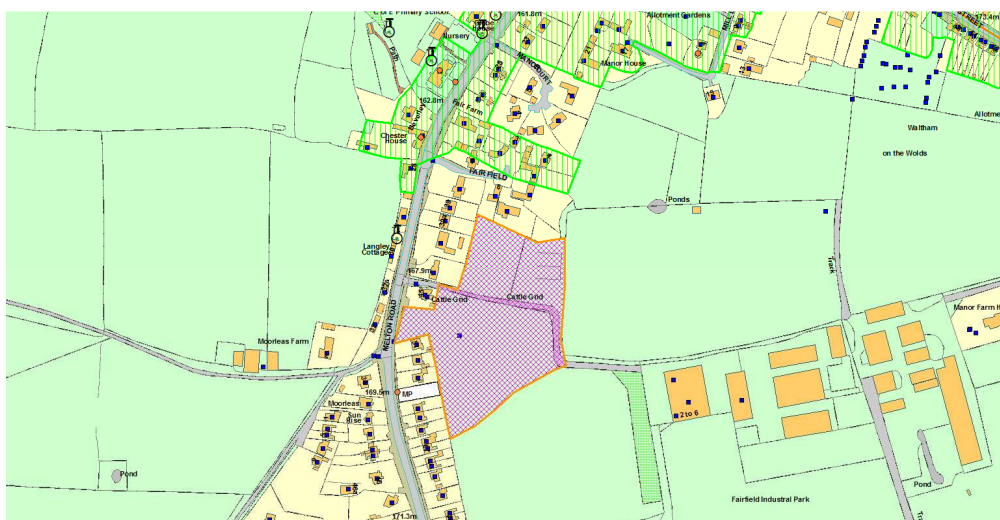


Reference: 17/00391/REM
Date submitted: 05.04.2017
Applicant: MHB Planning Ltd
Location: Field 1357, Melton Road, Waltham On The Wolds
Proposal: Reserved Matters application for 45 dwellings.



Proposal :-

In July 2016 outline planning permission was granted for residential development of up to 45 dwellings and associated access. Access was agreed at outline stage and is not a reserved matter. **This application seeks permission for the details of that development. These include the design, appearance and scale of 45 dwellings, (29 market dwellings, 16 affordable dwellings) along with associated Layout and Landscape.**

The site is land falling outside of the village envelope for Waltham on the Wolds. Access to the site has been agreed between nos. 45 and 51 Melton Road where the field meets road and will involve the relocation of the existing traffic refuge close to this point. The site is greenfield with no presumption in favour of development.

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

- **Compliance or otherwise with the Development Plan**
- **The layout and design of the development**
- **Impact upon residential amenities**
- **Road safety and transportation**
- **Provision of suitable housing mix**

The application is required to be presented to the Committee due to the level of public interest and the planning history of the site.

History:-

15/01011/OUT – Residential development of up to 45 new dwellings, together with new areas of public open space, access, landscaping and drainage infrastructure – Approved.

15/00398/OUT – Residential development of up to 45 new dwellings, together with new areas of public open space, access, landscaping and drainage infrastructure. The application was refused planning permission on 10 December 2015

Planning Policies:-

Melton Local Plan (saved policies):

Policy OS2 - does not allow for development outside the town and village envelopes shown on the proposals map **except** for development essential to the operational requirements of agriculture and forestry, and small scale development for employment, recreation and tourism.

Policy OS3: The Council will impose conditions on planning permissions or seek to enter into a legal agreement with an applicant under section 106 of the Town and Country Planning Act 1990 for the provision of infrastructure which is necessary to serve the proposed development.

Policy BE1 - allows for new buildings subject to criteria including buildings designed to harmonise with surroundings, no adverse impact on amenities of neighbouring properties, adequate space around and between buildings, adequate open space provided and satisfactory access and parking provision.

