



## 20/01135/REM Application for the approval of reserved matters for layout of 34 dwellings and appearance and scale of 5 dwellings in relation to outline consent 19/00859/OUT on Field OS 6260, Canal Lane, Hose.

### Applicant: Plumtree Homes LLP - Mr Adrian Kerrison

<b>Corporate Priority:</b>	Delivering sustainable and inclusive growth in Melton
<b>Relevant Ward Member(s):</b>	Christopher Evans (Long Clawson and Stathern) and Mel Steadman (Long Clawson and Stathern)
<b>Date of consultation with Ward Member(s):</b>	22 March 2021
<b>Exempt Information:</b>	No

### 1 Summary

- 1.1 The site measures approximately 2.1 hectares of former agricultural land located to the west of the village of Hose. The site is identified for housing within the Melton Local Plan (HOS1) with an estimated capacity of 42 dwellings. The site is also allocated for housing within the Clawson, Hose and Harby Neighbourhood Plan for up to 41 dwellings (NPHOS1). The site is also within the Limits to Development within the Neighbourhood Plan.
- 1.2 The application site is surrounded by residential properties to the east, and partly to the south. Open fields are located to the north and a livery yard to the west. A public Bridleway runs along the track immediately to the west of the site, however the proposal does not impact upon this.
- 1.3 The Conservation Area of Hose lies to the south and very slightly opposite the application site.
- 1.4 Outline Planning Consent has been granted for the Erection of 34 dwellings on 29<sup>th</sup> January 2021 (19/00859/OUT) with two access points approved from Canal Lane, one

servicing the development and one serving the pumping station and attenuation basin. The permission is subject to a number of conditions which includes the provision of Affordable Housing and a Section 106 Agreement providing contributions towards infrastructure provision.

- 1.5 This application seeks the approval of reserved matters for layout of all 34 dwellings and appearance and scale of 5 of the 34 dwellings in relation to outline consent 19/00859/OUT.



- 1.6 The application proposes a mix of house types which is detailed and assessed further in section 4.2. Affordable housing is required at 32% and this is secured by means of condition on the Outline Planning Permission. This equates to the provision of 11 affordable homes out of the total 34 homes proposed and the layout submitted indicates this to be 4x 3bed units and 7x 2bed units however this final detail of the affordable housing provision, including tenure, is to be submitted via condition 4 of the outline planning permission.

- 1.7 Revised plans have been submitted during the course of the application to address concerns raised regarding the location of the affordable housing units, the provision of parking and the internal road layout.

## 2

RECOMMENDATION(S)
2.1. It is recommended that the application is approved, subject to the conditions set out in Appendix C.



## 3 Reason for Recommendations

- 3.1 The application site is allocated for housing in both the Melton Local Plan and the Neighbourhood Plan and outline planning permission for the development has been granted. The principle of the access and the number of units proposed were approved at outline stage.
- 3.2 The proposal as revised would result in a form of development that would be sympathetic to the character of the locality by virtue of its appearance and scale of 5 of the dwellings and the layout of all 34 dwellings.
- 3.3 The development would not unduly compromise residential amenity, or be harmful to highway safety. The scheme is considered to be respectful to the character of the area and would not cause substantial harm to the significance of designated and non-designated heritage assets.

## 4 Key Factors

### 4.1 Reason for Committee Determination

- 4.1.1 The application is required to be presented to the Committee due to the application being a reserved matters application where the outline was determined by the Planning Committee, as requested by the Chair of the Committee.

### 4.2 Relevant Policies

- 4.2.1 The Melton Local Plan 2011-2036 was adopted on 10<sup>th</sup> October 2018 and is the Development Plan for the area.
- 4.2.2 No inconsistency with the NPPF has been identified that would render Local Plan policies 'out of date'
- 4.2.3 The Clawson, Hose and Harby Neighbourhood Plan was adopted June 2018 and allocated the site for residential development, subject to various design and access criteria.
- 4.2.4 Please see Appendix D for a list of all applicable policies.

