proposal would detrimentally impact upon heritage assets, the character of the area, neighbouring amenity, protected trees or species, surface water management nor highway safety and therefore there are no adverse impacts that would outweigh the benefits of the proposal (seven dwellings) as per paragraph 11d(ii) of the NPPF and such planning permission should be granted.

11.0 RECOMMENDATION

11.1 It is recommended that subject to the expiration of the consultation period (5/2/24), permission is granted subject to the following conditions:

1. The development, hereby permitted, shall be begun not later than 3 years 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Scheme visuals Dwg No. 2021_716_20A
- Site layout plan Dwg No. 2021-716-18C
- Planning site sections Dwg No. 2021-716-19B
- Site boundaries plans and sections Dwg No. 2022-716-22A
- Boundary treatments Dwg No. 2021-716-23A
- House type A plans Dwg No. 20221_716_02A
- House type A elevations and section Dwg No. 20221_716_03A
- House type B plans Dwg No. 20221_716_04
- House type B elevations Dwg No. 20221_716_05
- House type B section Dwg No. 20221_716_06
- House type B V2 plans Dwg No. 20221_716_07A
- House type B V2 elevations Dwg No. 20221_716_08
- House type B V2 section Dwg No. 20221_716_09
- House type C plans Dwg No. 20221_716_10
- House type C elevations Dwg No. 20221_716_11
- House type C section Dwg No. 20221_716_12
- House type D plans Dwg No. 20221_716_13
- House type D elevations Dwg No. 20221_716_14
- House type D section Dwg No. 20221_716_15

REASON: For the avoidance of doubt and to define the terms of the planning permission.

3. No materials shall be placed on the site until such time as details of the type, texture and colour of the materials and fenestration to be used on the external surfaces of the proposed development have been submitted for the agreement of the Local Planning Authority. Only materials agreed in writing by the Local Planning Authority shall be used in carrying out the development.

REASON: To make sure that the appearance of the completed development is satisfactory in accordance with Core Strategy Policies CS2 and CS14 and Policies DS5 and EV8 of the emerging Charnwood Local Plan 2021-37.

4. No development of the replacement dwelling at 532 Bradgate Road shall begin until details of the eaves and verge treatment and guttering and down pipes, including method of fixing, to be used in the construction of the replacement dwelling hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out incorporating the agreed details.

REASON: To make sure that the works are carried out in a way which respects the character and appearance of the conservation area and the setting of Rose Cottage in accordance with Policies CS2 and CS14 of the Core Strategy and Policies DS5 and EV8 of the emerging Charnwood Local Plan 2021-37.

5. No development shall commence until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase and in accordance with Policy CS16 of the Core Strategy and Policy CC2 of the emerging Charnwood Local Plan 2021-37.

6. The development hereby permitted shall not proceed above damp proof course level until a surface water drainage scheme for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall include details of the long term management and maintenance arrangements of the approved surface water management system. Development shall be implemented in accordance with the approved details before the development is first brought into use.

REASON: To ensure that the development is provided with a satisfactory means of drainage, to prevent surface water entering the public highway as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with Policy CS16 of the Core Strategy and Policy CC2 of the emerging Charnwood Local Plan 2021-37.

7. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Proposed Access Drive, drawing number 2021-716-18C have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

8. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with a hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023)

9. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2023)

10. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the Site Layout, drawing number 2021-716-18C. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023) and Saved Policy TR/18 of the Local Plan.

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

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure the construction process does not lead to on-street parking problems in the area.

12. Prior to any part of the development proceeding beyond damp proof course level, a plan indicating the following shall be submitted to and approved in writing by the Local Planning Authority: i) the treatment proposed for all ground surfaces, including hard areas; ii) finished levels or contours; iii) any structures to be erected or constructed; iv) functional services above and below ground; and v) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

The approved details shall be fully implemented prior to the occupation of the development.

REASON: To make sure that a satisfactory landscaping scheme for the development is agreed in accordance with Policy CS2 and CS12 and CS13 of the Charnwood Core Strategy 2015 and emerging policies DS5, EV4, EV6 and EV7 of the draft Local Plan.

13. Prior to any part of the development proceeding beyond damp proof course level, a revised landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall thereafter be fully completed in accordance with the approved details, in the first planting and seeding seasons following the first occupation of any part of the development or in accordance with a programme previously agreed in writing by the Local Planning Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

REASON: To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to ensure that tree planting is maximised within the National Forest location in accordance with policies CS2, CS12 and CS13 of the Core Strategy and emerging policies DS5, EV4, EV6 and EV7 of the draft Local Plan.

14. No dwelling or building on the site shall be occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, has been submitted to and agreed in writing by the Local Planning Authority. The agreed landscape management plan shall then be fully implemented.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

15. No development, including site works, shall begin until each tree shown to be retained on the approved plan has been protected, in a manner which shall have first been submitted to and agreed in writing by the Local Planning Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

REASON: The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

16. A scheme for the treatment of the application site boundaries and other means of enclosure, including details of vehicular access gates shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the satisfactory, overall appearance of the completed development, to protect the amenity of existing and future residents and to prevent unauthorised parking within the development in accordance with Policy CS2 of the Charnwood Core Strategy 2015.

17. No use or occupation of any dwelling hereby permitted shall take place until the scheme for boundary treatments (relating to that dwelling) and access gates, agreed under the terms of the above condition, have been fully completed in accordance with the approved details and shall thereafter be maintained and retained in perpetuity.

REASON: To ensure the satisfactory, overall appearance of the completed development, to protect the amenity of existing and future residents and to prevent unauthorised parking within the development

18. No development shall be carried out on the site unless it is fully in accordance with an ecological mitigation strategy, which shall be first submitted to and approved in writing by the Local Planning Authority. The strategy to be approved shall incorporate as a minimum the recommendations contained within the submitted ecological appraisal dated July 2019 by Landscape Science Consultancy Ltd approved as part of this application.

REASON: To ensure that important features of ecological interest are protected and to secure a net gain in biodiversity and to accord with CS13 of the Core Strategy and Policy EV6 of the emerging Charnwood Local Plan 2021-37.

SITE LOCATION/LAYOUT PLAN

