

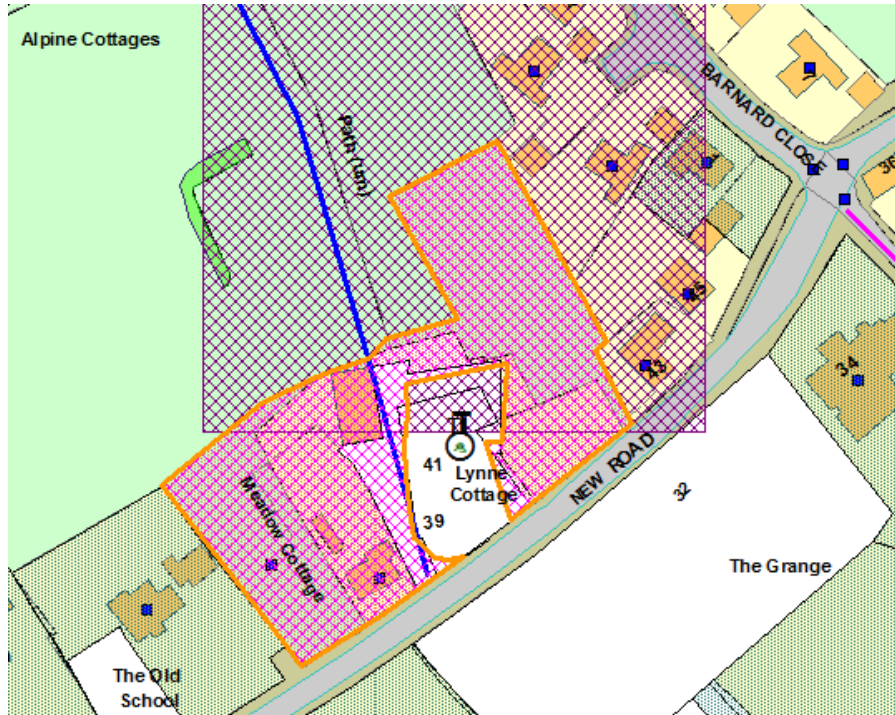
Reference: 16/00614/OUT

Date Submitted: 02.09.16

Applicant: JGP Properties

Location: Former Paddock New Road Burton Lazars

Proposal: Demolition of existing dwelling and outbuildings and erection of up to 6 dwellings with means of new access.



Introduction:-

The proposal seeks outline planning permission to demolish an existing dwelling and outbuildings and erect up to 6 new dwellings with a means of new access. An indicative site layout plan has been submitted as part of the application.

It is considered that the main issues arising from this proposal are:

- **Compliance or otherwise with the Development Plan and the NPPF**
- **Impact upon the character of the area**
- **Impact upon residential amenities**
- **Impact upon ecology**
- **Highway safety.**

The application is presented to the Committee due to the number of objections received.

History:- Although not planning history directly relating to the site, there have been a number of planning appeals in the village close to the site which are of relevance to the planning application.

07/01360/FUL – Land Adjacent The Elms, Cross Lane, Burton Lazars. Planning permission was refused on the site for two three bedroomed properties. At appeal, the Inspector noted that Burton

Lazars is poorly provided with local facilities. The Inspector also considered that the majority of residents in the village would be largely dependent on the car and as a result did not consider the site to be sustainable for housing. The appeal was dismissed for this reason, despite the proposed development not harming the openness of the street scene.

08/00260/OUT – Barnard Close, Burton Lazars. Planning permission was refused and later dismissed on appeal for outline permission (with all matters reserved except access) for one detached dwelling located within the village envelope. The Inspector for the appeal made reference to the previous Inspectors decision (above) that the village had little in the way of services and facilities and had been refused on the grounds that the development would be located in an unsustainable location. The previous appeal decision was considered to be a material consideration in the decision on the proposal. The Inspector agreed with the previous Inspectors decision that the facilities and traffic conditions of the A606 would deter those travelling into Melton Mowbray on foot or bicycle. The Inspector concluded that the village “must be regarded as an unsuitable location for new housing” and that the proposal would represent development in an unsustainable location.

