Melton Borough Council

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Planning Committee

5 May 2022

Report of: Interim Assistant Director for Planning

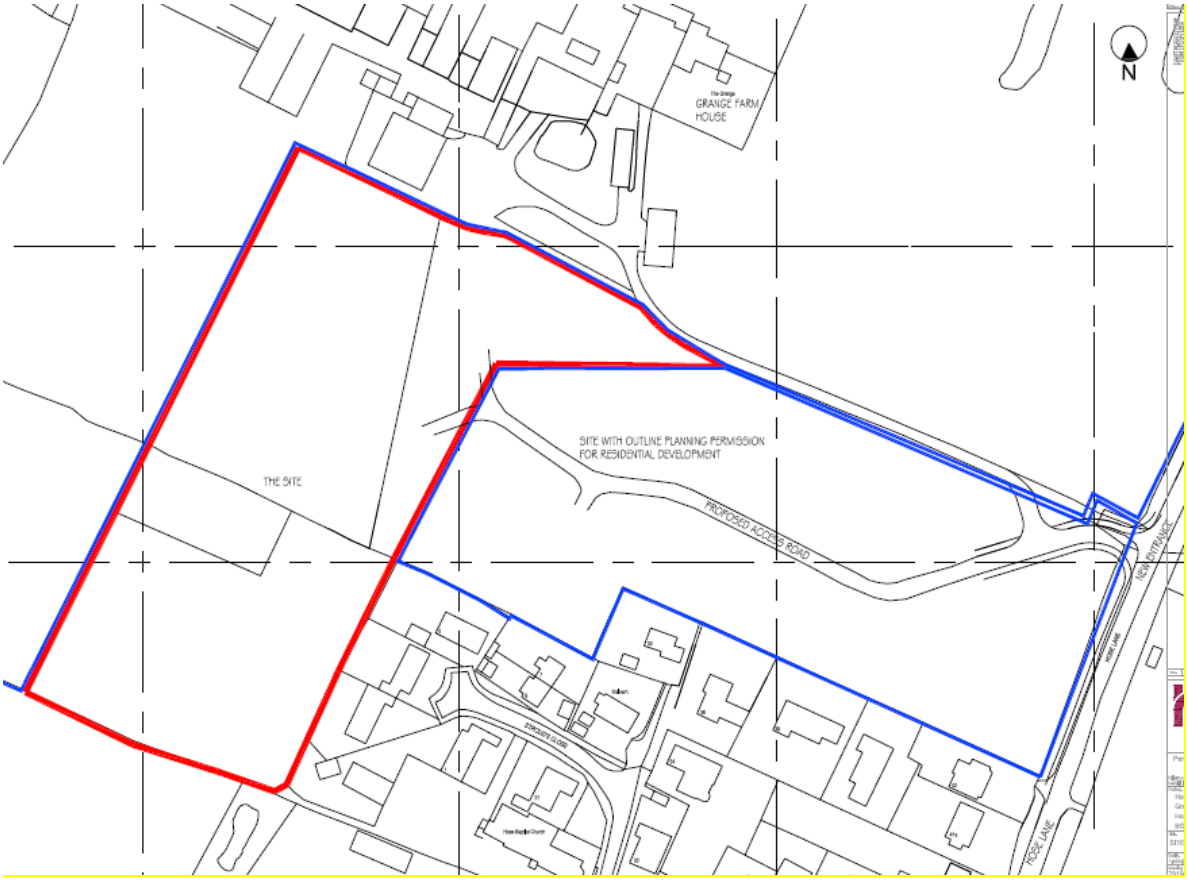
20/00397/OUT - Land South of Grange Farm, Hose

Applicant: Mr George Stroud

To develop two pasture land fields for residential use to accommodate up to 31 houses to be accessed by a private road built to adopted standard

Corporate Priority:	3: Delivering Sustainable and Inclusive Growth in Melton
Relevant Ward Member(s):	Long Clawson and Stathern: Councillor C Evans and Councillor M Steadman
Date of consultation with Ward Member(s):	7 June 2021
Exempt Information:	No

1 Summary



1.1 The site measures approximately 1.8 hectares of former agricultural land located to the north of the village of Hose. The site abuts the already approved development of 35 houses and proposes to utilise the already approved access onto Harby Lane.

1.2 This application originally submitted for up to 38 dwellings has been reduced and amended as a result of officer concerns regarding whether the site could suitably accommodate 38 dwellings. The application now seeks **outline planning permission for the erection of up to 31 dwellings with all matters reserved except for access.**

1.3 The applicant has indicated the housing mix to be– 4no. 4 beds, 17 no. 3 beds, 10no. 2 beds. The final housing mix would be determined and secured at Reserved Matters stage via a planning condition attached to the outline consent.

1.4 An indicative site layout plan has also been provided to demonstrate how the site could accommodate 31 dwellings, however the layout and scale of these properties as shown is not for consideration.

1.5 The application site is surrounded by residential properties to the south east, agricultural farm to the north and open fields to the west. To the east is the previously approved development site of 35 dwellings (reference 18/00500/OUT) and on the southern side, lies the recently approved development site of 34 dwellings (reference 19/00859/OUT).

1.6 A public footpath lies to the east and crosses the development site to the east. Grade II Listed Grange Farmhouse lies within the farm complex to the north and further afield lies the Schedule Monument, The Grange Moated Site. The site is not within the Hose Conservation Area.

1.7 The application site is allocated for housing within the Melton Local Plan (HOS2) with an estimated capacity of 35 dwellings. The allocation covers both the application site and the

adjacent already approved development to the east (reference 18/00500/OUT) as shown on the plan below for reference.

1.8

1.9 The already approved development totals 35 dwellings and this application proposes up to 31 dwellings. Thus there could be a total of 66 dwellings on the Melton Local Plan allocation (HOS2).

1.10 The site is not allocated for housing within the Clawson, Hose and Harby Neighbourhood Plan and sits outside of the Limits to Development within the Neighbourhood Plan.

RECOMMENDATION(S)
1. It is recommended that the Planning Application is APPROVED subject to conditions and a Section 106 Agreement to secure contributions towards: **(i) Primary, Secondary and Post 16 Education Provision** **(ii) Contribution to sustainable transport options** **(iii) Contribution towards Waste services** **(iv) Contribution towards Library services** **(v) NHS Contribution** **(vi) On Site Affordable Housing Provision**

2 Reason for Recommendations

2.1 Whilst it is acknowledged that the application site is not allocated in the Neighbourhood Plan, it is allocated in the Local Plan. The Local Plan was adopted more recently than the Neighbourhood Plan and therefore achieves ‘primacy’ under the applicable law and assessment of the Development Plan as a whole.

2.2 Whilst the proposed development would provide more housing than identified in the Neighbourhood Plan, the housing requirement is a minimum only, and there is nothing to prevent the provision of more housing – as stated within the Development Plan which states that requirements are the minimum number of new dwellings that should be provided in the relevant period, and all stakeholders involved in the delivery of housing

should play their part in seeking to exceed the requirements by bringing forward development in accordance with the plan policies as a whole.

2.3 Although the proposal would result in the increase in number of dwellings than estimated for the site within the Local Plan, the capacity figures listed in Policy C1(A and B) and Appendix A for each site allocation are not intended as targets to be achieved or caps that should not be exceeded.

2.4 Affordable housing provision remains one of the Council's key priorities. This application delivers the required level of affordable housing (in line with the Melton Local Plan) that helps to meet identified local needs. Accordingly, the application presents a vehicle for the delivery of 10 on site affordable housing units, of a type to support the local market housing needs. The final mix of affordable housing would be secured by Section 106 agreement attached to this outline proposal.

2.5 Contributions towards local infrastructure is also secured by Section 106 to ensure that the local infrastructure can mitigate the impact of the development.

2.6 The application is in outline and demonstrates how this allocation could be delivered including the site specific criteria applied by the Plan. This report will go on to show that no material considerations are present which indicate the decision should depart from the development plan as a whole when considering the conflict between the Neighbourhood Plan and the Local Plan.

2.7 The development is considered to not result in a significant impact upon highway safety and a safe and suitable access is achieved to the site from Harby Lane, including pedestrian connectivity to the south. Sufficient off street parking provision can be secured at detailed reserved matters stage.