Policy H10: planning permission will not be granted for residential development unless adequate amenity space is provided within the site in accordance with standards contained in Appendix 5 (requires developments of 10 or more dwellings to incorporate public amenity space for passive recreation with 5% of the gross development site area set aside for this purpose).

Policy C1: states that planning permission will not be granted for development which would result in the loss of the best and most versatile agricultural land, (Grades 1, 2 and 3a), unless the following criteria are met: there is an overriding need for the development; there are no suitable sites for the development within existing developed areas; the proposal is on land of the lowest practicable grade.

Policy C15: states that planning permission will not be granted for development which would have an adverse effect on the habitat of wildlife species protected by law unless no other site is suitable for the development Policy C16.

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

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

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail.

It also establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- recognising the intrinsic character and beauty of the countryside
- promote mixed use developments, and encourage multi benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation)

- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- Take account of the different roles and characters of different areas, promoting the vitality of urban areas, recognising the intrinsic character and beauty of the countryside and support thriving rural communities.

On Specific issues it advises:

Promoting sustainable transport

- Safe and suitable access to the site can be achieved for all people
- Development should be located and designed (where practical) to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
- Consider the needs of people with disabilities by all modes of transport.

Delivering a Wide choice of High Quality Homes

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- LPA's should identify land for 5 years housing supply plus 5% (20% if there is a history of under delivery). In the absence of a 5 year supply housing policies should be considered to be out of date.
- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the natural environment

- Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Consultations:

Consultation reply	Assessment of Head of Regulatory Services
<p>Highways Authority: No objection, subject to conditions</p> <p>The applicant has submitted Welland Drawing no. SK100 Rev H. After studying this drawing, the CHA is satisfied the amended layout has been designed to an adoptable standard.</p>	<p>The access on to Melton Rd was agreed at outline stage.</p> <p>The layout arrangements have been amended following initial concerns. With regards to the following points</p> <ul style="list-style-type: none"> • Speed control features • Turning head adoption • Footway width • Details of radii at the access and turning

	<p>heads.</p> <p>The requested details were submitted within drawing no SK100 Rev H.</p> <p>The details are considered acceptable to ensure that the layout and parking meets the required standards.</p> <p>There are considered to be no grounds to decline permission on highways issues.</p>
<p>LCC Rights of Way Officer</p> <p>The current layout of Plot 9 is affected by Public Footpath E99 and plots 41, 42 and 43 are affected by Public Footpath F1.</p> <p>While it is clear the developer intended to accommodate the footpaths without the need to divert them it appears through the process of redrafting the layout the accuracy may have been lost.</p> <p>Therefore the footpath would require diversion should the proposed layout be finalised.</p>	<p>The site is capable of development incorporating the footpaths with the appropriate treatment as advised; conditions can be added to secure this measure.</p>
<p>LCC Ecology – No objection, subject to conditions securing mitigation.</p> <p>The proposed layout is generally in accordance with that submitted the outline application, there is concern raised about the proximity of the development to the eastern hedgerow.</p> <p>A larger buffer has been agreed on a neighbouring development, but this does also use the hedgerow as a foraging corridor. Concerns are raised that this development appears to incorporate the hedgerow into plot boundaries and it is strongly recommend that the hedgerow is retained outside of the boundaries; ideally buffered from the development with a maintenance corridor.</p> <p>It is appreciate that this was not request at the outline application but additional information has come to the attention of the department since that time.</p>	<p>Mitigation measures have been proposed in the layout and landscaping details, however a condition can be imposed to ensure the concerns opposite are further mitigated.</p> <p>The Ecology report has been independently assessed and raises no objection from the County Council Ecologist, subject to mitigation as proposed.</p>
<p>Lead Local Flood Authority:</p> <p>No objection.</p> <p>The outline planning permission (15/01011/OUT) was granted subject to condition with conditions 7 and 8 covering the surface water drainage scheme.</p> <p>An updated drainage scheme has been provided in which the area of attenuation provided on site has significantly decreased from that proposed inn the approved outline application. The attenuation is now provided by a 750mm oversized pipe an</p>	<p>Additional information has been submitted during the reserved matters application to discharge conditions 7 and 8 of the outline planning permission.</p> <p>No further drainage information is required for the planning application.</p> <p>Leicestershire County Council as Lead Local</p>

