



20/00652/REM - Erection of 20 dwellings relating to the approval of reserved matters being access, appearance, landscaping, layout and scale following the grant of outline permission reference 15/01019/OUT (Residential development of up to 25 dwellings)

Field OS 3500 Hecadeck Lane Nether Broughton

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Old Dalby: Councillor Joe Orson
Date of consultation with Ward Member(s):	25 June 2020
Exempt Information:	No

1 Summary



Site Plan

- 1.1 The application site is on the edge of Nether Broughton and is currently a green field site. Outline planning permission was granted in 2017 for residential development of up to 25 dwellings with all matters reserved. Permission was granted by the Planning Committee subject to conditions, one of which restricted the number of dwellings to 20 and it was also subject to a Section 106 Agreement.
- 1.2 The site is adjacent to the settlement of Nether Broughton and the outline permission was granted before the adoption of the Local Plan. Nether Broughton is identified in the Melton Local Plan as a Rural Settlement. Policies SS1, SS2 and SS3 apply. Nether Broughton is not one of the areas identified in the Local Plan as being the most sustainable for new housing development. However, there is outline permission in place for 20 dwellings granted in June 2017 which remains extant.
- 1.3 The application is for 'reserved matters' being access, layout, scale, external appearance and landscaping. It proposes twenty dwellings with vehicular access off Hecadeck Lane, which is one way at this point. A further pedestrian only access is proposed at the Nottingham Road end of the site, which would provide further access to the lane on foot. The Section 106 Agreement in place at outline stage secures affordable housing (40%: 8 units) and also financial contributions towards education, waste, libraries, travel packs and a contribution to the village hall.

RECOMMENDATION(S)
<p>1. It is recommended the application is approved subject to no objections being received from the Local Highway Authority and Lead Local Flood Authority in response to the amendments and additional information provided and:</p> <ul style="list-style-type: none"> i) conditions as set out in Appendix C and ii) conditions required by the Local Highways Authority or Lead Local Flood Authority.

2 Reason for Recommendations

- 2.1 The application is recommended for approval as the principle of residential development is established and the amended plans have demonstrated a satisfactory housing mix in accordance with local needs. The layout, scale and design of the development is in keeping with the area and would not have a significant adverse impact on neighbouring residential amenity. The house type designs are traditional and suitably reflect the rural vernacular. Outstanding issues of highway safety and biodiversity are addressed through the submission of amended plans.

3 Key Factors

3.1 Reason for Committee Determination

- 3.1.1 The application is required to be presented to the Committee due to being a reserved matters application where the outline was determined by the Committee. Outline permission was approved following a deferral and amendments to the scheme to reduce the number of dwellings to 20 and increase the margin of the wildlife buffer to 10m.

3.2 Relevant Policies

- 3.2.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area.

- 3.2.2 No inconsistency with the NPPF has been identified that would render Local Plan policies 'out of date'.
- 3.2.3 The Nether Broughton and Old Dalby Neighbourhood Plan was made in 2018.
- 3.2.4 Please see Appendix D for a list of all applicable policies.

3.3 **Main Issues**

3.3.1 The main issues for this application are considered to be:

- Housing mix
- Impact on the character and appearance of the area
- Impact on residential amenity
- Impact on highways and parking
- Impact on ecology
- Impact on heritage assets
- Impact on flood risk

4 **Report Detail**

4.1 **Position under the Development Plan Policies**

- 4.1.1 The site is within the Parish of Nether Broughton and Old Dalby and has outline planning permission for residential development. All matters of scale, layout, external appearance, access and landscaping are for consideration at this 'reserved matters' stage.
- 4.1.2 The Nether Broughton and Old Dalby Neighbourhood Plan was made in 2018 and carries full weight.
- 4.1.3 Other material considerations include the NPPF and the adopted MBC Housing Mix and Affordable Housing Supplementary Planning Document.