2.8 Policy SS1 and SS2 of the Melton Local Plan strongly emphasise the need to provide housing in locations that can take advantage of sustainable travel. The site is situated within a Service Centre as defined by the Melton Local Plan and notwithstanding the conflict with the Neighbourhood Plan, the Melton Local Plan was adopted more recently and therefore achieves 'primacy' under the applicable law and assessment of the Development Plan as a whole

2.9 The application site sits within the setting of the Grade II Listed Grange Farmhouse and Scheduled Monument but is separate from and does not form part of the development site. The proposal is considered to be sympathetic to the setting of heritage assets and whilst there is some 'less than substantial harm' to the setting of the Grade II Listed Grange Farmhouse and Scheduled Monument, this harm is outweighed by the public benefits of providing dwellings on a site allocated for residential development in the Local Plan, subject to detailed design and further consideration at reserved matters stage. In carrying out that balance, the Council has had regard to the great weight that should be given to the conservation of heritage assets (NPPF, section 16), and having regard to the statutory duties set out in sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

3 Key Factors

3.1 Reason for Committee Determination

3.1.1 This application is required to be presented to the Committee due to receiving more than 10 letters of representation from separate households contrary to the recommendation.

3.1.2 A call-in request has also been received from a Local Ward Member.

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 The Local Plan Policies remain up to date and consistent with national planning policies and guidelines as contained in the National Planning Policy Framework (2021). The Clawson, Hose and Harby Neighbourhood Plan was adopted in June 2018.

3.2.3 Please see Appendix E for a list of all applicable policies.

3.3 Main Issues

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

- Principle of development; compliance with Development Plan Policies.
- Impact upon the character of the area
- Impact upon heritage assets
- Impact upon residential amenities
- Impact upon highways and parking
- Impact on ecology
- Impact on archaeology
- Impact on contamination
- Impact on flood risk

4 Report Detail

4.1 Position under the Development Plan Policies

4.1.1 The site is adjacent to the settlement of Hose and policies SS1 and SS2 apply. These two policies reflect the presumption in favour of sustainable development within the National Planning Policy Framework (NPPF) and sets out the strategy of delivering housing across Melton borough through identifying the most suitable locations for new housing within a settlement hierarchy, devised from sustainable credentials. Hose is identified in the Local Plan as a Service Centre and has a housing allocation ‘HOS2’ with estimated capacity 35 dwellings.

4.1.2 The Clawson, Hose and Harby Neighbourhood Plan does not allocate the site for dwellings and the application site is located outside of the limits to development in the Neighbourhood Plan.

4.1.3 Other material considerations are the National Planning Policy Framework (NPPF), the Design Supplementary Planning Document, Housing Mix and Affordable Housing SPD and Developer Contributions SPD.

4.2 Principle of Development

4.2.1 The proposal accords with the requirements of Policies SS1 and SS2 which strongly emphasise the need to provide housing in locations that can take advantage of sustainable travel and make appropriate provision for parking and ensure that there is not a significant impact caused to the Highway network.

4.2.2 Hose is identified as a ‘Service Centre' under Policy C1 (A) of the Local Plan. Policy SS2 of the Melton Local Plan states that Service Centres will accommodate approximately 35% of the Borough’s housing residual requirement and be delivered by planning positively for the development of sites allocated within and adjoining the Service Centres.

4.2.3 The application site is allocated for housing within the Melton Local Plan (HOS2) with an estimated capacity of 35 dwellings.

4.2.4 The application site lies outside of the Limits to Development in the Neighbourhood Plan and is not allocated for housing.

4.2.5 This application proposes up to 31 dwellings, combined with the 35 already approved on the adjacent site to the east (HOS2 in the Local Plan), and the 34 already approved on the adjacent site to the south (HOS1 in the Local Plan) there would be a total 100 dwellings compared with the Local Plan’s approved theoretical combined allocation of 76 dwellings.

4.2.6 Policy C1 (A) states that

Housing proposals will be supported where they provide:

1. A mix of dwellings in accordance with Policy C2;

2. Affordable housing in accordance with Policy C4;

3. The necessary infrastructure required to support development in accordance with Policy IN1; and

4. High quality design in accordance with Policy D1.

5. The requirements as set out in Appendix 1 or relevant Neighbourhood Plan.

4.2.7 Appendix 1 states the following in relation to HOS2

The site is well related to the built form of the village, adjacent to HOS1. The northern edge of the site will need to be set aside to provide a buffer between the site, the open countryside, and the neighbouring Scheduled Monument.

4.2.8 Taking each point in turn in relation to Policy C1(A) and Appendix 1:

Housing Mix

4.3 Housing mix has been indicated on the submitted details as 4 no. 4 beds, 17 no. 3 beds and 10 no. 2 beds. This would be considered to broadly align with Table 8 of the Melton Local Plan – Optimum Housing Mix and also with Policy H5 of the Neighbourhood Plan. However consideration should be given at Reserved Matters stage to the inclusion of bungalows within the development as both Policy C2 of the Melton Local Plan and Policy H5 of the Neighbourhood Plan particularly support residential developments which include them, especially 2 and 3 bedroomed bungalows as stated within Policy H5 of the Neighbourhood Plan.

4.4 As such, to ensure that the reserved matters application provides a mix of types and sizes of dwellings that will meet the area’s local market housing need at that time a condition is recommended to secure this.

Affordable Housing

4.4.1 In accordance with Policy C2 of the Local Plan, 32% of the houses are proposed to be affordable as the site is in value area 2. This equates to a provision of 10 dwellings.

4.4.2 The Housing Policy Officer has recommended the following mix and with a Local Cascade Criteria. The final mix, however, in terms of tenure and house type/size and timing of its provision (in relation to the overall development) is to be secured by Section 106 agreement associated with this decision - 10 affordable dwellings total – tenure split:

3 x First Homes (25% of the AH (2.5 dwellings rounded up to 30%))

6 x Affordable Rented/Social Rented (60%)

1 x Shared Ownership (10%)

4.4.3 The design and location of the affordable housing units would be considered at reserved matters stage to ensure that they would be arranged in appropriately sized clusters and to be 'tenure blind' to be in line with Policy C4 of the Melton Local Plan and the Housing Mix and Affordable Housing SPD.

Infrastructure Implications

4.4.4 A Section 106 Agreement is recommended to secure the required full contributions relating towards education, sustainable travel, waste and civic amenities as detailed below. These are based on the 'up to 'figure of 31 and would need to be expressed as a 'per house' amounts to allow for the eventuality of a lesser quantity.

- NHS, for primary care facilities in Melton Mowbray catchment - £9,398.51
- LCC Education (Primary) - £170,710.80
- LCC Education (Secondary) - £92,544.05
- LCC Education (Post 16) - £19,771.52
- LCC Civic Amenities (Waste) - £2562.00
- LCC Library Services - £940.00
- LCC Highways:
    - Travel Packs; one per dwelling, to inform new residents from first occupation what sustainable travel choices are in the surrounding area (can be supplied by LCC at £52.85 per pack).
    - 6 month bus passes, two per dwelling (2 application forms to be included in Travel Packs and funded by the developer); to encourage new residents to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car (can be supplied through LCC at (average) £360.00 per pass).
    - New bus stop pole and flag at the nearest bus stop to the site (opposite Coal Lane) at a cost of £170.

4.4.5 The above contribution requests have been assessed against Regulation 122 of the Community Infrastructure Levy (CIL). This sets out that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

4.4.6 All the above contribution requests are considered to be directly relatable and necessary to the development given the increase in the number of residents in the area which would result in additional demand for health, education, library, highway and waste services.

4.4.7 This impact would be mitigated by the provision of obligations to secure additional facilities/provision and as such the contribution requests are considered necessary and reasonable based on the existing facilities and the level of development being proposed.

4.4.8 Comments have been received with respect to the primary school contribution request and whether the Primary School is able to be extended due to the constrained nature of the site within the centre of the village. The Contribution request from LCC states that it 'would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Hose C of E Primary School or any other school within the locality of the development'.

4.4.9 LCC have further expanded on this stating that 'Like many small primary schools, Hose Primary does occupy a constrained site and to increase capacity at the school will be a challenge. However we are confident that it will be possible to provide the additional facilities needed by re-configuration of the existing build or by small scale extension. It would be our intention to use the funding at Hose school, however it is always useful to include a reference to a successor school or a school within the vicinity of the development as an alternative location for any funding in case the school was unwilling to expand or if it was facing closure in the future, although both these circumstances are extremely unlikely.