<p>attenuation basin. Supporting calculations have been provided which show the system works without flooding in all events up to and including the 1 in 100 year plus climate change event. An impermeable area of 9,540m² has been used to calculate runoff from the site which has been limited to greenfield runoff rates.</p> <p>Soakaway testing results have also been provided which show a highway water level and no applicable results were found in all but two of the trial pits concluding infiltration is not a recommended means of draining the site.</p>	<p>Flood Authority advises the Local Planning Authority that:</p> <p>The reserved matters submitted in terms of appearance, landscaping, layout and scale are considered acceptable to Leicestershire county Council as the Lead Local Flood Authority.</p>
<p>Parish Council: Objects</p> <p>There is still concern regarding the access onto the A607 as approved at outline (15/01011/OUT). The view of traffic coming from the south around the adjacent bend does seem inadequate and we understand that the design is under review.</p> <p>Housing mix is larger non-affordable dwellings than parishioners would like. The following Policy from the emerging Neighbourhood Plan was based on responses received during public consultation: <i>Policy H2: Housing Mix: New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Waltham on the Wolds and Thorpe Arnold. Dwellings of 3 bedrooms or fewer and single-storey accommodation suitable for older people are supported.</i></p> <p>The affordable housing is proposed as rented whereas there is a clear preference for at least some shared-ownership units. Local young people, wishing to stay in the village, would much prefer to get on the property ladder rather than to rent.</p>	<p>The access has been agreed at outline stage within the permitted application reference 15/01011/OUT and amendments to this cannot be considered at this stage.</p> <p>Please see Policy section below for comments on the Neighbourhood Plan.</p> <p>The affordable housing proposed is in line with details submitted and secured by the Section 106 obligation agreed as part of the outline permission and cannot be changed at this stage.</p> <p>The proposal will provide 45 dwellings in total with 29 market units and 16 affordable units, which are required to be a combination of both rented and available for purchase at discounted rates.</p> <p>Housing mix across the site 15 x 2 bed 33% 14 x 3 bed 31% 15 x 4+ bed 36%</p> <p>The identified ideal mix in Waltham, based on the evidence compiled in the Housing Needs Study 2016, is as follows</p> <p>2 bed 42.2% 3 bed 39.7% 4+ bed 14%</p>

<p>Houses are proposed as a mix of brick and stone. We would prefer all stone construction. Mr Collins believes that a mix is better aesthetically but we disagree. Waltham has excellent examples of new developments all in stone (for example Twells Road and Fair Field). We strongly advocated the use of real stones rather than any simulated product.</p> <p>We are pleased to note that a management company will be set up for maintenance of the shared spaces.</p> <p>Public Rights of Way will be diverted during construction and may be closed for short periods. We are very much against closure, especially on the Mowbray Way.</p>	<p>This mix is considered to be sufficiently close to the 'ideal' in terms of meeting need, focussing predominantly on the 3 bed dwellings, there is also the provision of single storey dwellings on the site which is an identified need and is promoted in the Neighbourhood Plan. In the current circumstances (i.e. without an adopted Policy requiring a specific mix of house types/sizes) it is considered that the proposed mix is adequate and acceptable.</p> <p>Waltham contains a variety of house types and styles from both brick and stone and would be appropriate to combine these commonly found materials to ensure the assimilation of the development within the village. The National Planning Policy Framework at paragraph 60 confirms that Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness. As Waltham has a mix of both brick and stone the combined approach would reflect the local character.</p> <p>Please see comments above with regards to Footpaths. Orders will be required for any closures (including temporary) which will present the opportunity for objections to be considered.</p>
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Representations:

Site notices were posted and neighbouring properties consulted. As a result **6 letters of objection have been received from 5 separate households**; the representations are detailed below:

Please note there are currently revised drawings out for consultation, the date for comment is 7 November 2017, any comments received will be reported verbally at the committee meeting.