4.2 **Housing mix (Policies C2)**

- 4.2.1 Housing Mix was specifically required to be addressed by the 'reserved matters' application at outline stage and as such is within the scope of the application. Policy C2 relates to Housing Mix Residential proposals for developments of 10 dwellings or more should seek to provide an appropriate mix and size of dwellings to meet the needs of current and future households in the Borough having regard to the latest evidence of housing need.
- 4.2.2 The Nether Broughton and Old Dalby Neighbourhood Plan highlights that the Parish has a higher than average representation of older people (aged 65+) and that that people living in the Parish are more likely to be living in dwellings with 4 or more bedrooms. There is an under representation of housing for single people with less than 2% of dwellings having one bedroom against 6% for the Borough. There is a high level of under-occupancy which suggests a need for smaller homes suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents would enable them to remain in the local community.
- 4.2.3 Policy H4 of the Neighbourhood Plan (NP) states that new housing development proposals should provide a mixture of housing types specifically to meet identified local needs. The provision of 1, 2 and 3 bedrooms and homes suitable for older people

including bungalows and dwellings suitable for those with restricted mobility including those with disabilities or special needs requiring support in the community, will be supported.

- 4.2.4 The proposed development provides four bungalows for open market sale. Two of these also have a bedroom(s) in the roofspace and two have ground floor accommodation only. There are also two one bed units, one of which is located on the ground floor and one on the first floor. These six house types out of a total of 20 dwellings provide a good opportunity for both downsizing and for those with limited mobility in accordance with the identified local housing needs.
- 4.2.5 In terms of Policy C2 of the Local Plan, the associated table 8 sets out the overall optimum proportion of accommodation that should be provided in housing developments, being:
1 bed 15%, 2 bed 30-35%, 3 bed 35-40%, 4+ bed 15%
- 4.2.6 The original plans were considered to have too many large properties and amendments were requested. The housing mix proposed has now been revised to provide an additional bungalow with two bedrooms and study, all on the ground floor in preference to a 4 bed two storey unit which thus now provides overall:
1 bed (2no) 10%, 2 bed (4no) 20%, 3 bed (9no) 45%, 4+ bed (5no) 25%
- 4.2.7 Whilst the housing mix still does not fully accord with table 8, as stated above the provision of the four bungalows does mean there is a good mix and variety of choice across the site. In addition, three quarters of the total number of proposed dwellings (15no) have 1, 2 or 3 bedrooms in accordance with the needs of the Parish as identified in the Neighbourhood Plan. The Parish Council have confirmed they are supportive of the housing mix. Therefore, the development is considered to be acceptable in terms of its overall housing mix.
- 4.2.8 To summarise, it is considered that the development provides an acceptable housing mix across the site therefore is compliant with Policies C2 of the Local Plan and Policy H4 of the Neighbourhood Plan.
- 4.3 **Impact upon the character and appearance of the area (Policies D1 of the Local Plan and H6 of the Neighbourhood Plan)**
- 4.3.1 Policy D1 of the Local Plan requires new developments to be of high quality design regarding layout, context, amenity, landscaping and connectivity. Policy H6 of the Neighbourhood Plan relates to housing design and states that development proposals should have regard to density, size, scale, massing and height that reflects the character of the settlement, giving an impression of space, pleasant street scenes and an inclusive road layout with short cuts linking existing roads together. In addition attention should be given to design and materials and retaining the integrity of the rural character of the individual settlement.
- 4.3.2 The proposed development has a low density which is appropriate for this edge of village location and incorporates existing areas of landscaping as well as providing an extensive open area of landscaping on the eastern side around the pond and SuDS feature attenuating surface water from the development. Although accessed from the internal road there are three dwellings facing directly on to Hecadeck Lane, (plots 1, 2 and 3) which ensures that the scheme positively addresses the street scene in accordance with good design practice. These three dwellings are all single storey bungalows, although one has a front dormer window and one has rooflights to facilitate accommodation in the roofspace.

This end of Hecadeck Lane is characterised by mainly mid 20th century dwellings of both one and two storeys. Plots 1, 2 and 3 have quite a traditional cottage style appearance rather than a typical bungalow form, with a narrow plan depth, chimneys, porches and brick detailing around the eaves and window arches. The scale, layout and appearance of these house types sits well with the housing opposite but provides a more traditional character and appearance, in keeping with the rural vernacular of older parts of the Nether Broughton. Samples of materials are required as part of a condition on the outline permission.