4.4.10 The Parish Council have also stated the following with respect to a request for contribution.

'In the event of permission being granted, the Parish Council would request a S106 contribution towards new playground equipment to the sum of £15,000 (if a play area is not to be included in the proposals) for the reasons mentioned above or a contribution towards improvements at the village hall also for the sum of £15,000, which would see an increase in usage as a result of this development (and the previously approved application 18/00500/OUT). The Parish Council would be happy to provide more details upon request.'

4.4.11 Following further discussion with the applicant, a playground will be secured by condition (number 27 in the list of proposed conditions in Appendix C) within the development site, thus negating the need for a contribution request to off-site playground provision as stated within the Parish Council's response above.

4.4.12 Overall, the development would secure a significant number of financial contributions and on site provision which would ensure that the necessary infrastructure required to support the development is secured.

4.4.13 This would ensure that a financial contribution is sought which would ensure that the impact of the development on local infrastructure can be mitigated in line with Policy C1 (A) and Appendix 1.

Housing Numbers

4.4.14 The site is allocated for 35 dwellings within the Local Plan (allocation reference HOS2).

4.4.15 Planning permission has been granted for 35 dwellings to date on part of the allocated site (reference 18/00500/OUT).

4.4.16 This application seeks permission for an additional ‘up to 31 dwellings’ on the remainder of the allocated site which could result in a total of 66 dwellings across the overall one allocated site (allocation reference HOS2).

4.4.17 Concern has been expressed by the Parish Council that the numbers of units proposed in this scheme would not reflect the estimated capacity of the site as allocated within the Melton Local Plan and would not be proportional development in relation to the existing village of Hose.

4.4.18 The question of the capacity of individual sites was raised in the Local Plan Examination in February 2018. The Inspector concluded in general terms as follows:

93. The detailed site policies in Appendix A of the Plan are, for the most part, sufficient for their purpose. The Plan should be read as a whole and planning applications on the sites will be assessed accordingly. Where necessary I have recommended MMs to Appendix A. Also, **the capacity figures listed in Policy C1 (A and B) and Appendix A for each site allocation are not intended as targets to be achieved or caps that should not be exceeded.** Rather, they are indicative figures only, based on the best available evidence, including planning permissions as at 31 March 2018 and the ASF3 appeal decision (see paragraphs 100-101 below), and where relevant, they will be tested through detailed planning applications in due course.

95. **The housing targets for the settlements are not intended as a ceiling,** and detailed proposals for both the C1 (A) and C1 (B) sites will be considered on their merits against the relevant policies.

4.4.19 On the basis of the above, subject to an appropriate housing mix, provision of affordable housing, required infrastructure and or funding and consideration in relation to design, landscape and heritage assets and following detailed assessments at the planning application stage, it may be that a specific site can achieve a number of dwellings that is greater than estimated at Local Plan stage.

4.4.20 In addition, the outline application here before is stated as "up to" 31 dwellings. Therefore further detailed considerations at Reserved Matters stage including site assessments that may arise could result in a smaller number of dwellings being proposed.

4.4.21 Furthermore, this outline submission assumes the housing mix to be a significant number of dwellings with 2 or 3 bedrooms, which would result in a higher quantity of dwellings being proposed.

4.4.22 The density of the approved scheme (reference 18/00500/OUT) for 35 dwellings equates to 21.4 dwellings per hectares. Based on 31 dwellings, this current application would have a density of 17.4 dwellings per hectare.

4.4.23 Proportionality has also been raised by the Parish Council especially with respect to the village’s growth when considering the existing infrastructure in the village and when considering Hose’s status as a ‘Service Centre’. In addition, the Parish Council have raised concerns with respect to the connectivity of the site to the village and also in respect of the scale of new housing within the village.

4.4.24 Whilst the concerns are noted, it is considered that the site would successfully integrate and connect into the village via the proposed access and extension to the existing footway on Harby Lane.

4.4.25 The impact of the development on the village with respect to infrastructure would be mitigated by the provision of obligations to secure additional facilities/provision as detailed in Section 4.4.4 above.

4.4.26 The site is allocated within the Local Plan, and it is considered that the development would be adequately serviced successfully integrate and respect the edge of village location, secure landscape and heritage benefits and secure contributions to local infrastructure. As such, it is considered that the development of 31 dwellings on this site would be suitable in accordance with the provisions of Policy SS1 and SS2 of the Melton Local Plan.

Connectivity to the Village

4.4.27 In addition, the application documents submitted show the site in relation the village of Hose and connectivity of the development, including the potential to develop further a link road between Canal Lane and Harby Lane as shown indicatively on the plan below – as stated in Policy H2 of the Neighbourhood Plan for the adjacent allocated site.

4.4.28 The plan below provides the indicative vehicular and pedestrian links between the site and the village. Members should note though that this is only an aspiration and shows how the application site sits in the context of the village. One vehicular and pedestrian access is being proposed, via the existing access from Harby Lane.

Grange Moat Scheduled Monument and Northern Buffer

4.4.29 The impact on Heritage Assets and specifically Grange Moat Scheduled Monument is discussed in detail in paragraph 4.6 of this report but it is concluded that overall and on balance, the benefits of the scheme outweigh that harm. Whilst there is some less than substantial harm to the setting of the Scheduled Monument, it is considered that the public benefits of additional housing including the significant infrastructure contributions and affordable housing provision outweigh the limited harm in accordance with Section 16 of the NPPF. The additional numbers on the site in relation to the estimated capacity have been considered in the previous section and also considered in full in paragraph 4.6 in relation to the impacts upon the Scheduled Monument.

4.4.30 The indicative layout plan provided with the submission shows how the development would secure a significant buffer to the northern boundary, similar to that and a continuation of that already approved on the adjacent site. This further shows that the development complies with Appendix 1 of the Local Plan by setting aside a buffer between the site and the open countryside and neighbouring Scheduled Monument. This is to be secured by condition 13 of Appendix C which requires a buffer on this northern boundary to be provided as part of the Reserved Matters submission.

Conflict between Melton Local Plan and Neighbourhood Plan

4.4.31 During the examination of the Local Plan, the Inspector considered that the application site (HOS2 in the Local Plan) had not been included as an allocated site in the Neighbourhood Plan, and “does not reflect the aspirations of the local community”.

4.4.32 However the Inspector further goes on to state that the Council are justified in preferring the allocated site (to ensure a supply of deliverable sites) and that there would be insufficient evidence to conclude that the inclusion of this site in the Local Plan would be unsustainable for the village (taking into account the other allocated sites and planning permissions).

4.4.33 Whilst objection has been received in relation to the conflict between the Neighbourhood and Local Plans, the Inspector concluded that the additional allocated site in the Local Plan was acceptable and subsequently the plan was adopted including the allocated site. It is not considered that the refusal of the application on the basis that it is not allocated in the Neighbourhood Plan would be sufficient.

4.4.34 As the Local Plan was adopted at a later date and is the strategic plan for the Borough, the policies (including site allocations) do carry greater weight than the conflicting policies/ allocations in the Neighbourhood Plan. The Local Plan was adopted more recently than the Neighbourhood Plan and therefore achieves ‘primacy’ under the applicable law

4.4.35 **Conclusion on Principle**

4.4.36 Given that the Local Plan is adopted and the site is allocated for development, the benefits that would arise from it should be given significant weight in the determination of the application. Appendix 1 makes it clear that development of HOS2 will be supported provided the northern boundary of the site provides an adequate buffer with soft landscaping and suitable boundary treatment to respect the adjacent open countryside and Scheduled Monument to the north. The buffer to the northern boundary is to be secured by condition 13 of Appendix C and would be required to be provided as part of the Reserved Matters Submission.

4.4.37 The sensitivity of the site to the Scheduled Monument is fully acknowledged, the heritage issues can be successfully mitigated through a package of measures that can be secured at reserved matters stage by way of a condition.

4.4.38 The development of the application site would be consistent with the spatial strategy, would provide support for the maintenance and enhancement of local services, contribute to the choice of a range of housing sites in sustainable locations in the Borough and offer significant benefits by helping to meet housing needs all of which would be considered to outweigh the identified harm to the heritage assets.

4.4.39 The development provides potential for sympathetic design in keeping with the character of the Area, careful landscaping, biodiversity, an acceptable access, contributions towards infrastructure and sustainable drainage opportunities and as such is considered to accord with Policies SS1, SS2, C1 (A) and Appendix 1 (HOS2) of the Melton Local Plan.

4.5 **Impact upon the character of the area**

4.5.1 Policy D1 of the Local Plan states that all new developments should be of high-quality design. Policy EN1 of the Local Plan aims to ensure new development is sensitive to its landscape setting and that it seeks, where possible, to enhance the distinctive qualities of the landscape character areas (as defined in the Landscape Character Assessment); and requires new developments to respect existing landscape character and features.