12/00507/FUL – Land Adjacent 32 New Road, Burton Lazars. Planning permission was refused and later dismissed at appeal for the erection of a replacement dwelling and double garage on a site opposite the current application site. The Inspector noted that the Melton Local Plan policies need to be considered in the context of national guidance in the NPPF. The NPPF seeks to ensure a sustainable pattern of development by locating rural housing where it will enhance or maintain the viability of rural communities. The Inspector considered that MLP policy OS1 was not consistent with the framework and considered out of date. The Inspector noted that as part of the (previous) emerging Core Strategy, that preparation works had been carried out which concluded that Burton Lazars has a poor range of community facilities and local services. The Inspector noted that whilst a full range of services were available in Melton Mowbray, the village is separated by open countryside. The Inspector considered that it would be likely that most residents would use a private car and as such the proposal would result in an unsustainable pattern of development. The Inspector noted the previous appeal decisions (as above), which both concluded that the village is in an unsustainable location and is a material consideration. The Inspector considered that the development would not make a marked impact on the openness of the site when viewed from the south or east, but that a significant proportion of the building would be visible above a wall, increasing the built form in the street scene, intruding upon a visible gap in the frontage. As a result it was considered that the development would be detrimental to the spacious character of the area and result in a harmful development. It was also considered that the contribution of the proposal towards the housing supply would not outweigh the harm identified. The Inspector dismissed the appeal due to the unsustainable location of development and would cause significant harm to the character and appearance of the surrounding area.

Planning Policies:-

Melton Local Plan (Saved policies)

Policy OS1 – This policy states that planning permission will only be granted for development within the town and village envelopes where the form, character and appearance of the settlement is not adversely affected, the form, size, scale, mass, materials and architectural detailing is in keeping with the character of the locality, the proposal would not cause undue loss of residential privacy, outlook and amenity enjoyed by occupants of existing nearby dwellings and that requisite infrastructure, such as public services is available or can be provided and that satisfactory access and parking provision can be made available.

Policy OS2 – This policy states that planning permission will not be granted for development outside the town and village envelopes except for the development essential to the operational requirements of agriculture and forestry and affordable housing in accordance with policy H8.

Although Local Plan policies OS1 and OS2 are saved, recent appeal decisions have made it clear that they are out of date when considering the supply of housing by their restrictive nature.

Policy H6 – This policy states that planning permission for residential development within village envelopes will be confined to small groups of dwellings, single plots or the change of use of existing buildings.

Policy H8 – This policy states that in exceptional circumstances, planning permission may be granted for a development on the edge of a village which meets a genuine local need for affordable dwellings which cannot be accommodated within a village envelope, provided that: the need is established by the Council, a legal agreement is entered to secure ownership and benefits to successive occupiers and ensure availability of affordable housing for local people in need, the development would be in keeping with the scale, character and

setting of the village and would have no adverse impact on the community or local environment and that community services are available nearby to serve the needs of the occupants.

Policy C15 – This policy states that planning permission will not be granted for development which would have an adverse effect on the habitat of wildlife species protected by law unless no other site is suitable for the development and the development is designed to protect the species or arrangements are made for the transfer of the species to an alternative site of equal value.

Policy BE1 – This policy states that planning permission will not be granted for new buildings unless (including): the buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing, the buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight/ daylight and adequate vehicular access and parking is provided.

Policy BE12 – This policy states that planning permission will not be granted for development within any area protected open area (as shown on the proposal map) except where a proposal is in conjunction or associated with an existing use and the development would not adversely affect the intrinsic character of the area.

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out - of- date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF also establishes 12 core planning principles that should underpin decision taking. Those relevant to this application include:

- proactively drive sustainable economic development to deliver homes, infrastructure and thriving local places the country needs,
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings,
- Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it,
- Actively manage patterns of growth to make the fullest possible use of public transport, walking, cycling, and focus significant development in locations which are or can be made sustainable.

On Specific issues it advises:

Promoting sustainable transport

Paragraph 34 of the NPPF states that decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. This needs to take into account policies set elsewhere in the NPPF, particularly in rural areas.

Delivering a wide choice of high quality homes

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the viability of rural communities.

Requiring good design

Paragraph 56 states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Paragraph 57 further explains that it is important to plan positively for the achievement of high quality and inclusive design for all development.