- 4.3.3 The larger detached dwellings further along the lane are visually separated from the site by open areas and are mainly set back from the road. This separation, the low profile of plots 1-3, the soft landscaping and the retention of a hedgerow along the frontage of the site as provided on the amended plans, all help the development to complement the existing built form in this part of the village and retain the spacious rural feel. The western end of the site also has an area of existing trees and a boundary hedge visible from Main Road and upon entering Hecadeck Lane. These are retained within the layout and this further reinforces the edge of village character of the lane.
- 4.3.4 A pumping station enclosed with fencing is proposed behind an existing gas governor station (outside the site) close to the corner of Nottingham Road and to the rear of plots 7 and 8. This area is also subject to additional landscaping to screen the fencing from Hecadeck Lane. A footpath into the site in this location provides permeability in accordance with good design principles.
- 4.3.5 The remaining two storey house types within the site also have traditional proportions, roof pitches and detailing such as brick arched windows and chimneys. Amendments have been secured to the affordable units to ensure their detailing reflects that on the market housing. In terms of detailing there is no disparity between the quality of the affordable units when compared to the market units. The changes to the layout, housing mix and parking areas have reduced the definition between the market and affordable house types and allowed some additional landscaping to the front of the smaller units. Whilst most of the smaller units are grouped together, the introduction of a bungalow in this group and two of the smaller semi detached units being moved onto the main access road adjacent to larger detached houses, has provided more variation in the street scene. The previous large parking areas serving the affordable housing (in stark contrast to the driveways on the larger plots) have now been broken up.
- 4.3.6 The proposed layout, scale and design of the proposed development is now considered to be appropriate for its context and in accordance with Policy D1 of the Local Plan and Policy H6 of the Neighbourhood Plan.
- 4.3.7 The Parish Council is largely supportive of the application, subject to concerns regarding pedestrian safety in Hecadeck Lane (discussed later in this report).
- 4.4 **Impact upon residential amenities (Policies D1 of the Local Plan and H6 of the Neighbourhood Plan)**
- 4.4.1 The siting of the new dwellings lie to the other side of Hecadeck Lane from existing properties and there is a distance of at least 20m between facing buildings. The three properties facing the lane are all single storey, although two have bedroom(s) in the roofspace and one has a front dormer window. The smaller units close to Nottingham Road back onto the lane and so have rear gardens facing the lane which are set back from the highway. Due to the distance and orientation between the existing and proposed dwellings on Hecadeck Lane / Nottingham Road there would be no significant loss of

residential amenity in terms of loss of light or privacy which would indicate the proposal is contrary to the requirements of Policy D1 of the Local Plan. The loss of a view is not a planning consideration as there is no right to a specific view.

4.4.2 The properties on Hecadeck Lane adjacent to the site lie to the other side of the extensive landscape buffer associated with the existing wildlife pond and the surface water attenuation area. Therefore there would be no loss of amenity to these occupants. The relationship of the new dwellings to each other is satisfactory and being a low density scheme, a good level of amenity and outdoor space is available.

4.4.3 Overall therefore, it is considered that the development can safeguard residential amenity in accordance with Policy D1 of the Local Plan.

4.5 **Highways Issues (Policies D1, IN1, IN2 of the Local Plan and Policy H6 of the Neighbourhood Plan)**

4.5.1 Hecadeck Lane is largely one way and there is a surfaced footpath along the other side of the road to the application site, running from Nottingham Road as far as numbers 6/8 Hecadeck Lane. There is no dedicated footway on either side of the road after that. The main site access provides a footpath which continues along Hecadeck Lane towards Nottingham Road as far as the existing path on the other side so that pedestrians are able to cross safely and link to the existing footpath network. A second path provides a direct crossing point at the other end of the development adjacent to plot 7 between Nottingham Road and Parnham's Close.

4.5.2 The Local Highway Authority have no objections to the proposal in principle and the vehicular access to the development from Hecadeck Lane was established at the outline stage. There are several conditions on the outline permission relevant to highways matters, relating to the closure of the existing field access and a construction traffic management plan. Also that the development should be served from a single vehicular access from Hecadeck Lane and that no direct access to Nottingham Road would be permitted. The proposal complies with these requirements. There is also a condition requiring details of off site works for footway facilities on Hecadeck Lane (condition 14).

4.5.3 Following comments from the Parish Council and local representations, the Highways Authority has confirmed that the requirements of condition 14 are satisfied by the footpath from the development extending along Hecadeck Lane towards Parnham's Close (outside the original site boundary) which will provide the opportunity for pedestrians from the new housing to cross to the existing footpath safely. The discussion regarding the off site footpath requirement at outline stage also indicates that this relates to a path along the frontage. The location of the footpath is indicated below.