4.5.2 Policy H7 of the Neighbourhood Plan also requires certain design criteria within new development proposals.

4.5.3 The application site is not public open space nor is it identified as important green space and is allocated for housing within the Local Plan. The site is not identified within an ‘important view’ within the Neighbourhood Plan. As such, there are no 'in principle' issues resulting from its loss as agricultural land.

4.5.4 The layout provided at this outline stage is indicative and the appearance of the buildings and final layout would be assessed as part of any future reserved matters application. However, the retention of the hedges on the boundary of the site and incorporation of buffers as required from ecological considerations and also with respect to the northern buffer are to be submitted in support of the first reserved matters as secured by condition 13 of Appendix C.

4.5.5 Careful consideration would need to be had at reserved matters stage to ensure that the development would soften the impact of the proposed development on the wider landscape character and integrate the development into the existing settlement edge.

4.5.6 Again, this element was specifically referred to by the Inspector and within Appendix A and it is considered that the northern buffer would be significant to soften the development into the countryside and respect the adjacent scheduled monument.

4.5.7 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 is acknowledged that this site is located on the north-western edge of the village and the development of the site would alter its character.

4.5.8 However, subject to detailed consideration at reserved matters stage, with significant and appropriate landscaping, the development of the site could be achieved so as to integrate successfully into this edge of village location so as not to disrupt the pattern and form of the village. A well-designed development with sensitive landscape edges could be achieved to ensure the development accords with Policies EN4 and EN6 of the Melton Local Plan and the landscape guidance in respect of providing a scheme that would not be considered to harm the character of the area on this edge of village site.

4.5.9 Overall, subject to further detailed consideration at reserved matters stage, the proposal is considered to be acceptable on the grounds of impacts upon the character of the area and complies with the above policies.

4.6 **Impact upon heritage assets**

4.6.1 The Local Planning Authority has a statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Considerable importance and weight should be applied to these duties, even where the harm identified is less than substantial.

4.6.2 In addition, Paragraph 197 of the NPPF states that in determining applications, Local Planning Authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.6.3 Paragraph 199 of the NPPF requires that:

When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

4.6.4 Paragraph 200 of the NPPF advises that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

4.6.5 Paragraph 202 of the NPPF states:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.6.6 The site is considered to be a sufficient distance from the Hose Conservation Area and as such the proposal would be considered to have a neutral impact upon the setting of the Conservation Area.

4.6.7 The application site however lies to the south and southwest of the Grange Moated Scheduled Monument and Grade II Listed Grange Farmhouse.

4.6.8 The land is relatively flat and there is a degree of intervisibility between the site and the adjacent heritage assets. However, this particular site is set further away from the Listed Building and Scheduled Monument than the previously approved development site to the east. Notwithstanding this, a continuation of the buffer on the northern boundary would be secured by condition 13 of Appendix C to mitigate the impact of the development on the setting of the listed buildings and scheduled monument.

4.6.9 In addition a bund is proposed on the intervening land with the finer details of this to be secured at reserved matters stage.

4.6.10 The desk-based assessment and settings assessment have provided a comprehensive appraisal of the impact of the proposals upon the scheduled monument.

4.6.11 Historic England have stated that they broadly agree with the assessment's conclusions on the level of impact and its recommendations to mitigate and minimise that impact and are pleased to see the proposals to sensitively design the buffer on the northern side of the application site and retain the footprint of the western hollow way within the scheme.

4.6.12 The hollow way referred to is located in the northern part of the site and is proposed to be retained and preserves this feature in-situ and furthermore allows it to be incorporated as part of the site.

4.6.13 It is also proposed through the application the provision of additional interpretation for the scheduled site (and medieval settlement) as part of this scheme which would be a key public benefit of the proposals and could be delivered within the site or along the nearby footpath. Further details of this can be secured by condition.

4.6.14 Due to the relationship between the application site and proximity to the Listed Building and Scheduled Monument and the introduction of built development and visual prominence on the edge of village it is considered that the development would result in a degree of harm to the designated heritage assets, in terms of an effect on their settings. However, due to the separation distance and existing harsh edge of village that currently persists, the introduction of a residential development with a buffer on the northern boundary is considered to be less than substantial harm and would be at the lower end of that scale.' This harm still requires to be weighed against the public benefits in line with Paragraph 202 of the NPPF.

4.6.15 The current application is an outline application where details of the layout, scale and external appearance of the dwellings will be considered at the reserved matters stage as well as landscaping. In line with Historic England's comments, there will be opportunities to minimise the impact on the setting of the heritage assets at reserved matters stage, by way of the northern buffer.

4.6.16 Overall, it is considered that a degree of "less than substantial harm" (in NPPF terms) identified would be outweighed be the public benefits of providing a scheme that would

provide; a policy compliant level of affordable housing provision, a suitable housing mix, a development consistent with the spatial strategy, support for the maintenance and enhancement of local services and contribute to the choice of a range of housing sites in sustainable locations in the Borough and also a scheme of interpretation and revealing the hollo-way.

4.6.17 In light of the above matters, whilst the duty to safeguard heritage assets requires that great weight should be given to the asset's conservation, it can be concluded that there would be less than substantial harm in this instance and the benefits of bringing forward a site allocated for residential development in the Local Plan, would outweigh this identified harm to the associated heritage assets. Therefore, the development of the application site as proposed accords with Policy EN13 and C1 (A) of the Local Plan and section 16 of the NPPF.

4.7 **Impact upon residential amenities**

4.7.1 The layout of the proposed dwellings is indicative.

4.7.2 The application site is currently undeveloped land adjacent to existing properties on Stroud’s Close. Subject to final siting and scale of the proposed dwellings, it is considered that the site could accommodate up to 31 dwellings whilst maintaining adequate residential amenity of neighbouring properties in terms of outlook and privacy and ensuring there would be no adverse overbearing or loss of light impacts.

4.7.3 Subject to layout and siting of the dwellings, sufficient amenity space for the dwellings could also be provided in line with the Development Plan and supporting Design Supplementary Planning Document.

4.7.4 The proposed development is adjacent existing residential dwellings. As such construction activities – noise, vibration, dust and artificial light could adversely affect residential amenity. It is therefore recommended that a Constructional Environment Management Plan is to be submitted prior to commencement of development and followed during construction of the development, this is requested at Condition 23 of Appendix C.

4.7.5 Overall, it is considered that the proposal would comply with the relevant policies of the Melton Local Plan and Neighbourhood Plan which requires new development to ensure that the amenity of future occupiers and of neighbouring properties should not be compromised.

4.8 **Highway Safety**

4.8.1 The site is located off Harby Lane, which is a Class C road subject to the national speed limit within the vicinity of the site.

4.8.2 The approved site access under the previous 1 application, planning permission 18/00500/OUT, is also proposed as the access for this development. The approved access has a width of 5.5m and 10m kerb radii which remains acceptable for the overall quantum of development.

4.8.3 Condition 8 of application 18/00500/OUT requires the relocation of the existing national/30mph speed limit beyond the site access. In addition the previous application secured a speed reduction scheme to be submitted and implemented prior to first occupation.

4.8.4 The same access arrangements, relocation of the existing national/30mph speed limit and speed reduction scheme secured under 18/00500/OUT is also recommended to be

secured in connection with this application in order to safeguard the site in the event that the previous development is not implemented.

4.8.5 The site access and visibility is therefore considered to be acceptable.

4.8.6 The indicative site layout also shows the provision of a 2m wide footway from the site access to tie in with the existing footway on Harby Lane. Again, this is to be recommended to be secured by condition (number 11 in appendix C) in order to provide a pedestrian route into the village. This is shown as detailed on the applicant's submitted Hose Connectivity Plan.

4.8.7 The internal layout of the site is not to be determined at this stage however the proposed internal road is designed to an adoptable standard which can be secured at reserved matters stage, although it is understood that the site is not intended to be put forward for adoption.

4.8.8 The Local Highways Authority have reviewed the details submitted and raise no objection subject to the above conditions and also contributions in respect of travel packs and passes in addition to a new bus stop pole and flag at the nearest bus stop to the site.

4.8.9 In addition to this, it is recommended to condition that electric vehicle charging points are provided for each dwelling (condition 26 in appendix C).

4.8.10 Trip generation or junction capacity assessments have not been undertaken given the quantum of development being proposed. LCC Highways have confirmed that no assessment of trip generation is necessary and the site access and visibility is acceptable to cater for the development.