### 4.3 Main Issues

- 4.3.1 The main issues for this application are considered to be
- Principle of development; compliance with the Development Plan Policies
  - Housing mix and affordable housing
  - Impact upon the character of the area and heritage assets
  - Impact upon residential amenities
  - Impact upon highways and parking

- Impact on ecology
- Impact on archaeology
- Impact on flood risk

## **5 Report Detail**

### **5.1 Principle of development: position under the Development Plan Policies**

- 5.1.1 The site has outline planning permission for residential development. Matters of layout are for consideration of all 34 dwellings and matters of scale and appearance are for consideration of only 5 of the 34 dwellings at this 'reserved matters' stage (details of the remainder will follow as a further reserved matters submission).
- 5.1.2 Other material considerations include the NPPF and the adopted MBC Housing Mix and Affordable Housing Supplementary Planning Document, July 2019 as well as the Hose Conservation Area Appraisal.
- 5.1.3 The principle of residential development on the site is established by the outline permission which was granted on 21<sup>st</sup> January 2021. The outline permission is subject to a number of conditions, including the following three which are relevant to this reserved matters submission.
- 5.1.4 Condition 2 states that: Approval of the following details (hereinafter called "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced: Appearance; Landscaping; Layout; Scale. The development shall be implemented in accordance with the approved details. There shall be no amendments or variations to the approved details.
- 5.1.5 Condition 3 states that: The reserved matters as required by condition 2 above, shall provide for a mixed of types and sizes of dwellings that will meet the area's local market housing need.
- 5.1.6 Condition 19 states that: Any reserved matters submitted in relation to layout under condition 2 should provide for the retention of a minimum of a 4-5M buffer between the development (including garden boundaries) and the boundary hedgerows.
- 5.1.7 As such, the submission of the reserved matters application is acceptable in principle subject to its acceptability in terms of housing mix, and its layout, scale and appearance in respect of other material considerations.

### **5.2 Housing Mix and Affordable Housing**

- 5.2.1 Housing mix is to be considered under this application as a result of condition 3 of the outline planning permission. Policy C2 relates to Housing Mix. Residential proposals for development 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.
- 5.2.2 The Clawson, Hose and Harby Neighbourhood Plan Policy H5 states that new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in the villages of Harby, Hose and Long Clawson. Priority should be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people, including 2 and 3 bedroom bungalows and dwellings suitable for those with restricted mobility. Policy H5 also goes on to state that the inclusion of four-bedroom houses in

housing developments will be supported where they are subservient in number to one, two or three bedroom accommodation, which would be the case here.

5.2.3 The proposed development as shown on the amended layout plan provides the following mix

Bedrooms	Total
1	0
2	13
3	14
4	7
<b>Total</b>	<b>34</b>

5.2.4 In terms of Policy C2 of the Melton Local Plan, the associated table 8 sets out the optimum proportion of accommodation that should be provided in housing developments being

	<b>1-bed*</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>
<b>All dwellings</b>	15%	30-35%	35-40%	15%

5.2.5 The scheme as proposed provides the following, which would be broadly in line with the optimum proportion of accommodation as set out in table 8.

	<b>1-bed*</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>
<b>All dwellings</b>	0%	38%	41%	21%

5.2.6 However it should be noted that the layout shows that 5 of the 3 bed properties are '3B+' dwellings. From reviewing the floor plans of plot 2 (which is indicated as 3B+ dwelling), a first floor study has been included to align with both the requirement and choice to work from home. The first floor study is of a size which could constitute a bedroom. Therefore should all 3B+ properties (5 dwellings) also contain first floor studies which could be considered as a bedroom and subsequently be considered as a 4 bedroomed property, then this would then alter the housing mix to as follows

	<b>1-bed*</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>
<b>All dwellings</b>	0%	38%	27%	35%

5.2.7 Other plots which are 3B only or 4B include office provision however these are located on the ground floor. In addition, where office space is located on the first floor, as shown on the detail of Plot 2, the study is accessed by a separate set of stairs from the rest of the first floor where the bedrooms are. As such, the first floor study space is not accessible from the rest of the first floor and separate to the bedrooms. In addition to this, only the detail of Plot 2 has been provided in this submission and it may be that when the other

3B+ plots are submitted as reserved matters, that these do not have first floor studies, but office space located on the ground floor.