- 4.5.4 A footpath extending the whole length of Hecadeck Lane towards Church End is therefore not required to make the scheme acceptable. Whilst this may be desirable to enhance the safety of all pedestrians travelling in this direction, this is not a proportionate or reasonable requirement for a development of 20 dwellings, particularly bearing in mind there are options for pedestrians to link into the existing footpath network at two points from the development.
- 4.5.5 Parking for each dwelling is provided in accordance with the standards within the Leicestershire Highways Design Guide and Policy H6 of the Neighbourhood Plan. As this is a low density development there is both garaging and at least 2/3 parking spaces as appropriate for the market housing and two dedicated parking spaces each for the affordable units. This is acceptable and the layout provides in excess of the required parking in several instances.
- 4.5.6 In response to the reserved matters application, the Local Highway Authority (LHA) asked for amendments to the internal access road to accord with their Design Guide (width, radii and speed control measures). The LHA response to the amended plans will be reported to the committee as an update. Subject to the amendments satisfying their concerns and any conditions they may request it is considered that the proposal is acceptable in terms of highway safety and therefore accords with Policy D1 and IN2 of the Melton Local Plan and Policy H6 of the Broughton and Old Dalby Neighbourhood Plan.
- 4.6 **Ecology (Policy EN2 Local Plan Policy ENV 3 and ENV9 Neighbourhood Plan)**
- 4.6.1 There is an existing population of Great Crested Newts (GCN) on and around the site. The proposal retains the existing pond on the eastern boundary and a minimum 10m buffer around the pond which extends northwards along the whole of this side of the application site. This area incorporates a SuDS feature, hibernation features suitable for GCN as well as habitat for insects and small reptiles, areas of wetland planting and native species landscaping. The layout also enables a buffer along the remainder of the hedges around the site to provide a wildlife corridor in accordance with condition 19 of the outline permission. The plans have been amended to also now retain a hedge along Hecadeck Lane to the southern boundary.
- 4.6.2 The protected species survey originally carried out in 2015 was updated in June 2019 and the County ecologist has confirmed that the mitigation proposed in this document is broadly in line with the layout now proposed. A condition is proposed requiring that the development is carried out in accordance with the GCN mitigation strategy. A Natural England licence will also be required for this.
- 4.6.3 As well as the retention of the hedgerows and several trees to safeguard as much biodiversity on the site as possible, additional landscaping is provided, both within the development and the large buffer area to the eastern end of the development. Native species landscaping provides enhancement to the biodiversity of the site and the ecologist has confirmed that the landscaping is acceptable. A condition on the outline permission requires the submission of a Landscape Management Plan, including a maintenance schedule and proposals for the long term management of landscape areas (other than small privately occupied domestic garden areas).
- 4.6.4 The proposed development is considered to accord with Policy EN2 of the Local Plan and Section 15 of the NPPF.
- 4.7 **Heritage Assets (Policy EN13 Local Plan Policy ENV2 Neighbourhood Plan)**

- 4.7.1 Nether Broughton does not have a Conservation Area but nearby Mill House is a listed building and there is a record of a listed milestone on the grass verge. Mill House lies to the other side of Nottingham Road and is some distance from the site. The approach to the village from the north has the application site on the left and Mill House on the right, albeit more visually related to the existing buildings on the other side of Main Road rather than being directly opposite the site. In addition, the new dwellings closest to the road are the smaller units which are set back and also buffered by the existing hedgerow. It is considered that on the approach to the village and also when leaving the village, the proposed development would have minimal change on the relationship of the listed structures to the village. The setting of the heritage assets would not be adversely affected and any harm would be at the lower end of less than substantial. In accordance with para 196 of the NPPF any harm would be outweighed by the public benefits of providing new housing and the economic, social and environmental benefits that would bring.
- 4.7.2 A comment was received regarding a well on the site. Conditions relating to archaeological investigation and recording are imposed on the outline planning permission and so this would be established during this process.
- 4.7.3 The proposed development would not have an adverse impact on the significance of heritage assets and as such complies with the relevant Local Plan and Neighbourhood Plan policies and also advice within the National Planning Policy Framework.
- 4.8 **Flood Risk/Drainage (Policy EN11 Local Plan ENV5 Neighbourhood Plan)**
- 4.8.1 The site is within flood risk zone 1 (low risk). The outline permission is subject to conditions relating to the submission and approval of a detailed drainage scheme to accommodate the drainage needs of the site. However, the Lead Local Flood Authority have asked for some further information to demonstrate that the layout does not prejudice the implementation of the surface water drainage scheme to be developed through the next stages of design, such as demonstrating that the SuDS features are of a suitable size and location. Further information relating to this has been provided and comments from the LLFA are awaited. These will be reported to the committee as an update. Subject to no further issues raised by the LLFA and subject to any conditions they recommend, the proposal accords with Policy EN11 of the Local Plan and ENV5 of the Neighbourhood Plan.