4.8.11 The provision and layout of off-street parking to cater for the development would be considered at Reserved Matters stage.

4.8.12 A Construction Traffic Management (CTM) Plan has been recommended to be submitted by condition to ensure suitable and safe passage of vehicles along the highway and to ensure there is no mud or excess material on the highway.

4.8.13 Whilst there are no Public Rights of Way within the application site, Public Footpaths G26 and G33 cross the site associated with planning permission 18/00500/OUT, which includes the provision of the site access road for this application. Again, the same condition applied to the previous application in relation to public right of way is to be secured on this application (condition 12 in appendix C).

4.8.14 Comments have been received by the Parish Council during the course of the application with respect to a link road between Harby Lane and Canal Lane through the development site and the adjacent allocated site. An indicative layout plan has been provided to show how this would be feasible although members should note that this is indicative only, not for consideration and only shown to demonstrate the relationship between the sites in Hose. The application is outline in nature and the only access shown to the site is from Harby Lane and this is considered suitable to accommodate the quantum of development being considered here.

4.8.15 As such, when considering the access to the site from Harby Lane, taking into account the information submitted and comments from the Local Highways Authority, the impacts of the development on highway safety would not be considered to be severe to warrant refusal.

4.8.16 As such, the development is considered to be in accordance with the relevant policies of the Melton Local Plan in respect of highway safety and parking.

4.9 Ecology

4.9.1 No objections are raised in principle with this proposal as the land is in recent arable use and therefore of low biodiversity value.

4.9.2 Concerns were initially raised by LCC Ecology over the indicative layout and lack of buffers / retention of the hedgerows. Revised indicative plans have been provided showing the potential to include a 5metre wildlife corridor, buffer zone and newt population and newt friendly tunnels under the proposed access roads. All ecological mitigation measures are recommended to be secured by condition 13 in appendix C. The Hedgerow spanning the centre of the site from East to west is retained, but where removed to provide access, compensation is provided.

4.9.3 Overall, subject to detailed consideration at reserved matters stage, it is considered the proposal would not result in adverse impacts ecology or biodiversity subject to mitigation which can be secured by condition (condition 14 of appendix C).

4.10 Archaeology

4.10.1 The site itself is within an area of Medieval Village Earthworks (HER ref: MLE3538), and the historic settlement core of Hose (MLE8747). Archaeological evaluation techniques, including non-invasive and invasive evaluations on this matter have been undertaken on the previous application to the east.

4.10.2 These previous evaluation techniques have demonstrated that the settlement of Hose once came out as far as the application area and that the remains of the house platforms are varying in their level of preservation.

4.10.3 However within the current application area, only two trenches were located on the northern edge which is not considered sufficient to secure a mitigation strategy for this area. Therefore additional trenching would confirm if there is earlier settlement activity beneath the ridge and furrow or not.

4.10.4 As such, it is recommended that a condition is added to safeguard any important archaeological remains potentially present (condition 22 of appendix C).

4.11 Contamination/ Odour/ Noise

4.11.1 Agricultural land can be associated with a number of polluting activities and details have been provided by the applicant with respect to contamination however further information with respect to the submission of a Phase 1 Contamination Report (and if required a Phase 2 Contaminated Land Survey and subsequent mitigation) can be secured by condition (conditions 19, 20 and 21 of appendix C).

4.11.2 With respect to odour, given the location of the site adjacent to a working farm, again consideration should be had with respect to odour impacts. Although an odour assessment has been submitted and considered by the Environmental Health Officer, it is considered that suitable mitigation measures through an odour management plan can be secured by condition (condition 25 of appendix C).

4.11.3 Noise needs to be carefully considered due to the proximity to a working farm. A noise assessment has been submitted however again mitigation measures can be secured by condition (number 24 of appendix C) and in part is dependent on the layout (location of gardens etc.) which would be considered at reserved matters stage.

4.11.4 As such, no concerns are raised on grounds of contamination, odour and noise subject to mitigation secured by condition and at reserved matters stage.

4.12 **Flood Risk/Drainage**

4.12.1 Foul drainage is proposed to connect into the public combined water sewer, which will be subject to a formal section 106 sewer connection approval governed by Severn Trent Water. A pumped solution is being proposed for foul water discharge from this site, and Severn Trent Water have advised that a sewer modelling study may be required to determine the impact this development will have on the existing system and if flows can be accommodated. This additional work would need to be secured by the applicant in dialogue with Severn Trent as part of the connection application.

4.12.2 Surface water would be efficiently managed on the site and discharged to local water courses via an attenuation basin. The proposed attenuation basin is situated outside of this allocation and outside of the site in the adjacent field. The reason put forward by the applicant is that this is in the lower lying field and is the same as approved under previous application.

4.12.3 LLFA have raised no objections to the proposed drainage strategy given that the site is located within Flood Zone 1 being at low risk of fluvial flooding and is at very low risk of pluvial flooding. Proposals are for surface water drainage to be attenuated before being discharged at greenfield runoff rates into an adjacent ditch within the developer's control. The LLFA have advised this to be acceptable subject to conditions and likewise Severn Trent Water and Environment Agency raise no objection.

4.12.4 As such, it is considered that the site can be adequately drained subject to conditions 15, 16, 17 and 18 of appendix C).

4.13 **Sustainability**

4.13.1 The applicant has provided a sustainability statement with respect to the development and in respect of Policies EN8 and EN9 of the Melton Local Plan and criterion m) and n) of Policy H7 of the Neighbourhood Plan.

4.13.2 The principles stated by the applicant are as follows:

- Locally Leicestershire and Nottinghamshire produced facing materials together with appropriate forms of Modern Methods of Construction (MMC)
- Plan form of each property will be reduced to allow for cross ventilation, internal spaces will be organised to either benefit from solar gain or insulate from cold northerly aspects.
- Reducing water wastage and the reuse of rainwater through water butts as a minimum.
- Home offices integrated in the house types
- Electric vehicle charging points to be provided to allow for the incorporation of a 7KW charging point suitable for most EV's
- Site waste management plans will be prepared to encourage waste minimisation

4.13.3 The Reserved Matters shall be supported by a sustainability statement demonstrating how the proposal responds to sustainability and this is to be secured by condition 13 of Appendix C.

5 Consultation & Feedback

5.1 A site notice was posted at the site, a press notice was also posted in the Melton Times and neighbouring properties consulted.

5.2 During the course of the application, an amended plan was received and description updated following which a full re-consultation was undertaken, including new site notice and press notice.

5.3 Overall, following the initial consultation to the 6 immediate neighbours and subsequent revised consultation, 28 letters of objection were received, details of the comments are summarised at appendix B.

6 Financial Implications

6.1 The recommendation proposes a s106 agreement collecting developer contributions for various aspects (see above for details).

Financial Implications reviewed by: N/A

7 Legal and Governance Implications

7.1 The application engages the statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

7.2 Legal implications are set out in the report where relevant. Legal advisors will also be present at the meeting.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

8 Background Papers

8.1 18/00500/OUT - Proposed Residential Development for 35 Houses. – Permitted subject to a Section 106 Agreement 17.03.2020

9 Appendices

9.1 Appendix A: Summary of Statutory Consultation Responses

9.2 Appendix B: Summary of Representation Received

9.3 Appendix C: Recommended Planning Conditions

9.4 Appendix D: Informative

9.5 Appendix E: List of Applicable Development Plan Policies

9.6 Appendix F: Site Photographs

Report Author:	**Andrew Cunningham**, Planning Officer
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Appendix A : Consultation replies summary

Parish Council:

Initial Comments dated 21st May 2020

The Parish Council strongly objects to this application on the basis that approved applications for the adjacent sites HOS1 and HOS2 (Phase One) have already demonstrated meeting the stated housing allocation for the village of Hose, as identified in the Melton Borough Council (MBC) Local Plan. Delivery of the extra numbers for this site would bring the total number of new houses in Hose to 107, which far exceeds the MBC Local Plan allocation of 76 units, which itself was significantly higher than that identified in the Clawson, Hose & Harby Neighbourhood Plan.

The MBC Local Plan housing allocation for the entire plot of HOS2 is 35, which was intended to "take account of the fact the northern part of the site needs to be set aside to provide a buffer between the site and the open countryside and the neighbouring Scheduled Ancient Monument." (Appendix B: Suggested Amendments to Policy C1a Housing Allocations and C1b Reserve Sites – 13th June 2017). To approve this planning application would be completely contrary to the approved policy and would more than double the allocation for this site as stated in the Local Plan.