- 5.2.8 It should also be noted that just under 18% of the units proposed are bungalows (6 out of 34 units) which is a material planning consideration in this proposal. Policy C2 of the Melton Local Plan states that residential development which include bungalows will be particularly supported.
- 5.2.9 In terms of siting of the affordable units, these were originally grouped all together, as a cluster of 11 properties that were accessed by a separate road. Following negotiation, the layout of the affordable housing has been revised so that all 11 affordable dwellings are not immediately clustered together. Instead, 4 x 2 beds (plots 18 – 21) are clustered in the centre of the site and the other 7 dwellings are clustered together with the 2 beds and 3 beds interspersed. The Affordable Housing SPD makes reference to clustering as below
- "Affordable homes should be integrated with, and not readily distinguishable from open market dwellings. However, the Council accepts that grouping together a number of affordable homes is practical, from a construction and management perspective. Clustering arrangements will vary on a site by site basis, but the following guidance sets out our general expectations. Site with a mix of market and affordable houses:
- Affordable homes, particularly of the same tenure or size, should be in small groupings (approximately 6 dwellings) spread evenly across a development;
  - Clustering should be proportionate to the size of the development and the ratio of affordable homes; 100% affordable developments:
  - Avoid unbalanced, large numbers of particular size and type of unit in one area (e.g. rented 1 bed flats).
- 5.2.10 The location of the affordable units is therefore considered acceptable however Members should be aware that condition 4 of the outline planning consent requires further detail in respect of the affordable housing provision. This will be a separate submission.
- 5.2.11 The appearance and scale of these units are not for consideration within this application, and subject to a future reserved matters application where consideration will be required to ensure that the units are 'tenure blind' and harmonise as part of the development as a whole.
- 5.3 Impact upon the character of the area and heritage assets**
- 5.3.1 Policy D1 of the Local Plan requires new developments to be of high quality design regarding layout, context, amenity, landscaping and connectivity.
- 5.3.2 The proposed layout of all 34 dwellings would be accessed by one entrance point and consist of a central bungalow courtyard with the two storey dwellings around the perimeter of the site. As a result, no dwellings would immediately face one another and there is a significant variation in design with a mix of scale, gables, rooflines and eaves to ensure that the proposal would complement and respond to its rural setting on the edge of the village. Indicative 3D visuals are included within the submitted Planning/Design Statement.



- 5.3.3 The submitted housing scheme has been revised since its indicative layout submitted as part of the Outline application to improve the layout, relationship to Canal Lane and connectivity to the village, following a workshop during the outline application with officers, the applicant, the Parish Council and the local Ward Members. The applicant has responded positively and remains committed to securing a high quality development for the site. The latest revised plans enhance the relationship between the site and the village with the houses located on the entrance benefiting from dual frontages to ensure a welcoming entrance to the site.
- 5.3.4 The hedgerow along Canal Lane will be reinstated with a public footpath adjacent to Canal Lane being provided from the site to the village (detail of this is to be considered by a separate discharge of condition). This would ensure that the site would not feel detached from the village and results in an attractive frontage to Canal Lane. 3D visuals of Canal Lane and dual frontage properties are presented below:



- 5.3.5 The proposed layout would ensure that there are wide open frontages within the development site with no hard boundary treatments ensuring that the development would have a 'soft', more rural and green character.
- 5.3.6 Overall, the proposed layout is considered acceptable and would respond to the site's location on the edge of the village. The layout as proposed would have a degree of rural tranquillity through the open and green street frontages and the configuration of the internal roads removing any feel to an urban or unattractive form of development, again 3D visuals demonstrating the green, open and attractive street frontages.





