

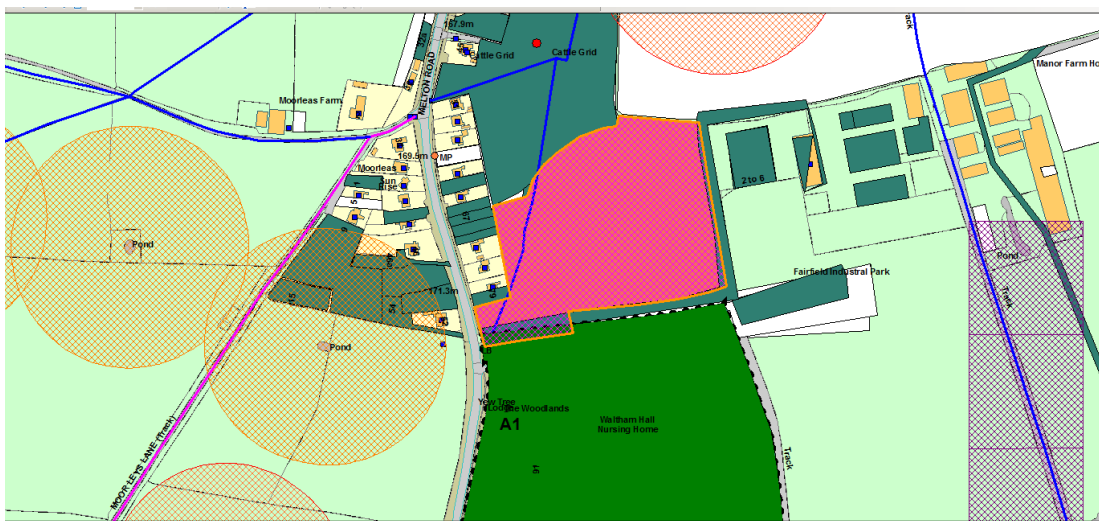
Reference: 18/01011/REM

Date Submitted: 25.08.2018

Applicant: Sally Smith Bellway Homes Ltd – Nigel Harris Boyer Planning

Location: Fair Farm 33 Melton Road, Waltham on the Wolds

Proposal: Approval of reserved matters application for the erection of 60 new dwellings, including new access, public open space, landscaping, play area and associated infrastructure.



Introduction:-

The application site lies to the east of Melton Road on the southern edge of Waltham on the Wolds and extends to approximately 2.9 hectares. The site comprises the southern part of an existing field and is bound to the west by properties on Melton road. The Fairfield Industrial Estate lies to the east, with the access road for the estate forming the site's southern boundary. A tree belt is located along the sites eastern boundary. Waltham Hall Nursing Home lies to the south of the site.

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

- Compliance or otherwise with the Development Plan and the NPPF;
- Impact upon the character of the area; design and layout issues;
- Impact upon residential amenities;
- Compliance with outline permission.

The application is required to be presented to the Committee due to the number of representations received.

Relevant History:-

16/00847/OUT – Outline application for residential development of up to 60 new dwellings, together with new areas of public open space, landscaping, access and drainage infrastructure. Permitted June 2018

18/00908/DIS – Discharge of condition 16 (Archaeology), in relation to planning permission 16/00847/OUT. Permitted October 2018.

18/01505/DIS – Discharge of conditions 4, 6, 7, 8, 10, 13, 14, 15 and 18 of application 16/00847/OUT. Pending consideration.

Planning Policies:-

Melton Local Plan 2011-2036 (Adopted October 2018)

The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area in addition to the Neighbourhood Plan. Under S.38 (6) planning decisions must follow the policies of the of the Plan unless material considerations indicate otherwise

Policy SS1 sets out a presumption in favour of sustainable development.

Policy SS2 sets out the Borough wide development strategy and states that Service Centres and Rural Hubs will accommodate approximately 35% of the Borough's housing residual requirement delivered on allocated sites and windfall sites.

Policy C1 (a) seeks to ensure that Housing proposals are delivered within the sites allocated within the Local Plan subject to certain requirements.

Policy C2 seeks to manage the delivery of a mix of house types, tenures and sizes to balance the current housing offer.

Policy C4 seeks to ensure that the provision of affordable housing is made against an application of more than 10 dwellings

Policy EN1 seeks to protect and enhance the Borough's landscape and countryside by ensuring new development is sensitive to its landscape setting, enhances the distinctive qualities of the landscape and requiring new development to respect existing landscape character and features

Policy EN2 seeks to achieve net gains for nature and proactively seek habitat creation as part of new development proposals and to protect and enhance biodiversity.