As stated in para 4.2.16 of the Local Plan, the Appendix 1 allocation has been identified as being that which will "encourage growth in communities that is at a comparable rate, commensurate to their existing size". Para 4.2.20 goes on to state that "villages identified as Service Centres and Rural Hubs each have different functions and different relationships with nearby towns, villages and the rural hinterland. It is important that these differences are recognised and reflected in the scale of new housing each is expected to accommodate. In each case this has been examined and site allocations informed accordingly." Hose is a small village with a closely connected community. The addition of a total of 107 dwellings would increase the number of houses in the village by approximately 48%. This is a momentous increase for a village of any size and the Parish Council suspects, without precedent, within the Borough. Such growth conflicts with the Local Plan statements above and cannot in any way be construed as being commensurate with its existing size. It is also noted that these recent applications for large developments in Hose are such that they do not provide connectivity with the existing village layout. As a result, these new developments would, in effect, create a new settlement outside the current boundary of the existing village with little or no attempt at creating a village form that is organic and that would help assimilate the developments (and hence the new residents) into village life.

This development does not demonstrably meet any identified needs in the village and / or help to sustain local services or facilities. It clearly overreaches the development number for the site, as identified in the Local Plan, and is likely to increase traffic congestion within the village and overwhelm local services and infrastructure. There is no new evidence, since the Local Plan was approved, to show any change in the required housing need for Hose or across the Parish.

In addition to the above, the Parish Council has grave concerns for the school and its ability to cope with demand from the residents of the excessive number of houses now the subject of recent planning applications. We believe this development would take the school over its capacity of 77 pupils. Hose Primary School is a restricted site and it would be very difficult for it to meet any further demand.

We would ask that it be noted that the Local Plan's rejection of the potential development sites approved by residents in the Neighbourhood Plan referendum, in favour of the HOS2 site, has generated significant indignation amongst the residents of Hose. This has increased with the

knowledge of this application, which seeks to more than double the housing allocation on the same site, and the Parish Council have been called upon to encourage MBC to uphold its own Local Plan and to ensure that future development within Hose is sustainable and commensurate.

The Parish Council would also like to highlight the following policies in the Local Plan and Neighbourhood Plan, which this application does not comply with, though it is appreciated that these may be the subject of agreement should planning approval be granted:

Local Plan
• Policy C1 (A): Housing Allocations – Hose village allocation exceeded
• Policy D1: Raising the Standard of Design para 9.2.9 – in particular subsections;
a) Connections with the existing urban structure: well related to the traditional street pattern and allowing for future links. Developments that preclude future development of adjoining land or prevent potential links to wider networks should be avoided
b) …. Anonymous estates with 'off the peg' house types and which rely on a standardised hierarchy network of loop roads and cul-de-sacs should be avoided unless there are no other solutions
h) Existing trees and hedges should be utilised, together with new landscaping, to negate the effects of development.

Neighbourhood Plan
• H5: Housing mix, specifically bungalows
• H7: Housing Design
• H8: Lighting
• ENV2: Other Sites of Environmental (Natural and Historical) Significance
• ENV6: Hedges
• T4: Parking
• DC1: Developer Contributions

The Parish Council has received 4 objections to this application which do not appear on the Melton Borough Council website. These objections are attached to this letter.

Notwithstanding our objections to planning application 20/00397/OUT, the Parish Council are keen to enter into dialogue with the proposed developers, planning officers and Borough Councillors in order to help plan a way forward with the sites in Hose. This dialogue will be targeted at resolving development form for the two currently approved applications to ensure, as much as possible, that the developments meet the criteria of the Local Plan in terms of scale of development, housing mix, landscaping, site context and site layouts and the Neighbourhood Plan in all other terms.

Thank you for considering these comments.

Revised Comments dated 24th June 2021

The Parish Council strongly objects to this application for the same reasons as stated in the letter dated 21st May 2020. Reducing the number of houses from 38 to 33 on this plot does not make the proposals more acceptable.

Approved applications for the adjacent sites HOS1 and HOS2 (Phase One) have already demonstrated meeting the stated housing allocation for the village of Hose, as identified in the Melton Borough Council (MBC) Local Plan. Delivery of the extra numbers for this site would bring the total number of new houses in Hose to 102, which, still, far exceeds the MBC Local Plan allocation of 76 units, which itself was significantly higher than that identified in the Clawson, Hose & Harby Neighbourhood Plan.

The MBC Local Plan housing allocation for the entire plot of HOS2 is 35, which was intended to "take account of the fact the northern part of the site needs to be set aside to provide a buffer between the site and the open countryside and the neighbouring Scheduled Ancient Monument." (Appendix B: Suggested Amendments to Policy C1a Housing Allocations and C1b Reserve Sites – 13th June 2017). To approve this planning application would be completely contrary to the approved policy and would almost double the allocation for this site as stated in the Local Plan.

As stated in para 4.2.16 of the Local Plan, the Appendix 1 allocation has been identified as being that which will "encourage growth in communities that is at a comparable rate, commensurate to their existing size". Para 4.2.20 goes on to state that "villages identified as Service Centres and Rural Hubs each have different functions and different relationships with nearby towns, villages and the rural hinterland. It is important that these differences are recognised and reflected in the scale of new housing each is expected to accommodate. In each case this has been examined and site allocations informed accordingly." Hose is a small village with a closely connected community. The addition of a total of 102 dwellings would increase the number of houses in the village by approximately 46%. This is a momentous increase for a village of any size and the Parish Council suspects, without precedent, within the Borough. Such growth conflicts with the Local Plan statements above and cannot in any way be construed as being commensurate with its existing size. It is also noted that these recent applications for large developments in Hose are such that they do not provide connectivity with the existing village layout. As a result, these new developments would, in effect, create a new settlement outside the current boundary of the existing village with little or no attempt at creating a village form that is organic and that would help assimilate the developments (and hence the new residents) into village life.

Hose has been identified as a Service Centre in the Melton Local Plan but it is not comparable in size or population to other identified villages. It has a very small primary school that is unlikely to cope with increased demand from up to 102 households and there are hardly any employment opportunities within the village. The bus service only travels through Hose six times / day – the last bus leaving Melton at 17:33, which limits commuting to and from employment outside the village. Service Centres should also have 'other important and desirable services such that they are capable of serving basic day to day needs of the residents living in the village and those living in nearby settlements.' The shop in Hose is very small and is only open for 3 hours per day, which doesn't include weekends and the future of the Rose and Crown Public House is of concern as it has been closed for more than 6 months. The garage has recently been demolished and planning permission is being sought to build 3 new dwellings on the site. This development does not demonstrably meet any identified needs in the village and / or help to sustain local services or facilities. It clearly overreaches the development number for the site, as identified in the Local Plan, and is likely to increase traffic congestion within the village and overwhelm local services and infrastructure. There is no new evidence, since the Local Plan was approved, to show any change in the required housing need for Hose or across the Parish.

In addition to the above, the Parish Council has grave concerns for the school and its ability to cope with demand from the residents of the excessive number of houses now the subject of recent planning applications. The Parish Council believes this development would take the school over its capacity of 77 pupils. Hose Primary School is a restricted site and it would be very difficult for it to meet any further demand.

We would ask that it be noted that the Local Plan's rejection of the potential development sites approved by residents in the Neighbourhood Plan referendum, in favour of the HOS2 site, has generated significant indignation amongst the residents of Hose. This has increased with the knowledge of this application, which seeks to almost double the housing allocation on the same

site, and the Parish Council have been called upon to encourage MBC to uphold its own Local Plan and to ensure that future development within Hose is sustainable and commensurate.
The Parish Council would also like to highlight the following policies in the Local Plan and Neighbourhood Plan, which this application does not comply with, though it is appreciated that these may be the subject of dialogue should planning approval be granted:

Local Plan
• Policy C1 (A): Housing Allocations – Hose village allocation exceeded
• Policy D1: Raising the Standard of Design para 9.2.9 – in particular subsections;
a) Connections with the existing urban structure: well related to the traditional street pattern and allowing for future links. Developments that preclude future development of adjoining land or prevent potential links to wider networks should be avoided
b) …. Anonymous estates with 'off the peg' house types and which rely on a standardised hierarchy network of loop roads and cul-de-sacs should be avoided unless there are no other solutions
h) Existing trees and hedges should be utilised, together with new landscaping, to negate the effects of development.