- 5.3.7 Only 5 dwellings are to be considered for their scale and appearance (Plots 1, 2, 15, 16, 17). All dwellings are no more than 2 storeys in height in line with Policy H2 of the Neighbourhood Plan. As stated above, Plots 1 and 15 are situated on either side of the access road from Canal Lane and both have dual frontages so as to ensure there are no blank frontages facing Canal Lane or the access road.
- 5.3.8 The applicant has sought to create vistas and individual landscaped characters throughout the proposed development, utilising various design techniques to enhance the residential environment for future occupiers. Feature / key buildings are positioned at entry points and use a variety of techniques with a mix rooflines, gables and eaves detailing.
- 5.3.9 Whilst the dwellings are relatively large, they are set in their own plots, set back from the road and due to the layout and range of design variations would not result in a development that would appear cramped or unduly prominent. Chimneys and balconies are also proposed for each of these 5 dwellings.
- 5.3.10 All 5 dwellings are proposed to be constructed of a mix of rural red bricks, reminiscent of the wider area and Borough generally and also stained timber and feature brickwork to ensure the brickwork is broken up so as not to be unduly monotonous. Slate roofs are also proposed. The materials proposed are considered acceptable for the site's location however members should note that full details are still to be provided in line with condition 6 of the outline permission.
- 5.3.11 Levels rise slightly from Canal Lane to the north however the dwellings at the rear (northern part of the site) will not be unduly prominent and full details of levels are to be provided in line with condition 7 of the outline permission.
- 5.3.12 The site sits opposite the edge of the Conservation Area of Hose, however given the positive active frontage to Canal Lane with the reinstatement of the hedgerow, the development is considered to result in less than substantial harm to the Conservation Area, which is considered to be outweighed by the significant public benefit of bringing forward a high quality development on an allocated site within the Neighbourhood Plan and Melton Local Plan.

5.3.13 Policy EN6 of the Melton Local Plan states that development proposals will be supported where they do not harm open areas which contribute positively to the individual character of a settlement or form a key entrance and/or gateway to a settlement. It was acknowledged at outline stage that this site is located on the western entrance to the village and the development of the site would alter its character as entrance/gateway to the settlement.

5.3.14 The layout provided shows opportunity for a wildlife corridor and buffer to the existing hedgerow on the western end of the site. Given the high quality form of development proposed, the proposal is not considered to harm the character of the village or significantly adversely affect these gateway views, especially when considering the existing dwellings facing onto the site which do not present a remarkable or particularly sensitive character to the village approach.

5.3.15 This revised scheme would respect the visual relationships of its immediate locality. It is concluded that the proposal as revised has been designed to fit into its surrounding context and is acceptable in respect of impacts upon the character of the area.

#### **5.4 Impact upon residential amenities**

5.4.1 The closest residential properties to the site are those which are located to the east of the site on Chapel Lane. However there would be a significant separation distance between these properties and plots 17 and 24-34 (over 20 metres from the rear elevation of the properties on Chapel Lane to the boundary of the site). This significant separation distance would ensure that there would be no adverse overlooking or overbearing impact upon existing dwellings in the vicinity of the site.

5.4.2 Due to the siting of the development and separation distances, no other existing dwellings would be adversely impacted by the proposal.

5.4.3 In respect of future occupiers of the site and the relationship between the proposed dwellings, again, sufficient separation distances are achieved and the orientation of the dwellings are acceptable so as to ensure there would be no adverse impact upon the residential amenity of future occupiers in respect of overbearing or overlooking. Due to the orientation of the dwellings and the location of the proposed balconies and screening, it is not considered that these would result in significant overlooking impacts given their location and the screening between the plots. A number of conditions are proposed to require first floor side windows to be obscure glazed where overlooking impacts to adjacent plots may occur otherwise.

5.4.4 Sufficient private residential amenity space is proposed to all plots.

5.4.5 Overall therefore, subject to conditions, it is considered that the development can safeguard residential amenity.

#### **5.5 Highway Safety**

5.5.1 Access onto the existing Canal Lane was approved at outline planning stage. In response to the original layout plan provided with this application, the Local Highways Authority requested further information on the internal road detailing. Following the initial concerns from County Highways, a revised plan has been submitted which address the concerns raised and subsequently LCC Highways raise no objection to the proposal.

5.5.2 All internal access roads are considered acceptable and suitable for refuse and emergency vehicles to enter, turn and exit the site in a forward gear. Pedestrian footpaths

are provided for all occupiers to access the village on foot, linking up with the existing footpath at Chapel Lane, as required by Policy H2 of the Neighbourhood Plan, although the finer detail of this is still to be secured by condition 11 of the outline permission.