Representations	Assessment of Head of Regulatory Services
<p>Impact upon the Character of the Area</p> <p>The size of Waltham will grow and lose its character</p> <p>The dwellings should be in keeping with the general appearance of the village. At the point on Melton Road where they are planned, there is an abundance of bungalows, which of course will be overlooked by any houses built</p>	<p>The layout plan makes provision for adequate parking and public open space in accordance with the Council's standards to achieve a well-designed development meeting the needs of future occupiers.</p> <p>Waltham as a whole displays housing of varying character including more modern layouts in parts. This site is some distance and separated from the historic core and Conservation Area and would also be viewed and experienced separately from its surroundings so as to avoid</p>

<p>The proposed housing density is excessive and the building brickwork is not in keeping with the local building stone predominant in this part of the village.</p>	<p>creating a stark contrast, or visually conflict; a clear appreciation of its character would only be obtained if entering the development itself.</p> <p>For similar reasons, the scale of the development would not be readily apparent to users of Melton Rd and visitors to other parts of Waltham and it is not considered that it would overwhelm the village or affect those parts of it that display strong and valuable character.</p>
<p>Impact upon Highway Safety:</p> <p>Traffic along the A607 is heavy and pose dangers</p> <p>Proposed sightlines at the new access are inadequate</p> <p>Morning peak hour traffic records on average of one vehicle ever seven seconds.</p> <p>There are often accidents at the crossroads, but only those that are reported to the police are recorded.</p>	<p>The access has been granted as part of the approved outline permission, the CHA agreed to the initial outline permission and have raised no concerns to this application for reserved matters following the submission of an amended layout plan.</p>
<p>Impact upon residential Amenities</p> <p>The proposed Plot No 1 of the development is far too close to properties on Melton Road.</p> <p>Plot 1 is dominant and oppressive to/with properties on Melton Road and is out of character with the immediate surroundings.</p> <p>Being so close to the rear of existing properties there will inevitably be considerable visual intrusiveness.</p> <p>Melton Road is predominantly built of detached bungalows, they are sat well back from Melton Road but with relatively little space to the rear.</p> <p>Plot 1 would be better utilised, at least in part, as landscaping to restrict the impact on the established properties fronting Melton Road.</p> <p>Concerns over Plot 1, 2 and 5 as all have 3 windows on the rear elevation looking directly into the bedrooms/gardens of existing bungalows.</p>	<p>Amended details have been submitted as part of the application, as a result of discussions with the applicant.</p> <p>The separation distance from Plot 1 to the existing built form is approximately 15 metres, this does not meet the recommended 21 metres that is usually requested in new development, however, through amendments, plot 1 has been revised to now host a single storey dwelling, therefore, the impact of the proposal from the built form has been reduced.</p> <p>The LPA does not have any adopted space standards, the distances provided are considered to be in line with those typically found as part of modern housing development and satisfy the requirements of normally accepted standards</p>
<p>Drainage</p> <p>There is an existing problem with run off from the field to the houses on Fairfield and Melton Rd, and off the site into the village system which at times cannot cope</p> <p>The site has a high water table. There are issues associated with Fairfield for the same reason.</p>	<p>Additional information has been submitted in accordance with Conditions 7 and 8 of the granted outline consent, which has met the requirements of the Local Lead Flood Authority.</p> <p>The area of attenuation provided on site has significantly decreased from that proposed in</p>