Policy EN8 states all new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered.

Policy EN11 seeks to ensure development proposals do not increase flood risk and will seek to reduce flood risk to others.

Policy D1 seeks to raise the standard of design through siting and design being sympathetic to the character of the area, to protect the amenity of neighbours, utilise the existing trees and hedges together with new landscaping and make adequate car parking provision.

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan 2017-2036

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

Policy H3: Affordable Housing Provision The provision of affordable homes for people with a local connection will be supported. Developments should be 'tenure blind', where affordable housing is indistinguishable from market dwellings and is spread throughout the development.

Policy H6: Housing Design Guidelines

Development proposals should demonstrate high quality design, form and layout consistent with the special character of the Parish, and which are in accordance with the design guidelines below:

- The siting and layout of any development should be sympathetic to the character of the area in relation to street layout, appearance (in terms of urban form, architecture and hard and soft landscaping).
- Development proposals will be required to protect the setting of historic assets.
- Care should be taken to ensure that development does not disrupt the historic look of the street scene.
- New developments should demonstrate consideration of height, scale and massing to ensure they are in keeping with the settlement pattern.
- Developments should incorporate, where possible, detailing of fenestration, chimneys, doors and roofline pitch in keeping with the local vernacular. Conducive construction materials should also be used.
- Adequate off road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more, in line with Highway Authority requirements. There should be adequate parking areas for residents and visitors within each development.

- Developments should be enhanced by landscaping and planting with existing trees and hedges preserved wherever possible.
- Where appropriate, plots should be enclosed using native hedging, local stone or brick walls of rural design and scale or timber fencing.

National Planning Policy Framework (July 2018)

The Local Plan has been examined and it has been concluded it is compatible with the NPPF 2012 version. There are not considered to be any changes in the 2018 version that renders the policies applicable to this application 'out of date'.

Consultations

Consultation Reply	Assessment of Assistant Director of Planning and Regulatory Services
<p>LCC Highways</p> <p>The Local Highway Authority advice is that, in its view, the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with the National Planning Policy Framework 2018 (NPPF), subject to the Conditions and Contributions and outlined in this report.</p> <p>Background</p> <p>The Local Highway Authority (LHA) previously responded to the Local Planning Authority requiring further information in relation to the proposals on 12 October and 18 December 2018.</p> <p>Site Access</p> <p>The Applicant has submitted PBE drawing number EL 17-04 which details the site access connecting to Melton Road. This is now considered to be acceptable.</p> <p>Internal Layout</p> <p>The LHA previously advised it was satisfied the developments internal road network was suitable for adoption. Armstrong Burton drawing number 01 revision PF which has now been submitted shows details of an additional speed table. While the LHA consider</p>	<p>Comments and conditions noted, the proposal is considered acceptable in terms of Highway Safety.</p>

<p>that there is not a need for two speed tables in such close proximity to each other and one of the tables may need removal, this can be considered a the S38 stage. The LHA is otherwise satisfied with the proposed internal layout.</p> <p>Conditions Implementation of access (and surface), pedestrian visibility splays, parking and turning facilities and submission of drainage details prior to occupation.</p>	
<p>Lead Local Flood Authority Leicestershire County Council as Lead Local Flood Authority advises the Local Planning Authority that:</p> <p>The details submitted within this reserved matters application are considered acceptable to Leicestershire County Council as the LLFA in terms of surface water flood risk.</p>	<p>Comments noted, the proposal is considered acceptable in terms of flooding.</p>
<p>Leicestershire Police Designing out Crime Officer</p> <p>Access to this development is via a single roadway to the Melton road on the western corner of the site. This position is near to an open space area with water which appears to support site drainage. This access point appears appropriate as long as on street parking does not obstruct access to the opposing side of the site in the event of an emergency requiring an immediate response. Off street parking should be encouraged to avoid this stopping access to vehicles such as Fire Tenders for example.</p> <p>Recommend the use of signage, change of materials and effective lighting to deter unauthorised entry to this area. Also consideration of the use of CCTV coverage of key positions should be considered. The potential benefit of this would be to deter unauthorised entry. The use of single CCTV camera to capture images of vehicles and number</p>	<p>Comments are noted, the proposal is considered acceptable in terms of design and the reduction of crime.</p>

plates would be a significant deterrent to potential offenders and offer the police a direct line of enquiry if required.