Paragraph 61 states that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the natural environment

Paragraph 118 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. Opportunities to incorporate biodiversity in and around developments should be encouraged. Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Conserving and enhancing the historic environment

Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account when determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Consultations:-

Consultation Reply	Assessment of Head of Regulatory Services
<p>Burton and Dalby Parish Council – Object</p> <p>Opinion is informed by precedent set in this part of Burton Lazars. The Parish Council fully supports the position previously taken by the Council in rejecting three nearby planning applications, which were subsequently upheld at appeal. The planning department and Inspectorate recognised two primary contractors: that the very limited facilities within the village renders the location as unsustainable and development would be contrary to planning policy, and the negative impact the development on the street scene/ rural nature of the location. The current application is of greater impact due to the size and scope than previous applications.</p> <p>The above factors still apply but in greater measure. The latest appeal occurred after the implementation of the NPPF and took due notice of it. The appeal also noted the Borough's failure to provide a 5 year land supply should not be used as a blanket argument to approve new building, especially in a small, unsustainable, rural settlement.</p> <p>There has been no improvement in the sustainability of the location since the previous appeals (quoting Inspectors comments). The location does not meet the NPPF requirements for sustainable development.</p> <p>The proposal would, due to its size, have a greater</p>	<p>The previously refused planning applications and appeals have been described above and outcomes of these decisions, which were influenced by the previous appeal decisions. The sustainability of the village has also been considered.</p> <p>It is considered that the proposed development</p>

<p>negative impact than the previous application on the street scene. The impact of the previous smaller scale application was considered unacceptable and there has been no significant change which would render this view invalid.</p> <p>The proposed site constitutes an important local open space in relation to the village. The pattern of development becomes more open as you travel away from Melton Road with large landscaped plots and gaps in the frontage, giving a pleasant spacious character.</p> <p>On the Melton Local Plan 1999 policies map, the green space to the west of the site entrance is outside the village envelope. This indicates the importance of the large landscaped plots and gaps between houses. Melton Local Plan policy is supported by guidance contained within the NPPF which seeks developments which improve the character and quality of an area.</p> <p>When reviewing the village for the new emerging local plan, a sensitivity study was completed. This described the western part of the site as “cottage garden and paddock. Paddock relates to wider paddock area between the residential streets. Contributes to green space between built form. Proposed strategy: Enhance”. The northern part of the proposal, to the rear, falls within a larger area of countryside which carries the description “Paddocks. Locally valued – public footpath and amenity value. Remnants of historic pattern – altered by change of land use to paddocks. Small scale landscape within centre of built form. Proposed strategy: Reinforce”. These commentaries confirm that the open landscaped areas to the north of New Road retain their importance to the character of the street scene.</p> <p>The green finger that this application would occupy represents a unique continuum of the pastoral area outside the village to within the heart of the village. The open rural aspect of this paddock, crossed by public footpath and with a recorded badger sett, is highly valued, essential amenity in Burton Lazars village. As the map shows, it allows direct linkage to the surrounding open fields, giving easy access to a whole range of wildlife and as such is crucial to the ecology of the settlement.</p> <p>The proposed development would be situated very close and surrounding the ancient Lynn Cottage on three sides. Lynn Cottage is a locally listed heritage asset. Its description is summarised as a “pair of timber framed C17 agricultural workers’ cottages...The building appears to be shown on a map of 1682, so it may be the second oldest building in the village, after the C12th Church”.</p>	<p>would have a detrimental impact on the spacious character of the area. This is something that the Inspector concluded that the proposed development opposite would result in. Although the application is only for outline permission, it is considered that given the number of dwellings the applicant is seeking for on site and the indicative layout submitted, it is considered that the proposed development cannot be delivered without compromising the spacious character of the village.</p> <p>The Council’s Ecological advisor (LCC Ecology) has reviewed the supporting information submitted with the application and does not raise any objection.</p> <p>Lynn Cottage is included in the Leicestershire County Council Historic Environment Record. The non-designated property is considered to be the second oldest building in the village (C17th). An assessment by English Heritage did not result in the building being listed. As a none designated heritage asset, impact upon its significance (including setting) should be balanced against the</p>
--	--