<p>Soakaways do not work due to the water table</p> <p>The Fair field development was not provided with adequate drainage, relying instead on existing surface water sewers</p> <p>The road (A607) suffers from water damage at present</p> <p>The is no guarantee the drainage arrangements will be effective</p>	<p>the approved outline application.</p> <p>Soakaway testing results have also been provided which show a high water level and no applicable results were found in all but two of the trial pits concluding infiltration is not a recommended means of draining the site.</p>
<p>Schooling</p> <p>The school has limited capacity and structurally cannot accept more pupils. Over demand could result in the school closing.</p> <p>The developers also need to liaise with Waltham School Head teacher over the needs of the school to cope with the increased intake of children, based on the type of houses being built and the expected new demographic.</p>	<p>The Education Authority (EA) were consulted on the original outline consent where it was confirmed that at the point of consideration of 15/01011 there was a surplus of 24 spaces which would be able to accommodate the estimated 11 primary aged children which are likely to be generated by this development. Subsequent permissions (1 no, for 60 houses) are making a financial contribution to the expansion of the school due to its limitations.</p>
<p>Other Matters raised</p> <p>What are the plans are for the farm track that leads to the cattle grid where Plot1 will be as there are grave concerns over fly tipping on this area.</p> <p>Application is unwelcome development in a small village which already has building approvals or completed homes to meet the required housing needs of the pending Parish Neighbourhood Plan and Melton Local Plan.</p> <p>Such application is over development which is unnecessary.</p> <p>There is inadequate green space for the whole site to provide leisure and recreational areas for children.</p>	<p>The area considered lies outside of the development boundary and is not therefore part of this proposal.</p> <p>The principal of development in this location was established at the granting of the outline planning permission, the site is an allocated site with thin the new Melton Local Plan.</p> <p>Melton has experienced under delivery in housing supply in recent years and sites such as this will maintain supply and contribute to recovering such shortfalls.</p> <p>Open space is provided as per the outline agreement and agreed Section 106.</p>

Other Material Considerations, not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Planning Policy</p>	<p>The application is required in law to be considered against the Local Plan and other material considerations. The proposal is contrary to the local plan policy OS2 however as stated above the NPPF is a material consideration of some significance because of its commitment to boost housing growth.</p> <p>The site is a greenfield site, which benefits from</p>

	<p>outline consent. It also lies within open countryside however the site is to the rear of existing built form and will not be viewed in isolation. The harm attributed by the development is required to be considered against the benefits of allowing the development in this location. The provision of affordable units with the house types that meet the identified housing needs is considered to offer some benefit, along with the promoting housing growth.</p> <p>The proposal would provide both market and affordable housing in the Borough and would contribute to land supply. There would be some impact upon the appearance of the area, however this is limited given the relationship to the existing built form of the village. The form of development is considered to be acceptable and the benefits of the proposal outweigh these concerns. It is therefore considered to be in accordance with the core planning principles of the NPPF.</p>
<p>The (new) Melton Local Plan – Pre submission version.</p> <p>The Local Plan has recently been submitted to the Planning Inspectorate for Examination.</p> <p>The NPPF advises that: From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> ● the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); ● the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and ● the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). <p>The Pre Submission version of the Local Plan identifies Waltham on the Wolds as a ‘Service Centre’, in respect of which, under Policy SS1, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p>	<p>Whilst the Local Plan remains in preparation it can be afforded only limited weight.</p> <p>It is therefore considered that it can attract weight but this is quite limited at this stage. When assessed against the NPPF criteria opposite:</p> <p>The Local Plan is submitted for Examination and has the following steps to complete:</p> <ul style="list-style-type: none"> • Examination for its ‘soundness’ under the NPPF • Examination results to be published and any ‘modifications’ to be the subject of consultation • Further examination to take place into Modifications • Final Inspectors Report and recommendations • Adoption by MBC <p>There are several hundred representations to the local plan covering very many aspects, including the quantity of housing provided, its distribution contention in respect of site allocations. It can only be reasonably concluded that vey many relevant objections remain unresolved</p> <p>Whilst it is the Council’s view that the Local Plan is consistent with the NPPF (as this is a requirement allowing its submission) this is contested by many parties. As with the NP above, this will be the subject of consideration by the Examination process.</p>