- 5.5.3 Policy T4 of the Neighbourhood Plan states that adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of two bedrooms or less, three spaces for dwellings of three bedrooms or more. The proposed layout conforms to the above policy requirement.
- 5.5.4 A representation has been received in respect of additional traffic generation within the village with existing roads unsuitable to cater for the development. This was considered in detail at outline stage and conditions imposed to secure off site highway improvement works to Canal Lane.
- 5.5.5 A representation received also raises queries regarding construction traffic and how this is to be undertaken to reduce the environmental impact upon those living on Chapel Lane and Hose village in general. Again the outline consent was subject to two conditions requiring the submission of a construction traffic management plan (condition 10) and a construction environmental management plan (condition 30) which will secure satisfactory management plans in respect of highway safety and noise/disturbance to adjacent properties.
- 5.5.6 Overall the development is considered acceptable in respect of highway safety.

## 5.6 Ecology

- 5.6.1 There is an existing hedgerow along the western and northern boundary of the site. There are two existing ponds located in the north eastern corner of the site. Condition 19 of the outline planning permissions requires reserved matters to provide a retention of a 4-5 metre buffer between the development and the boundary hedgerows. The layout plan provided includes the 4-5 metre buffer to the hedgerows and a 10 metre buffer from the ponds.
- 5.6.2 Indeed LCC Ecology raise no objections to the proposed layout. The outline planning permission was subject to a number of ecological conditions (20 to 23 inclusive) which requires compliance with the recommendations and mitigations contained within the surveys and reports submitted during the outline planning consent.
- 5.6.3 The proposed layout submitted is considered acceptable on ecology matters.

## 5.7 Archaeology

- 5.7.1 No new impact on the site is proposed in respect of archaeological matters and indeed condition 24 of the outline planning consent requires the applicant to follow the approved Written Scheme of Investigation.

## 5.8 Flood Risk/Drainage

- 5.8.1 The Parish Council have raised a query that the drainage plans show the runoff to the bridleway and, although the bridleway falls towards the stream, the Parish Council have stated that there is an area known locally that is prone to flooding and whether this has been accounted for.
- 5.8.2 The outline permission is subject to conditions numbered 26 and 27 which relate to the submission and approval of a detailed drainage scheme to accommodate the drainage needs of the site and this query by the Parish Council can be considered at this point.

- 5.8.3 Notwithstanding this, the applicant has submitted a revised drainage strategy plan and accompanying network simulation results in support of this current application which the LLFA have raised no objections to.
- 5.8.4 A representation has been received on grounds of potential impact upon drainage and flooding and ensuring that this is fully considered and accounted for. Again, this was considered at outline stage and will be subject to full consideration through the ‘discharge of conditions 26 and 27’.
- 5.8.5 Severn Trent Water have commented on the proposal recommending a condition. However this is not considered necessary given the conditions already present on the outline permission.

## 6 Consultation & Feedback

- 6.1 A site notice and press notice was posted and neighbouring properties consulted.
- 6.2 One letter of representation was received as summarised in Appendix B.

## 7 Financial Implications

- 7.1 None

**Financial Implications reviewed by: N/A**

## 8 Legal and Governance Implications

- 8.1 No specific issues are identified. The application is being considered by the Committee and legal advisors will also be present at the meeting.

**Legal Implications reviewed by: Tom Pickwell (Solicitor)**

## 9 Background Papers

- 9.1 19/00859/OUT: Proposed erection of 34 dwellings was granted 19<sup>th</sup> January 2021 subject to a Section 106 Agreement.

## 10 Appendices

Appendix A – Consultation Responses

Appendix B – Representations Received

Appendix C – Recommended Planning Conditions

Appendix D – Applicable Development Plan Policies

Appendix E – Site Photographs

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## Appendix A : Summary of Statutory Consultation Responses

### **Parish Council:**

The Parish Council has no objections to this application and would like to take this opportunity to thank the developer, Mr Kerrison from Plumtree Homes, for considering the Parish Council's comments and requests regarding the layout of the site, housing design and social housing.

The Parish Council would appreciate it if consideration could be taken of the route and times of day that deliveries and large vehicles access the site – particularly avoiding times that school children are likely to be travelling to and from school as well as anti-social hours.

### Amended Plans Consultation Response:

The PC has examined the additional and amended information in respect of planning application 20/01135/REM – Canal Lane, Hose and there are no objections. The new Road 4 could link the adjacent development in the future. The drainage looks better. The only query with regard to this is, in the (less likely) event of overtopping, that the plans show the runoff to the bridleway and, although the bridleway falls towards the stream, there is a problematic area nearby (the closest entrance to the Black & White Riding Stables) that is prone to flooding. Has this been accounted for?