<p>Based on the above reasons, Burton and Dalby Parish Council believes the application should be refused on 1. Lack of sustainability of the location. Adverse impact of the development on the character and appearance of the area. 2. Impact on an important habitat. 3. Impact on a local heritage asset. Thus contravening both retained policies in the local plan and the advice contained in the NPPF.</p>	<p>other aspects of the application.</p>
<p>LCC Highways – No objection, subject to conditions and notes to applicant.</p> <p>The residual cumulative impacts of development can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to the Conditions and Contributions as outlined in this report.</p> <p>The County Highways Authority previously requested clarification on the parking provision on the site and whether it would be adopted. The applicant has confirmed that there is sufficient land to accommodate the 13 parking spaces required by the 6Cs Design Guide and this will be demonstrated at detailed design stage. The red line does not include Lynne Cottage and therefore there is no change to the parking for this property.</p> <p>The Application has been informed of the requirements for a S38 agreement if the proposed development is going to be adopted, however there has been no indication if this will be the case and no further plan has been submitted.</p> <p>Public Rights of Way have provided comments and these should be taken into account separate from highways observations.</p> <p>On balance and in light of the comments the CHA does not think the impact of this development on the highway is severe and would not seek to refuse the application.</p>	<p>Noted. Having received an initial copy of the comments received from Highways, the Agent for the application addressed the concerns raised relating to parking provision at the site. As the application is seeking outline planning permission with all matters reserved except access, it was not considered necessary to request an amended plan to show parking provision within the site.</p> <p>It is considered that the proposed development would not result in any unacceptable highway safety concerns to warrant the refusal of the application. Recommended conditions and notes to applicant can be included in any decision should the application be granted permission.</p>
<p>LCC Ecology –No objections subject to conditions.</p> <p>The Ecology Survey indicates that the application site comprises species-poor semi-improved grassland, neglected garden and a hedgerow. These habitats were not assessed as having a high biodiversity value and we agree with this conclusion. No further habitat surveys are required.</p> <p>No evidence of badgers were recorded on site The proposed development would not affect a local sett or cause significant loss in foraging grounds. We are in agreement with the conclusions of the report and agree with the recommendations in the report. A badger survey should be updated every 2</p>	<p>Noted. The application was submitted with an ecology survey and bat survey, both of which the Ecology Officer has received and is satisfied with.</p> <p>It is considered that the relevant surveys submitted are acceptable for the development and the proposal would not result in any significant harm. Any recommended conditions and further works/ exploration can be included if the development is granted outline permission.</p>

<p>years, with an additional survey completed prior to the commencement of development.</p> <p>The Bat Survey found no evidence of a bat roost in any of the buildings to be demolished. However Building C was identified as providing a feeding perch for Brown Long-eared Bats/ Section 6 of the report provides a mitigation plan to minimise the potential impact on bats and we are in agreement with this as it is proportional to the findings of the report.</p>	
<p>LCC Rights of Way – No objection, subject to conditions.</p> <p>As shown in the application documents, Public Footpath E1 runs through the site from New Road to the paddocks north of the site. Note that the application is for outline permission only but welcome the suggested layout shown on the sketch plan which intends to retain the footpath on its existing line.</p> <p>You will note from the overlay plan provided, that the line of the path has not been precisely identified on its correct line, in particular I am concerned about the point where Public Footpath E1 leaves the site on its northern boundary. I have no objection to the application in principle as it does not need to affect the public's use and enjoyment of the Right of Way, however there is a need for some detailed reconsideration of the treatment of Public Footpath E1. I recommend that the site layout is adjusted to avoid any uncertainty as to the location of the footpath through any development (and include a condition relating to treatment of the footpath). (Attention was also drawn to the 6Cs Design Guide and Notes to Applicant).</p>	<p>Noted the comments made and have sent a copy of the sketch plan on to the Agent.</p> <p>The application is for outline permission only and the site layout submitted is only indicative of layout. Therefore it is not necessary to require an amended site layout or details of the proposed treatment of the footpath at this time, these area details that can be submitted at reserved matters stage should the application be granted permission.</p>

Representations:-

The application was advertised by means of a site notice and letters were sent out to a number of neighbouring properties. A total of **24 objections** were received for the application. Comments received in these objections have been summarised below.

Consideration	Assessment of Head of Regulatory Services
<p>Ecology – The proposed development will change ecology on the site, do not agree with the findings in the report.</p> <p>The proposal will affect badgers and bats on site.</p> <p>The site is home to various species.</p> <p>Great Crested Newts have been seen on site.</p>	<p>The ecology and bat surveys have both been assessed by LCC Ecology and they are satisfied with the findings of these reports and have recommended conditions and further monitoring as required.</p> <p>It is therefore considered that the proposed development would have significant harm to wildlife to warrant the refusal of the application.</p>
<p>Planning Policy – The village is an unsustainable location for new development.</p>	<p>The village has been identified above in previous appeal decisions as being an unsustainable location (see details on page 1 above). These appeal decisions are considered to be significant</p>