Neighbourhood Plan
• H5: Housing mix, specifically bungalows
• H7: Housing Design
• H8: Lighting
• ENV2: Other Sites of Environmental (Natural and Historical) Significance
• ENV6: Hedges
• T4: Parking
• DC1: Developer Contributions

It is also noted that the water attenuation pond illustrated on the site plan lies outside the area for which planning permission is being sought. It is understood, by the Parish Council, that this should be included within the proposed site boundary.

The proposed wildlife corridor appears to have taken space from a number of gardens, compromising the amenity space for these properties. Plots 1, 2 and 7 only appear to have a front garden and no private garden to the rear of the property.

The play area has been removed from the amended plans, which would mean that families would need to use the park in the centre of the village. This in itself, is an issue as the playground is very limited, comprising of 2 x cradle seat swings, 2 x flat seat swings, 1 x small roundabout and an old rocking horse!

The Parish Council would also like to clarify the situation with regard to street lighting. There does not appear to be any lighting illustrated on any of the plans for the proposed development, neither is any shown for the section of Harby Lane between the development access road and the existing village. Street lighting should be provided by the developer for all these areas, including the footpath link into the village, all to LCC design standards.

Notwithstanding the objections to planning application 20/00397/OUT, the Parish Council is keen to enter into dialogue with the developers, planning officers and Borough Councillors in order to help plan a way forward with the sites in Hose. This dialogue will be targeted at resolving development form for the currently approved application on the same site (18/00500/OUT – HOS2 - Phase One) to ensure, as much as possible, that the development meets the criteria of the Local Plan in terms of scale of development, housing mix, landscaping, site context and site layouts and the Neighbourhood Plan in all other terms.

In the event of permission being granted, the Parish Council would request a S106 contribution towards new playground equipment to the sum of £15,000 (if a play area is not to be included in the proposals) for the reasons mentioned above or a contribution towards improvements at the village hall also for the sum of £15,000, which would see an increase in usage as a result of this development (and the previously approved application 18/00500/OUT). The Parish Council would be happy to provide more details upon request.

Thank you for considering these comments.

Revised Comments dated 23rd February 2022

The Parish Council strongly objects to this application for the same reasons as stated in its letters dated 21st May 2020 and 24th June 2021. A reduction of only 2 dwellings on this plot since its last amendment is completely unacceptable.

Approved applications for the adjacent sites HOS1 and HOS2 (Phase One) have already demonstrated meeting the stated housing allocation for the village of Hose, as identified in the Melton Borough Council (MBC) Local Plan. Delivery of the extra numbers for this site would bring the total number of new houses in Hose to 100, which, again, far exceeds the MBC Local Plan allocation of 76 units, which itself was significantly higher than that identified in the Clawson, Hose & Harby Neighbourhood Plan.

Whilst the Parish Council appreciates that the MBC Local Plan housing allocation for the entire plot of HOS2 of 35 was an indicative figure, it would like to emphasise that an increase of now almost 90% is extreme and unprecedented – particularly for a village as small as Hose, which does not have the infrastructure / services to cope with such an increase in numbers and has not been observed in any other area of Melton. To approve this planning application would be completely contrary to the approved policy and would almost double the allocation for this site as stated in the Local Plan. The Parish Council is dismayed that a second 'phase' of development on this site is being considered.

Please refer to the Parish Council's letter dated 24th June 2021 for further comments related to concerns about village growth, Hose's status as a 'Service Centre' and the future of the village school. Since these comments were made and following a Zoom meeting with the developers of this site, the Parish Council would like to point out that none of the germane points raised have been addressed.

As mentioned in previous correspondence, the Parish Council would ask that it be noted that the Local Plan's rejection of the potential development sites approved by residents in the Neighbourhood Plan referendum, in favour of the HOS2 site, has generated significant indignation amongst the residents of Hose. This has increased with the knowledge of this application, which seeks to almost double the housing allocation on the same site, and the Parish Council have been called upon to encourage MBC to uphold its own Local Plan and to ensure that future development within Hose is sustainable and commensurate.

Thank you for considering the Parish Council's comments.

Ward Member Councillor: Formal Comments not received

Environment Agency:

We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission.
Historic England: No objection in principle.
Housing Policy Officer: Recommendation put forward and provision of 32% affordable housing on site.
LCC Archaeology: No objection subject to conditions.
LCC Lead Local Flood Authority: No objection subject to conditions.
LCC Highways: No objection subject to conditions and contribution requests.
LCC Developer Contributions Education: Contribution Requests to Education (Primary, Secondary, Post 16), Civic Amenities (Waste), Library Services.
East Leicestershire and Rutland Clinical Commissioning Group (ELR CCG) Total funding request of £9,398.51
LCC Ecologist: No objection subject to conditions.
MBC Environmental Health: No objection subject to conditions.
Designing Out Crime Officer: Recommendations provided.
Severn Trent Water: No objection.

Appendix B : Summary of representations received

Neighbours:
28 letters of objections have been received from local residents on the following grounds:

- Hose overdeveloped with development.
- Over and above the housing allocation.
- Local Plan states only a certain number required. This number is now exceeded.
- Not allocated or designated within the Neighbourhood Plan.

- Outside Limits to Development within the Neighbourhood Plan.
- Impact upon road network, additional traffic, highway and pedestrian safety.
- Noise and air pollution from additional traffic and during construction.
- Impact upon local infrastructure, schools, healthcare.
- Residents unaware of the planning application being submitted.
- Need for first time buyers and downsizing for the elderly.
- Development impacting upon the countryside and character of the area.
- Impact upon residential amenity by way of loss of view, privacy and noise/disturbance.
- Inadequacy of the proposed wildlife corridor and ecological buffer.
- Impacts and lack of mitigation for Great Crested Newts.
- Not in keeping with the unique and distinct character of the village.
- Site density too high.
- Local employment opportunities are limited.

Appendix C: Recommended Conditions and Reasons:

1. Application for the approval of reserved matters shall be made within three years from the date of this permission and the development shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

   Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).

2. 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.

   Reason: To ensure a satisfactory appearance and impact of the development in accordance with Policies SS1 and D1 of the Melton Local Plan.

3. 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.

   Reason: To cater for a range of housing needs and to accord with Policy C2 of the Melton Local Plan.

4. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

7919-03-01 Location Plan
received by the Local Planning Authority on 2 March 2022

Reason: To ensure a satisfactory form of development in accordance with Policies SS1 and D1 of the Melton Local Plan and Policy H5 of the Clawson, Hose and Harby Neighbourhood Plan

5. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policies SS1, SS2 and D1 of the Melton Local Plan and Policies H1 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.

6. No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity to accord with Policies SS1, SS2 and D1 of the Melton Local Plan and Policies H1 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.

7. No development shall commence on site until a scheme that makes provision for waste and recycling storage and collection across the site have been submitted to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the bin storage on site is not detrimental to the street scene and overall design of the scheme, in accordance with Policies SS1, SS2 and D1 of the Melton Local Plan and Policies H1 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.

8. No development shall commence on site until all existing trees that are to be retained have been securely fenced off by the erection of post and rail 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: In the interests of visual amenity in accordance with Policy D1 of the Melton Local Plan and Policies H1 and H7 of the Clawson, Hose and Harby Neighbourhood Plan.

9. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 7919-03 Rev. C1 received by the Local Planning Authority on 23rd February 2022 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.

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

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.

11. Prior to occupation of the first dwelling hereby permitted, details of the design for off-site highway works being the relocation of the national/30mph speed limit, a speed reduction scheme on Harby Lane in the vicinity of the site access and details of the extension of the existing footpath shall be approved and implemented to the satisfaction of the Local Planning Authority. Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the Applicant who shall first obtain separate consent of the Highway Authority.

Reason: To mitigate the impact of the development, in the general interests of highway safety in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.

12. No development shall take place until a scheme for the treatment of the Public Footpaths has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for management during construction,

fencing, surfacing, width, structures, signing and landscaping together with a timetable for its implementation. Thereafter, the development shall be carried out in accordance with the agreed scheme and timetable.

Reason: To mitigate the impact of the development, in the general interests of highway safety in accordance with Policies D1 and IN2 of the Melton Local Plan and Policies T1, T3 and T4 of the Clawson, Hose and Harby Neighbourhood Plan.