Other key areas requiring support include open space and wooded areas to the west and east of the site. Also parking to the north east part of the site may require additional supporting lighting and consideration of CCTV coverage should be part of site security.

Recommend no ground level foliage to the front of dwelling higher than 1m and no trees with foliage lower than 2m to allow clear vision. Rear enclosure to the dwellings is recommended to be 1.8m high but could be fencing panels or other suitable method of enclosure. Open space and public walkways should also benefit from appropriate lighting and have foliage no higher than 1m to allow a clear field of vision. Any trees should have no foliage lower than 2 m from the ground to support the same.

Rear-fencing and perimeter fencing in general should be 1.8m high but can be constructed of appropriate materials including wood panels, metal railings or other natural methods such as hedges should they be existing boundaries.

General Recommendations

- 1 Street lighting columns to BS 5489
- 2 Appropriate fencing should be used to enclose the perimeter and is recommended to be 1.8m in height. This can be via planting or manufactured fencing.
- 3 Key access points leading into the development should be considered for CCTV coverage supported by lighting to allow identification during day and night. This would allow vehicle and facial recognition in key areas. Appropriate signage should be in place to be compliant with the Data Protection Act.
- 4 Natural surveillance should be possible

<p>via ground level foliage being trimmed to 1m high and trees to have no foliage lower than 2m from the ground to allow a clear field of vision.</p> <p>5 Vehicular parking is recommended to be in curtilage as part of the dwellings where possible. Communal parking should be supported by natural observation, lighting and be set in clearly defined areas to deter unauthorised access.</p>	
<p>Environment Agency</p> <p>The location of the development is within the flood zone 1, it does not fall under either of the above categories and therefore we do not wish to comment further on these proposals.</p>	<p>Comments are noted, the LLFA have been consulted on the proposal and raise no objection.</p>
<p>Leicestershire county council Access Officer</p> <p>Public Footpath F1 runs through the proposed development. I note that the site layout as it affects the public footpaths altered since I saw the outline planning application. However, have no objection to the reserved matters application in principle as it should not affect the Public's use and enjoyment of the Public Footpath in the long term; however I do have some concerns regarding the detail of the proposal.</p> <p>The footpath will need to be diverted under the Town and Country Planning Act to move it from its existing line to the proposed line. Given that the footpath is to one side of the site, the phasing of the building could be organised to complete the new route of the footpath at the start of the build thus removing the need for a temporary diversion in this instance. The stile at the site boundary with Melton Road should be removed as soon as the developer establishes the site.</p> <p>The proposed new footpath is shown as a 2mm wide surfaced rout but it should have minimum 1m wide clear verges on either side. I note that a timber knee rail</p>	<p>A temporary footpath diversion (6 months) has been applied for, this takes the footpath around the edge of the site whilst the new SuDS pond is created and the landscaping installed.</p> <p>A permanent footpath diversion application has also been applied for which runs along the line shown on the planning and landscape drawings.</p> <p>The agent has confirmed that when the planning application was prepared they used the position shown on the Brampton Homes plans for the footpath link, if this has been amended confirmation has been sought that the agent will adjust the footpath accordingly to match up once the position has been fixed.</p> <p>With regards to the red line, this applications red line follows Bellway's ownership line and is in accordance with the contract plan.</p> <p>The knee rail fence has also been removed as per earlier comment.</p>

is proposed approximately 0.5m from the surfaced footpath and that some of the landscaping may be within that verge. I question the purpose of the knee rail but if it is required, it should be positioned a minimum of 1m from the edge of the Footpath.

The surface of the Footpath is proposed as "Cedec" which I understand is a specific gravel based material with specific laying and maintenance requirements. The Highway Authority can't accept this type of surface as a future maintenance liability. The standard requirement is for a tarmac surface but in this instance the County Council would accept a tarmac surface and concrete edges between points B to C (shown on the attached overlay plan) including the short link to the carriageway footway at point E, with a Breedon Gravel Surface (or equivalent) and timber edges for the remainder between points C and D. Thus the village facilities to the north and the play area will be fully accessible on a tarmac route, the recreational route south will be gravel. In the light of the above the following conditions are suggested in any planning permission granted:

- Details of materials
- Restriction of planting in proximity to public footpath
- Removal of stile.