<p>Part of the proposed site area is located outside the village envelope.</p> <p>The proposal is contrary to Paragraph 55 of the NPPF (relating to sustainable development/housing in rural areas.)</p> <p>Planning permission has already been refused at sites nearby and dismissed on appeal. The proposal currently under consideration would have a greater impact on the village than those previously refused.</p>	<p>material considerations, particularly that from 2012 which was determined within the same planning policy framework as at present. There has been no improvement in the local services and facilities since these appeals and as such is it considered that the development would be located in an unsustainable location.</p> <p>Although part of the site is outside the village envelope, previous appeal decisions have concluded that the relevant policy (OS2) is out of date and therefore has limited weight.</p> <p>Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the viability of rural communities.</p> <p>These previous appeal decisions have been noted above. In addition to sustainability, it was noted that the proposed development opposite, would be harmful to the spacious character of the area.</p>
<p>Amenity/ Street scene – The proposal could result in the loss of light to neighbouring occupiers (hard to tell as application is for outline permission only). Overlooking/ loss of privacy to neighbouring occupiers.</p> <p>A Public footpath runs through the site. This is a rural feature and a source of recreational amenity for local residents. Will the footpath through the site be maintained?</p> <p>Out of character with street scene/ wider area (traditional open character).</p> <p>The site is a highly valued area of local green space. This area of green space should be maintained. It also forms a central focal point for the community. There is currently no formal play area in Burton Lazars.</p>	<p>As the proposal is for outline permission with all matters reserved except access, it is unknown if or what loss of light the development may result in. Additionally, the proposed position of dwellings and windows is not known at this stage in the process.</p> <p>LCC Rights of Way Officer has been consulted on the application. It is proposed that this footpath will remain. The materials of the proposed footpath would be agreed at reserved matters stage.</p> <p>The impact on the street scene/ character of the area has been addressed above.</p> <p>Concerns have been raised regarding the loss of this open space.</p> <p>Whilst policy BE12 (relating to a protected open area (POA)) is a ‘saved’ local plan policy from the 1999 Melton Local Plan, the evidence base prepared to inform the new Melton Local Plan has reviewed all of those areas currently afforded the POA status under the new ‘Local Green Space’ designation and criteria as defined with the NPPF (paragraph 77). As such Policy BE12 is considered to be incompatible with the NPPF and, under para 215 of the NPPF, the content of the latter should take precedence.</p> <p>Burton Lazars’ POA’s have been reviewed using the criteria for LGS in the ‘Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study’ September 2015. It was considered that this area could not be designated as a “Local Green Space” in accordance with the NPPF.</p>

	However it was noted that these areas do contribute to the open texture of the area.
<p>Highways – The lane is too narrow to take the extra vehicular movements.</p> <p>Traffic hazard from the A606 with speeding traffic.</p> <p>Local bus service to/ from Melton finishes at 6pm.</p>	<p>LCC Highways have not objected to the proposed development on highway safety grounds.</p> <p>The lack of public transport has been acknowledged when assessing the degree of sustainability of Burton Lazars.</p>
<p>Conservation - The proposed development will affect Lynn Cottage by means of value (not a material consideration) and outlook.</p> <p>The historic Lynn Cottage would be swamped and lose significance due to the new development.</p> <p>Wooden cottage and derelict forge do need demolishing, any replacement needs to be tasteful and unimposing.</p> <p>Loose the history of the kitchen gardens, including the history of the workers going to and from work over the land.</p>	<p>Lynn Cottage is a non-designated heritage asset, appearing on the LCC Historic Environment Record. The proposed development would wrap around Lynn Cottage. The NPPF states that “balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”. It is considered that the proposed development would have a degree of harm to the setting of the cottage.</p> <p>There is no Conservation Area in Burton Lazars.</p>
<p>Other Issues –</p> <p>No infrastructure available/ Impact on utilities (water and sewers)</p> <p>The proposed development is unnecessary due to the proposed development at South Melton Mowbray.</p> <p>Natural water spring at the rear of Old School House – is there potential for flooding from the well if disturbed.</p> <p>No details have been provided relating to proposed land levels. Plots 1, 2, 3 and 4 may be very dominating as the land is higher at these points.</p>	<p>Noted.</p> <p>The proposals at South Melton for 1500 dwellings form part of the proposed approach to meeting housing need for the next 20 years. However there remains the residual balance (approx. 4500) and the desirability of creating housing choice including different locations and environments. It is not considered that the Melton South proposals can have a bearing on the application.</p> <p>It is not considered that the site is at risk of flooding and is not located within a flood zone.</p> <p>These details would be provided at reserved matters stage.</p>