5 Consultation & Feedback

- 5.1 A site notice was posted and neighbouring properties consulted.
- 5.2 As a result 8 letters of objection / comment were received as summarised in Appendix B.

6 Financial Implications

- 6.1 None

Financial Implications reviewed by: N/A

7 Legal and Governance Implications

- 7.1 No specific issues are identified. The application is being considered by the Committee under the scheme of delegation within the Constitution. Legal advisors will also be present at the meeting.

Legal Implications reviewed by: Legal Advisor (Planning)

8 Background Papers

15/01019/OUT: Residential development of up to 25 dwellings permitted subject to a S106 Agreement.

19/01379/VAC: Variation of condition 24 (numbers of dwellings) application withdrawn

19/01380/VAC: Variation of conditions 19 and 25 (wildlife corridor) application withdrawn

9 Appendices

9.1 A : Consultation responses

B : Representations received

C : Recommended conditions

D : Applicable Development Plan Policies

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Appendix A : Summary of Statutory Consultation Responses

Ward Members:No comments

Parish Council: The Parish Council are pleased to see a good mix of bungalows, affordable and larger family housing. However, we have concerns regarding a pavement in Hecadeck Lane as there is a need for one. Pedestrian access into the heart of the village will be along a narrow unpaved road and pedestrians would be in danger. Construction traffic is also likely to be problematic as the lane is one way and all traffic will have to pass through the centre of the village. Therefore we would like to see a condition that no work is to be done prior to a traffic plan which minimises disruption.

Housing Policy: The Section 106 Agreement secured 40% of the total homes to be affordable housing and specifies 75% (6) are required to be for affordable rent and 25% (2) for intermediate tenure.

Grace Homes have accepted Platform Housing Group's offer for the 8 x affordable homes to fulfil this obligation. A local connection for the let and sale of the affordable homes will be needed..

LCC Highways: In response to the original plans the Local Highway Authority advised that further information was required and that whilst the access width is more than adequate no vehicular or pedestrian visibility splays have been demonstrated. The radii of the junction to the internal layout appears to be in excess of what is required as is the carriageway width between plots 3-4. A 4.8m carriageway width will suffice. The access way will need to have adequate speed control features (currently showing none). They further commented that a 2m footway west from the site access is demonstrated and appears to be suitable.

Amended plans have been provided in accordance with advice from County Highways and a further response will be provided in response to these as an update to the committee. The LHA have confirmed that the offsite highway works required as part of condition 14 on the outline permission relate to the footway currently demonstrated, which would allow users to cross onto the opposite footway on the lane. There is no requirement for a footway along the length of Hecadeck Lane. There are also no objections to the second footpath exiting onto the lane in the vicinity of the lay-by.

LCC Lead Local Flood Authority (LLFA): The original response requested further information on drainage. Whilst it is noted surface water drainage matters are conditioned separately, sufficient information should be provided within the reserved matters to demonstrate that the proposed site layout does not prejudice the implementation of the surface water drainage scheme to be developed through the next stages of design.

Therefore a strategy to demonstrate the proposed SuDS features are of a suitable size and location, together with discharge rates and locations with supporting calculations should be provided.

A drainage strategy has been provided and a response from the LLFA will be reported to the committee as an update.

LCC Ecology: The layout is quite different to the outline application and we believe it is a better solution. The on-site pond has great crested newts and is part of a wider pond cluster. The pond is being retained in situ with a buffer zone of natural open space around it, linked to a widened corridor along the hedgerow which will serve to link with other ponds. The landscape plans are also satisfactory. We have a GCN mitigation report as part of the

discharge of condition 22 of the outline permission which is broadly appropriate to the new layout. Recommend that mitigation in accordance with this report is a condition of planning approval. An EPS licence will be required.