<p>Two sites are allocated for residential development in the village. The application site is identified as ‘WAL 2’.</p> <p>Approx. ½ of this allocation is comprised of this site and subject to the earlier planning application 15/01011, which has resolved the technical and environmental issues as part of the application 15/01011/OUT.</p> <p>Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan</p> <p>The Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan went to Referendum in September 2017, results of this are awaited.</p> <p>No sites are allocated for residential development in the village.</p>	<p>The proposal is in accordance with the emerging local plan in terms of its location (see applicable policy opposite) which it is considered adds to the issues that add weight in support of the proposal.</p> <p>The focus changes document recognises the site as part of WAL2 capable of accommodating a total amount of 106 dwellings, 45 of these being approved under application 15/01011, and forming this reserved matters application. The scale differs in that the plan is proposing an overall total of 106 dwellings and this application relating to 45, however there is no reason to believe at this time that the remaining 61 cannot be achieved on the remainder of the site.</p> <p>The Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan went to Examination in September 2017, results of this are awaited.</p> <p>In addition to the NPPG, advice on the weight to be given to Neighbourhood Plans (NP) is provided by the Neighbourhood Planning Act 2017. This states that less weight be given to a pre-examination NDP than a post-examination NDP.</p> <p>A post-examination unmade Neighbourhood Plan should be taken into account in the determination of planning applications. The Waltham on the Wolds and Thorpe Arnold NP is not yet at that stage.</p> <p>There are representations received to the Neighbourhood Plan and as such it is considered that its content – including its site selection proposals – are unresolved. These areas of contention will be going forward to independent Examination for adjudication.</p> <p>This Examination will provide adjudication on the differences between the sites allocated in the NP those proposed by the Planning Authority in the pre-submission local plan and the comments of all interested parties, including opposition to the site selections it proposes.</p> <p>Therefore, it is considered that the Neighbourhood Plan is susceptible to the NPPF criteria that “<i>the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)</i>” – the objections concerned are considered to be clearly unresolved and very significant to the content of the NP.</p>
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<p>Policy H1: Housing Provision states that “having regard to the number of dwellings already constructed plus existing site with planning permission and allowing for allocated draft Local Plan sites within the Limits to Development, the Parish has exceeded its housing requirement over the Plan period. Therefore, until such a time as there is an increase in housing need across Melton Borough or unless there is a failure to deliver the existing commitments, further housing development in the Parish will be restricted to Windfall development in line with Policy H8.</p> <p>Policy H2: Housing Mix New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Waltham on the Wolds and Thorpe Arnold. Dwellings of 3 bedrooms or fewer and single-storey accommodation suitable for older people are supported.</p> <p>Policy H3: Affordable Housing Provision 32.4% of all new housing development on sites for more than ten dwellings (or as prescribed by the Local Plan once Adopted), or on sites of more than 1,000 square metres, should comprise affordable housing. The achievement of Lifetime Homes Standards for affordable housing will be supported, as will the provision of affordable homes for people with a local connection. Developments should be ‘tenure blind’, where affordable housing is indistinguishable from market dwellings and are spread throughout the development.</p> <p>Policy H6: Housing Design Guidelines Development proposals must demonstrate high quality design, form and layout consistent with the special character of the Parish, and which are in accordance with the design guidance in this Plan. Developers should be encouraged to seek the highest standards and demonstrate this by achieving highly on the Home Quality Mark for individual homes. They should achieve Building for Life accreditation for developments where appropriate Developers should seek to comply with the Design guidance listed below.</p> <p>Policy ENV11: Ridge and Furrow Fields The areas of well-preserved ridge and furrow earthworks (see Figure 14) are non- designated heritage assets, and any harm arising from a</p>	<p>Therefore it is considered that the Neighbourhood Plan can carry ‘limited’ weight in the determination of this application.</p> <p>The application would appear to accord with Policy H1 as one of the housing commitments already in place and as such can attract limited weight in favour.</p> <p>The mix of proposed housing is reasonable close to that identified as ideal for Waltham, and includes 64% which are 2 or 3 bedroomed.</p> <p>The application makes a contribution to affordable housing by providing 16 affordable dwellings of a mix suitable for the location. These are grouped in 2 separate areas of the site, with ‘market’ housing in between. This quantity is defined by the existing s106, which also contains mechanisms to prioritise applicants with local connections.</p> <p>The proposed development has been designed to use a mix of materials found within the area and contains certain standards required in lifetime homes with a layout allowing sufficient off road parking and providing for acceptable levels of amenity offered to the proposed dwellings and in relation to the existing built form as per the requirements of Policy H6.</p> <p>The application site is identified in Figure 14 of the Neighbourhood Plan opposite. Ridge and Furrow is present on the majority of the</p>
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development proposal, or a change of land use requiring planning approval, will need to be balanced against their significance as heritage assets.	application site. The change of land use and the harm attributed to the site formed part of the discussion around the granting of outline permission, therefore Policy ENV11 cannot be considered at this reserved matters stage where the land use is already agreed through previous planning permission.
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Conclusion