Other Material Considerations not raised through representations:

Consideration	Assessment of Head of Regulatory Services
Planning Policies and compliance with the NPPF	The application is required to be considered against the Local Plan and other material considerations. The proposal is contrary to the local plan policy OS2; however, the NPPF is a material consideration of some significance because of its commitment to boost housing growth. The NPPF advises that local housing

	<p>policies will be considered out of date where the Council cannot demonstrate a 5 year land supply and where proposals promote sustainable development objectives it should be supported. The Council cannot demonstrate a five year land supply.</p> <p>The site is partly within the village envelope and partly outside. However previous appeal decisions have determined that Burton Lazars is an unsustainable location for residential development.</p> <p>On balance, it is considered a refusal could reasonably be recommended on the grounds of sustainability, especially given the previous appeal decisions for development within the village, which would be a material consideration for this proposed development.</p>
<p>The (new) Melton Local Plan – Pre submission version.</p> <p>The Pre Submission version of the Local Plan was agreed by the Council on 20th October and is entering a period of consultation from 8th November – 19th December.</p> <p>The NPPF advises that: From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> ● the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); ● the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and ● the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). <p>The Pre Submission version of the Local Plan identifies Burton Lazars as a ‘rural settlement’ in respect of which, under Policy SS3, development of up to 3 dwellings would be acceptable, subject to satisfying a range of criteria specified.</p> <p>Policy EN6 states that Development proposals will be supported where they do not harm open areas which contribute positively to the individual character of a settlement;</p>	<p>Whilst clearly the Local Plan has progressed by advancing to Pre-submission stage, it remains in preparation and as such can be afforded only limited weight. This is also reduced by the fact that the consultation period has just commenced and as such it is too early to conclude whether objections will be present.</p> <p>It is therefore considered that it can attract weight but this is quite limited at this stage.</p> <p>The proposal is contrary to the emerging local plan in terms of both its scale and physical impact (see applicable policies opposite, and description of impacts on open space above) which it is considered adds the harmful impact of the proposal.</p>

Conclusion

It is considered that the application presents a balance of competing objectives and the Committee is invited to reconcile these in reaching its conclusion.

The Borough is deficient in terms of housing land supply more generally and this would be assisted by the application. However at a maximum of 6, the contribution it would make is limited.

Balanced against this, Burton Lazars has a poor range of local facilities and services and therefore is not considered to be a settlement suitable for residential development. This has been the conclusion of appeal decisions for proposed development in the village, including those determined under the NPPF. The new Local Plan proposes limited residential development in specific circumstances, the application does not satisfy this approach and as such this conflict is considered to add to the balance against granting permission. Whilst the village is close to Melton Mowbray, which has a wide range of facilities and services, public transport links are restricted and as previously demonstrated on appeal, it is considered that the majority of the village residents would be reliant on private car.

In addition, the development would have an adverse impact on the character of the village through the loss of an open area that contributes to the character of the village.

In conclusion it is considered that, on the balance of the issues, whilst there are limited benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply. However, the balancing issues – the poor sustainability of the village, loss of open space and the conflict with the Pre Submission version of the Local Plan – are considered to outweigh the benefits.

Applying the ‘test’ required by the NPPF that permission should be granted unless the impacts would “significantly and demonstrably” outweigh the benefits; it is considered that on the balance of the issues permission should be refused.

Recommendation:

1. In the opinion of the Local Planning Authority the proposal would, if approved, result in the erection of residential dwellings in an unsustainable location. The development in an unsustainable location where there are limited local amenities, facilities and bus services and where future residents are likely to depend on the use of the car, contrary to the advice contained in NPPF in promoting sustainable development. It is considered that there is insufficient benefits arising from the proposal to outweigh the guidance given in the NPPF on sustainable development in this location and would therefore be contrary to the "core planning principles" contained within Paragraph 17 of the NPPF.
2. The proposal relates to the development of a 'greenfield' site where new housing is inappropriate and would be harmful to the form and character of the settlement, contrary to the advice contained in the NPPF. The development will intrude in to the gap between existing dwellings and would be harmful to the spacious open appearance of the area and the form and character of the settlement contrary to the provisions of policies BE1 of the Adopted Melton Local Plan.

Officer to contact: **Joanna Stokes**

Date: **26.10.2016**