Further comments received regard the accuracy of the red line boundary, especially where the Footpath leaves the site at the northern end. We need to be careful that the constructed path coming south of the neighbouring development matches this one. I have noticed a discrepancy between the exact line of the boundary between the two sites just at the point where the Footpath crosses the boundary. The adjacent developer should ensure that Y-G is set out to the side of their car parking access within their

<p>site. Some discussion is needed between the two developers to ensure the ground survey is accurate and everyone is working to the same boundary.</p>	
<p>Leicestershire County Council Planning Archaeologist</p> <p>The applicant has commissioned a programme of archaeological works and it is understood that the trial trenching will commence October 2018. There is no objection to the application.</p> <p>The amended plans have been considered, the only update to give is that the trial trenching has been completed and the outstanding work still to be undertaken is an area strip.</p>	<p>Comments are noted there is no objection to the proposal on archaeological grounds.</p>
<p>Leicestershire County Council Ecology</p> <p>A landscaping plan has now been submitted in support of the application. We would recommend that the amount of meadow grassland is maximised on site to provide a biodiversity enhancement. We would place a 'Holding Objection' on this application pending the submission of the survey data and mitigation plan.</p>	<p>A 1.8m high close boarded fence will be positioned along the tree belt boundary at the end of the gardens backing onto the tree belt. The agent has stated that the tree belt will be maintained by a Management Company, so there will be no access by residents, so they will not be able to gain access to remove or trim the trees and this will not be necessary as the management company will take on this responsibility.</p> <p>The layout does show trees overhanging the gardens but this is not a true representation of the actual line of the tree canopy it is just a result of the survey which has been prepared.</p> <p>The western boundary within the open space has native species proposed to enhance the existing boundaries. There will be little change to the southern and western boundaries where the road and the existing woodland buffer is being retained.</p> <p>Wetland meadow mix is specified to the balancing lagoon. Amenity grass will be</p>

	<p>implemented and maintained as such to the rest of the open space. Furthermore, meadow grassland has been added to a small area beneath trees opposite plot 59, verges to the northern boundary and to the corner adjacent to the woodland buffer, where longer growing grass can be accommodated.</p>
<p>Severn Trent</p> <p>With reference to the planning application the Company's observations regarding sewerage are as follows.</p> <p>Condition The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.</p> <p>Reason To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.</p>	<p>These comments are noted, the suggested condition is not one that is included in the outline permission and is therefore considered appropriate to be attached to any planning permission granted. These details along with those requested at outline will ensure that the development is acceptable in terms of drainage.</p>
<p>Parish Council</p> <p>Waltham on the Wolds is a unique and visually attractive village with its many mellow stone houses and cottages under their red and blue pantile, thatch or slate roofs. It is this rich architectural heritage that makes it the village it is today. Our Neighbourhood Plan seeks to protect the parish from incompatible development.</p> <p>The PC met with the applicant and their agent to discuss the proposed changes. We are pleased that they acknowledge the legitimacy of both the Neighbourhood Plan and our previous objection dated 17 January. For example, removal of the</p>	<p>Waltham as a whole displays housing of varying character including more modern layouts in parts.</p> <p>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 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</p>

iron railings within the development is a welcome move to a more rural feel as is the incorporation of stone cills on some of the houses. However, we find that the changes are not sufficiently far-reaching to address our objections in important areas, as described below.

Stone construction

Waltham sits on the edge of the limestone belt that runs up from the Cotswolds through Northamptonshire and Rutland. Limestone construction is fundamental to our sense of place and is seen not only in older building but also in recent developments (e.g. Fair Field and Twells Road). The applicant's Compliance Statement (published 7 February) states: In October 2018, the plans for plots 1, 5 and 58, which are sited along the frontage, were amended to be constructed entirely of stone and stone cills were also proposed on the properties along the frontage. It is evident that the Parish Council do not consider that this amendment has sufficiently addressed their concerns. Thus, Bellway are now proposing to incorporate additional stonework throughout the main core of the site which will include typical vernacular with stonework to the front and side elevations (drawing. No 02 rev PC).

The Parish Council is pleased that quarried stone is now proposed in place of the previous reconstituted proposal. However, only 7 houses out of 60 dwellings (i.e. 12%) are now proposed with just partial stonework. We find this percentage too low to have a major impact on the look and feel of the development and to overcome our previous objection. The rest of the site remains as bland red brick with grey roofing similar to that seen in other local Bellway estates, for example at Sibleby. It is perhaps unreasonable, in the light of the recent approval on the adjacent site, to expect 100% stone construction but a

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.