### **Housing Policy Officer:**

#### Amended Plans:

The proposed housing mix is:

Affordable housing

7 x 2 bedroom houses

4 x 3 bedroom houses (small)

11 - total

Open market housing

6 x 2 bedroom bungalows

5 x 3 bedroom houses (medium)

5 x 3 bedroom+ houses (large)

7 x 4 bedroom houses

23 – total

The 3B + dwellings include a first floor office, which is large enough to be a bedroom and so these can be considered to be 4 bedroom dwellings. Therefore, the housing mix of the open market housing is:

Open market housing

6 x 2 bedroom bungalows

5 x 3 bedroom houses (medium)

12 x 4 bedroom houses

23 – total

This equates to a total: 13 x 2 beds (38%); 9 x 3 beds (26%); 12 x 4 beds (35%)

Table 8 in the Local Plan shows that for all dwellings, the optimum percentage for 4 bedroom dwellings, is 15%. The proposed housing mix at 35% for 4 beds is over double this amount. To more closely align with Table 8, some of the 4 bedroom dwellings would need to change to 3 bedroom dwellings.

I recommend for the affordable housing to use the minimum Housing Quality Indicators standards and for the 2 bedroom dwellings to be large enough to accommodate 4 persons and the 3 bedroom dwellings, 5 persons. I recommend for the open market housing 3 bedroom dwellings to meet the National Space Standard.

The layout of the affordable housing (showing on PL100 – D) has been revised so that all 11 affordable dwellings are not immediately clustered together. Instead, 4 x 2 beds (plots 18 – 21) are clustered in the centre of the site and the other 7 dwellings are clustered together with the 2 beds and 3 beds interspersed. This layout is preferable to the previous layout.

The agent has stated that “if the government do not remove Affordable Housing requirements for sites under 40-50 units, then they will need to make a viability based submission as part of the discharge of Condition 4 to reduce the current requirement for 11 units in order to make the project work”. The Government has recently announced that they will not be removing the affordable housing requirement for sites under 40-50 dwellings. If a viability assessment is undertaken, the Housing Policy Officer will need to consider the findings of this, prior to any reduction in affordable housing.

### **LCC Highways:**

Original Response Requested additional information.

Amended plans consultation response:

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information

provided, the development therefore does not conflict with paragraph 109 of the National Planning Policy Framework (2019), subject to the conditions and/or planning obligations outlined in this report.

**LCC Lead Local Flood Authority (LLFA):**

Original Response Requested additional information.

Amended plans consultation response:

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the application documents as submitted are sufficient for the LLFA to support the approval of the reserved matters.

**LCC Ecology:**

The reserved matters plans are acceptable, as in line with previously agreed layout plans, there is no objection to this application. The key condition is confirmation to the LPA of pre-commencement implementation of the GCN mitigation plan, which involves licensing from Natural England.

**LCC Archaeology:**

Following our previous consultation under application 19/00859/OUT we note that no new impact on the site is proposed and would advise the applicant that condition 24 of the outline permission should be adhered to.

**Severn Trent:**

No Objection subject to conditions.

**Historic England:**

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers as relevant.

**Environment Agency:**

No consultation required/undertaken.

**Designing out Crime Officer:**

Parking in curtilage reduces the potential for problems with access of emergency services. Permeability is not a problem due to the single vehicle access to the site. Gable end windows to view these areas are recommended. Lighting should accord with BS5489 and CCTV should

be considered. Recommendations for door and window sets and bin /cycle storage recommended.

### **MBC Environmental Health:**

Applicant submission for contaminated land does not appear to have been received prior to decision and the construction management plan remains outstanding. As these issues do not fall under the remit of the reserved matters application, they will need to be discharged separately, as applicable.