Environment Agency: No comments

Appendix B : Summary of representations received.

Letters of objection / comments from 8 nearby residents raising concerns have been on the following matters:

- Increased traffic in the village leading to increased risk of accidents
- Hecadeck Lane is one way and not able to accommodate more traffic
- There is a well in the field
- Outline permission granted despite local objections
- The buildings fronting Hecadeck Lane were going to be bungalows and the plan now shows large houses fronting Hecadeck Lane which are intrusive and not in keeping with the existing buildings
- Adverse impact on the look and character of the village
- Smaller affordable housing is located in one area
- Affordable housing more likely to cause social problems and anti social behaviour
- Overlooking and loss of privacy
- Loss of view over fields
- Pedestrians are at risk when walking the full length of Hecadeck Lane away from the development without a pavement and with a blind bend
- There is no pavement for the portion of road where visibility is restricted and also where the entrance will be situated
- Vehicles often travel the wrong way down the lane and in excess of 30mph
- Large HGVs use the lane despite the weight limit
- Loss of hedge
- Lack of detail on pumping station
- Lack of detail on maintenance of planting and green areas
- Concerns regarding construction traffic
- No objection subject to no obstruction of a (private) right of way
- Concerns regarding choice of plants which will not encourage wildlife

Appendix C : Recommended Conditions

1. The development hereby permitted shall be carried out in accordance with drawings numbered PL00 and PL136 rev B received by the Local Planning Authority on 17th June 2020 and drawings PL01 rev P, PL03 rev A, PL110 rev C, PL111 rev C, PL112 rev D, PL113 rev C, PL114 rev D, PL115 rev D, PL116 rev B, PL117 rev B, PL118 rev D, PL119 rev D, PL120 rev B, PL121 rev B, PL122 rev B, PL123 rev C, PL124 rev B, PL125 rev C, PL126 rev B, PL127 rev C, PL128 rev D, PL129 rev E, PL132 rev B, PL133 rev B, PL134 rev C, PL135 rev C received by the Local Planning Authority on 20th October 2020. Great Crested Newt Strategy

Reason: For the avoidance of doubt.
2. The development hereby approved shall be carried out in accordance with the Mitigation Strategy for Great Crested Newts set out in the protected species report by Brindle & Green reference BG19.196 dated June 2019

Reason: To accord with the National Planning Policy Framework and Policy EN2 of the Melton Local Plan
3. No development shall commence on site until all existing trees that are to be retained have been securely fenced off by the erection of protective fencing to coincide with the canopy of the tree(s), or other fencing as may be agreed with the Local Planning Authority, to comply with BS5837. In addition all hedgerows that are to be retained shall be protected similarly by fencing erected at least 1m from the hedgerow. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. Any tree roots with a diameter of 5 cms or more shall be left unsevered.

Reason: To ensure that existing trees and hedges are adequately protected during construction in the interests of the visual amenities of the area and biodiversity.
4. The existing hedgerows on the site shall retain a minimum 4m buffer from the boundary of residential gardens as long as the development remains.

Reason: To provide a buffer and corridor for wildlife habitat and foraging in the interests of biodiversity and to accord with the National Planning Policy Framework and Policy EN2 of the Melton Local Plan.
5. All construction work, demolition work and deliveries to the site during the construction period shall take place between the hours of 7.00 - 19.00 Monday to Friday 8.00 - 13.00 on Saturday and at no time on Sundays or public holidays.

Reason: In the interests of the amenity of nearby residents

Appendix D : Applicable Development Plan Policies

Melton Local Plan

SS1 – Sustainable development

SS2 – Development strategy

C2 – Housing mix

C3 – National space standards and smaller dwellings

EN2 – Biodiversity

EN11 – Minimising the risk of flooding

EN13 – Heritage Assets

IN2 – Transport

IN3 – Infrastructure contributions

D1 – Raising the standard of design

Nether Broughton and Old Dalby Neighbourhood Plan

S2 – Settlement boundary

H4 – Housing mix

H6 – Housing design

ENV3 – Wildlife corridors and habitat connectivity