Additional stone has been added to the development to ensure that the proposal is more in-keeping with those found in the village, these have been specifically located towards the front of the site and at points more visible from the street scene into the development. Whilst the number of stone dwellings do not comprise a high proportion they will ensure that the note of stone is heavily made, Waltham on the Wolds displays a mixture of different housing types and this variety has been reflected within the development including the brick to reflect houses in close proximity to the site. Therefore whilst the Parish Council

much higher percentage of full stone construction is required to meet the intent of the Neighbourhood Plan Policy H6.

Chimneys:

Quoting the applicant's Compliance Statement:

Furthermore, chimneys will be incorporated into the following plots; 1, 5, 58, 59 and 60, which are all situated in a prominent location along the sites frontage.

Chimneys are a strong design element in the existing village scene so we are pleased to see at least some chimneys incorporated in the design. However, only 10 out of 60 (17%) dwellings have this feature and we find this is an inadequate proportion to characterise the development and therefore meet the requirements of the Neighbourhood Plan. Overall, the street scenes still have a rather uniform and regimented appearance out of keeping with the local village vernacular.

Affordable Homes:

It is noted that the proposed affordable houses are grouped together at the back of the development and therefore do not comply with NP Policy H3. The applicant argues that the managing Housing Society has made this request to facilitate easy maintenance. We are sympathetic to this requirement but believe that it could be more imaginatively achieved than arranging all of the affordable housing in a straight line. A good example already exists in the plans for the first stage of development at Fair Farm.

In summary, the Parish Council ask that the current proposal is rejected and replaced by housing design and layout which complies with the Neighbourhood Plan and complements the existing sense of place.

request is noted, it is felt that the mix of brick and stone is appropriate and will allow the development to blend within the village and not considered a reason to warrant refusal of the planning application.

The inclusion of chimneys at key focal points in the site and fronting public vantage points will ensure that the sky line is broken up, there are a number of dwellings within Waltham on the Wolds that do not have chimneys and this development would respect all elements of dwellings within the village.

It is considered preferable for the provision of affordable housing to be 'tenure blind', however for the purposes of management it is sometimes preferable for these houses to be grouped together. The affordable housing is somewhat smaller than those of market housing, however they are to an acceptable standard in terms of size and design and will not appear dissimilar to the remainder of the development.

Representations:-

The application was advertised by means of an advert in the Melton Times dated: 11.09.2018, a site notice and letters were sent out to a number of neighbouring properties. Objections were received from 15 separate households, comments received in these representations have been detailed and addressed below.

Consideration	Assessment of Assistant Director of Planning and Regulatory Services
<p>Policy compliance</p> <p>The housing proposed density is excessive and is contrary to approved local development plans and harmful to the interests of existing villagers.</p> <p>This application whilst approved in outline should now be considered with reference to the parish neighbourhood plan and particularly in respect of policy H6; Housing Design Guidelines. This policy seeks to safeguard the special character of the village of Waltham on the Wolds.</p> <p>The designs for the proposed houses do not comply with policy H6; Housing Design Guidelines and are in keeping with the agreed Neighbourhood Plan.</p> <p>The residents, planning group and Parish Council have put a lot of work into establishing and ratifying a plan to preserve the character of our village whilst accommodating manageable and sustainable growth.</p> <p>This application is totally at odds with the plan. If local plans are to have any credibility going forward, 18/01011/REM must be rejected.</p> <p>The design and layout of the proposed development do not comply with Policies H3 and H6 of the Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan and are therefore not acceptable in their current form.</p>	<p>Policy H3 of the Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan regards Affordable Housing Provision and the dwellings being indistinguishable from market dwellings and spread throughout the development.</p> <p>The design of the dwellings are not dissimilar to those of market dwellings and whilst smaller they do meet the requisite size standards with room sizes having been increased to ensure this conformity.</p> <p>The affordable housing is not spread throughout the development, a request for such was made to the applicant however it is a preference of the management company for the dwellings to be clustered together and whilst this is less than ideal, there is no specific requirement to do so and it is therefore considered that this alone does not justify refusal of the application.</p> <p>Policy H6 concentrates on Housing Design Guidelines and requires high quality design, form and layout consistent with the special character of the Parish and subject to certain criteria.</p> <p>The layout is considered to allow sufficient space and private amenity to both the proposed development and existing dwellings, the layout also includes</p>