13. The following sustainability, heritage, ecological and biodiversity considerations must be submitted to the Local Planning Authority in support of and approved within the first reserved matters application:

- provide a 5m GCN foraging corridor along the north side of the southern boundary hedge, to echo the corridor previously agreed on the south side of this hedge (ref 19/00859/OUT);
- provide a similar corridor along the eastern edge, behind houses on Stroud close, to connect northwards
- to ensure a clear corridor continues northwards between this current site and previously agreed 18/00500/ indicative layout, to maintain connectivity to the Grange Farm ponds; this will include a newt-friendly tunnel under the roadway
- Retain as much of the central E-W hedge as possible, with a 2m buffer zone each side, outside garden boundaries
- Provide compensatory hedge planting for any hedges that are lost.
- Provide a buffer zone adjacent to Southeast corner to protect the receptor pond agreed as mitigation for GCN under 19/00859/OUT
- New planting scheme along the western boundary
- Buffer between the built form of the development and the northern boundary
- Sustainability statement demonstrating the sustainable principles of the development

The development shall thereafter be implemented in accordance with the approved plans and documents.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy EN2 of the Melton Local Plan and Policies ENV4 and ENV7 of the Clawson, Hose and Harby Neighbourhood Plan.

14. The development shall be carried out in accordance with the mitigation measure in Section 6 of the submitted Ecological Impact Assessment (Brindle & Green, November 2019). This is to also include the improvements to both “pond 2” and “pond 3” prior to translocation.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy EN2 of the Melton Local Plan and Policies ENV4 and ENV7 of the Clawson, Hose and Harby Neighbourhood Plan.

15. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, in accordance with Policies EN11 and EN12 of the Melton Local Plan and Policy ENV9 of the Clawson, Hose and Harby Neighbourhood Plan and the National Planning Policy Framework 2019.

16. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase, in accordance with Policies EN11 and EN12 of the Melton Local Plan and Policy ENV9 of the Clawson, Hose and Harby Neighbourhood Plan and the National Planning Policy Framework 2019.

17. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development, in accordance with Policies EN11 and EN12 of the Melton Local Plan and Policy ENV9 of the Clawson, Hose and Harby Neighbourhood Plan and the National Planning Policy Framework 2019.

18. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy, in accordance with Policies EN11 and EN12 of the Melton Local Plan and Policy ENV9 of the Clawson, Hose and Harby Neighbourhood Plan and the National Planning Policy Framework 2019.

19. No development shall take place until a phase 1 site investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority and the investigation and risk assessment shall be completed in accordance with a scheme to

assess the nature and extent of any contamination on the site and to identify and control any unacceptable risks to human health or the environment taking into account the sites actual or intended use, whether or not the contamination originates on the site. The Local Planning Authority may require further investigatory works (in the form of a phase 2 report) to be carried out if the assessment is found to be inconclusive. In addition further remediation requirement may be required to be submitted. The results of the investigation(s) shall be provided to and approved by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Paragraph 174, 183 and 184 of the National Planning Policy Framework.

20. In the event that it is proposed to import soil onto site in connection with the development the proposed soil shall be sampled at source such that a representative sample is obtained and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme or another approved scheme. The results shall be submitted to and approved in writing by the Local Planning Authority. Only the soil approved in writing by the Local Planning Authority shall be used on site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Paragraph 174, 183 and 184 of the National Planning Policy Framework.

21. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a Remediation Method Statement has been submitted by the developer and approved by the LPA detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Paragraph 174, 183 and 184 of the National Planning Policy Framework.

22. No demolition/development shall take place/commence until a staged programme of archaeological work, commencing with an initial phase of trial trenching has been undertaken. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving in accordance with Policy EN13 of the Melton Local Plan and Policy ENV5 of the Clawson, Hose and Harby Neighbourhood Plan.

23. No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

    I. Procedures for maintaining good public relations including complaint management, public consultation and liaison

    II. Arrangements for liaison with the Council's Environmental Health Team

    III. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:

    - 07:00 Hours and 19:00 Hours on Mondays to Fridays and
    - 08:00 and 13:00 Hours on Saturdays and
    - at no time on Sundays and Bank Holidays

    IV. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

    V. Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise and vibration disturbance from construction works.

    VI. Procedures for emergency deviation of the agreed working hours.

    VII. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

    Reason: To secure the satisfactory development of the site and comply with Policy D1 Melton Local Plan.

24. Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent farm has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are first occupied.

    Reason: To secure the satisfactory development of the site and comply with Policy D1 Melton Local Plan.

25. Prior to first occupation of the residential development hereby permitted, an odour management plan for Grange Farm shall be submitted to and approved in writing by the Local Planning Authority. The odour management plan shall set out recommendations for the management of odour generating processes at Grange Farm for the purpose of minimising nuisance odour off-site. The odour management plan shall consider both material and operational changes in accordance with the principle of best practical means and shall have regard to current guidance. All odour control measure set out in the odour management plan shall in be implemented prior to first occupation of the residential development and shall thereafter be retained until such time as the odour generating processes are no longer operational

Reason: To secure the satisfactory development of the site and comply with Policy D1 Melton Local Plan.

26. Prior to the first occupation of each dwelling, an electric vehicle charging point shall be provided for each dwelling in accordance with details to be provided as part of the layout of the site. The approved charging points shall be provided prior to the first occupation of the dwelling to which they relate and shall be maintained as such for the life of the development.

Reason: To promote the use of sustainable modes of transport in accordance with Policies EN8 and EN9 of the Melton Local Plan.

27. The following must be submitted to the Local Planning Authority in support of the first reserved matters application:
    - The provision of public open space within the layout which shall include a play area.
    - Full details of the layout and design of play equipment to be provided on the play area; details of dog proof fencing and the provision of dog waste bins.

    These shall all be installed before any of the dwellings are occupied.

Reason: In order to ensure a satisfactory form of development in accordance with Policies SS1, SS2, D1, EN7 of the Melton Local Plan and Policies CF1 and CF2 of the Clawson, Hose and Harby Neighbourhood Plan.

Appendix D : Informatives

1. A Public Right of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980. A separate application for a diversion of an existing Public Right of Way should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of Public Rights of Way until a Diversion Order has become operative.

2. Public Rights of Way must not be further enclosed in any way without undertaking

discussions with the local Highway Authority (telephone 0116 305 0001). If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.

3. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Local Highway Authority.

4. No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Local Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and Leicestershire County Council as Local Highway Authority may be obliged to require its immediate removal.

5. All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the Leicestershire Highway Design Guide which is available at https://resources.leicestershire.gov.uk/lhdg

6. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at https://resources.leicestershire.gov.uk/lhdg

7. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

8. The drainage scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

   Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.

9. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

10. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system that will not be adopted by a third party and will remain outside of individual householder ownership.

11. The results of infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach.

12. Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If the applicant proposes to divert the sewer, the applicant will be required to make a formal application to the Company under Section 185 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

13. The Written Scheme of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

14. The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the planning authority.

15. The applicant is reminded of Melton Local Plan Policy C2 and the expectation that the Reserved Matters submission should include the provision of bungalows.

Appendix E : Applicable Development Plan Policies

Melton Local Plan:

- Policy SS1 Presumption in Favour of Sustainable Development
- Policy SS2 Development Strategy
- Policy C1(A) Housing Allocations
- Policy C2 Housing Mix
- Policy C4 Affordable Housing Provision
- Policy C9 Healthier Communities
- Policy IN2 Transport, Accessibility and Parking.
- Policy D1 Raising the Standard of Design.
- Policy EN1 Landscape
- Policy EN2 Biodiversity
- Policy EN6 Settlement Character
- Policy EN8 Climate Change
- Policy EN9 Energy Efficient and Low Carbon Development

- Policy EN11 Minimising the risk of Flooding
- Policy EN12 Sustainable Drainage Systems
- Policy EN13 Heritage Assets

Clawson, Hose and Harby Neighbourhood Plan:

- Policy H1: Housing Provision
- Policy H5: Housing Mix
- Policy H6: Affordable Housing Provision
- Policy H7: Housing Design
- Policy ENV4: Biodiversity
- Policy ENV5: Ridge and Furrow
- Policy ENV6: Woodland, Trees and Hedges
- Policy ENV7: Protection of Great Crested Newts and their Habitats
- Policy ENV9: Flooding
- Policy T1: Public Transport
- Policy T3: Pavements, Footpaths, Cycle and Bridleways
- Policy T4: Parking
- Policy DC1: Developer Contributions

Other

- National Planning Policy Framework (2021)
- Affordable Housing and Housing Mix SPD
- Developer Contributions SPD
- Design SPD

Appendix F : Site Photographs