## **Appendix B: Summary of representations received.**

1 letter of representations received from 1 households on the following grounds:

- Our property at Chapel Lane is located to the east of the pond within the application site shown on the OS location plan within the application bundle. Our property is higher than the application site and has drained into it since time immemorial. The pond indicates a natural water table that has long existed. Similarly, the other much later dwellings along Chapel Lane that adjoin the application site drain into the application site. The application site is presently a bare field. After development there will necessarily be a great deal of additional surface water on the application site that will not drain away naturally because of the generally impervious nature of the new buildings, drives and highways. Proper provision by way of design, conditions or otherwise is essential to ensure that this additional water is properly catered for and run off, into and from the new development, never becomes an issue. It is the developer who wants to develop the application site and so it is the developer who should provide any appropriate expert evidence on this and, ultimately, it is the developer and then his successors who should bear any responsibility for any flooding issues.
- The construction of the development and the subsequent domestic occupation of the new dwellings will generate additional traffic. This will be both through the village and, avoiding the village, towards Nottingham. The village has a number of sharp bends and the most direct route in the Nottingham direction (north west out of the application site) comprises nearly 2 miles of poorly maintained and potholed single-track roadway with very few usable passing spaces (due to mud, ditches and poor maintenance). Again, this needs to be addressed in detail.
- Development of the application site will involve construction work and heavy traffic and suitable steps should be taken to reduce the environmental impact upon those living on Chapel Lane and Hose village generally.

## **Appendix C : Recommended Conditions**

1. The reserved matters hereby granted shall be completed strictly in accordance with the following approved plans and details;



- Application Form
  - PL-001 Location Plan
  - PL-202 Plot 2 Floor Plans and Elevations
  - PL-215 Plot 15 Floor Plans and Elevations
  - PL-216 Plot 16 Floor Plans and Elevations
  - PL-217 Plot 17 Floor Plans and Elevations
  - PL-300 Plots 15 and 17 Garage Plans and Elevations
- Received by the Local Planning Authority on 9<sup>th</sup> March 2021

- PL-101 A Proposed Site Plan – Plots 1, 2, 15, 16, 17
- Received by the Local Planning Authority on 10<sup>th</sup> June 2021

- PL-100 E Proposed Site Plan
  - PL-201 A Plot 1 Floor Plans and Elevations
- Received by the Local Planning Authority on 2<sup>nd</sup> July 2021

Reason: For the avoidance of doubt.

2. The proposed car parking, including garages and any turning facilities shown within the curtilage of, or serving each dwelling shall be provided, hard surfaced and made available for use before the dwelling is occupied and shall thereafter be permanently so maintained.

Reason: To ensure sufficient on-site parking spaces are provided and retained in the interests of highway safety, in accordance with Policy D1 of the Melton Local Plan and H7 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.

3. The 2 windows on Plot 1 first floor north facing side elevation (indicated as serving en-suite for bed 2) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale. Once so provided the windows shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with H7 of the Clawson, Hose and Harby Neighbourhood Plan.

4. The window on Plot 15 first floor east facing rear elevation (indicated as serving en-suite for bed 1) shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington

scale. Once so provided the windows shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with H7 of the Clawson, Hose and Harby Neighbourhood Plan.

## **Appendix D : Applicable Development Plan Policies**

### **Melton Local Plan**

C1(A) – Housing Allocations

C2 – Housing mix

C3 – National Space Standard and Smaller Dwellings

C4 – Affordable Housing Provision

EN1 – Landscape

EN2 – Biodiversity

EN6 – Settlement Character

EN8 – Climate Change

EN9 – Ensuring Energy Efficient and Low Carbon Development

EN10 – Energy Generation from Renewable and Low Carbon Sources

EN11 – Minimising the risk of flooding

EN12 – Sustainable Drainage Systems

EN13 – Heritage Assets

IN2 – Transport, Accessibility and Parking

D1 – Raising the standard of design

### **Clawson, Hose and Harby Neighbourhood Plan**

H1 – Housing Provision

H2 – Housing Site Allocations for 2016 to 2036

H3 – Limits to Development

H5 – Housing Mix

H6 – Affordable Housing Provision

H7 – Housing Design

ENV4 – Biodiversity

ENV6 – Woodland, Trees and Hedges

ENV7 – Protection of Great Crested Newts and their Habitats

ENV9 – Flooding

T3 – Pavements, Footpaths, Cycle and Bridleways

T4 – Parking

## Appendix E : Photographs of the Site