Outline planning permission was granted on the basis that the advantages were judged to outweigh the disadvantages, particularly the contribution that the development would make to housing supply, both in the market and affordable sectors.

This development brings forward a reasonable mixture of housing which would contribute to identified needs and provides 15 affordable homes. It accords with the outline permission and s106 provisions in this respect.

The detailed layout shows a well designed development laid out with separate groups of dwellings, many of which take advantage of views over landscaped or public spaces. The landscaped areas incorporate SUDs schemes and areas of buffer planting. There is space around the site to sustain wildlife habitats and provide good levels of privacy and amenity for neighbours and the occupiers of the new dwellings.

Recommendation: RESERVED MATTERS APPROVAL subject to the following conditions:

1. The proposed development shall be carried out strictly in accordance with the following drawings:
 - i. 1609LAL01 received 24 March 2017
 - ii. Drawings SK01-SK24 received 5 April 2017
 - iii. Drawings SK25 & SK26 received 29 September 2017
 - iv. Drawing SK27 received 20 October 2017
 - v. Drawing SK100 Revision H received 20 October 2017.
2. No dwelling on the development hereby permitted shall be occupied until such time as off street car parking provision associated with the dwelling has been provided and hard surfaced in accordance with Welland drawing number SK100 Rev E. thereafter the onsite parking provision shall be so maintained in perpetuity.
3. No dwelling on the development hereby permitted shall be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.
4. No development shall take place until a scheme for the treatment of the Public Rights of Way has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for management during construction, 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.
5. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent amendment to that order, no development within Class A, B, C and E shall be carried out unless planning permission has first been granted for that development by the Local Planning Authority.
6. No development shall take place until further details of a Buffer scheme for ecological purposes has been submitted to and approved in writing by the Local Planning Authority, such a scheme should look to include the retention of existing hedgerows and include a maintenance corridor. Thereafter, the development shall be carried out in accordance with the agreed scheme.

Reasons

- 1 For the avoidance of doubt.
- 2 To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Paragraph 35 of the National Planning Policy Framework.
- 3 To reduce the possibility of deleterious material being deposited in the highway (loose stones etc) in the interests of highway safety and in accordance with Paragraph 32 of the National Planning Policy Framework.
- 4 In the interests of amenity, safety and security of users of the Public Right of Way in accordance with Paragraph 75 of the National Planning Policy Framework.
- 5 To enable the Local Planning Authority to retain control over future extensions in view of the form and density of the development proposed.
- 6 To ensure protected species are adequately protected.

Officer to contact: **Ms L Parker**

Date: 30th October 2017