<p>The changes being proposed to the original plan and permissions in that they do not conform to the Neighbourhood Plan as described in the letter from WOTWATA PC.</p> <p>It is an unnecessary development in a small village which already has building approvals or completed homes to meet the required housing needs of the Melton Plan and the Parish Neighbourhood Plan.</p> <p>The village is not short of housing.</p>	<p>opportunities to take advantage of active street scenes and proposed open space.</p> <p>Policy H6 makes specific reference to developments incorporating where possible detailing of fenestration, chimneys, doors and roofline pitch in keeping with the local vernacular. Conducive construction materials should also be used, the proposal has been amended during the life of the application to include further details such as these, and located in key areas to ensure they are distributed into views from both inside the development and vantage points from the street scene. These comments are expanded within the response to the Parish Council objection.</p> <p>Other requirements of Policy H6 is to ensure that adequate off road parking is provided, landscaping used to enhance development along with native hedging, local stone, brick walls and timber fencing, all of which have been included within this development.</p> <p>The Neighbourhood Plan recognises the outline planning permission for the site, which has established the quantity of housing. The application is for 'reserved matters' with the principle of the development (including the quantity of houses and the access) already established.</p>
<p>Character and appearance</p> <p>The proposed housing density is excessive and the building brickwork is not in keeping with the local building stone predominant in the village.</p> <p>The application seeks to impose a generic form of house design with no reference to local features or materials.</p>	<p>While it is recognised that any development will materially impact on its surroundings, the proposed development would not have a significant detrimental impact on the character of the area or on the amenity of the existing residents of</p>

<p>The applicant should be encouraged to provide a more creative design pallet for this development.</p> <p>What an unsatisfactory house design is being proposed. These standard urban style house types belong in a town environment and not one in such a rural location, surrounded as they are by stone built contemporary dwellings – many of which are listed.</p> <p>The design for these houses should be amended to better reflect the nature of the village, and be in accordance with the wider design principles set out in the Neighbourhood Plan and in particular H6.</p> <p>The houses contradicts the key policies of the neighbourhood plan & go against the fundamental stone built nature of the village – which is one of Waltham's main attractions</p> <p>The application completely disregards our hard-won village plan. The plan has been put into place to preserve the character of Waltham on The Wolds, a village of great architectural value and history.</p> <p>The plan to build the affordable housing in a cluster is not desirable wherever the location.</p> <p>The style of housing proposed is wholly unacceptable as it will seriously undermine the character of the village. The housing density is excessive. The village has always required that buildings are built predominately of stone - this aspect would appear to have been conveniently ignored.</p>	<p>Waltham on the Wolds.</p> <p>The proposed development is set back from the boundary and would not have an unacceptably adverse impact on the amenity of neighbouring residents. The car parking is positioned well clear of neighbouring properties.</p> <p>It is not considered that the proposed development would result in a level of noise that would adversely impact on the amenity of neighbouring residents to a degree that would justify refusal.</p> <p>The proposed dwellings are modest in scale, reflect the rural vernacular and are considered to integrate well with their surroundings and are considered acceptable with regards to Policies. D1 and NP policy H13. Further comment with regard to the materials can be found in response to comments made by the Parish Council above.</p> <p>Local and National Planning policy seeks to direct development towards the existing towns and villages. With a considerable quantity of the Boroughs Housing need expected to be met by allocated sites such as this.</p>
<p>Cumulative Impact</p> <p>I believe that this application represents OVER development in a small village which already has building approvals or completed homes to meet the required housing needs of the Melton Plan and</p>	<p>The site is allocated for housing within the Melton Local Plan and has secured outline planning approval, the application has been considered alongside others</p>

the Parish Neighbourhood Plan.	allocated for 105 dwellings, of which this application provides for 60. It is also recognised in the Neighbourhood Plan.
<p>Infrastructure</p> <p>At this time further development is unnecessary overdevelopment and will result in further excessive strain on existing village utilities, services, traffic capacity and will damage the rural character of the village.</p> <p>There is the health and safety issue. Access is onto a busy main road, A607, This road is heavily used by a large volume of commercial vehicles. It is inevitable that accidents will occur with an additional 120 vehicles required by the proposed properties requiring access.</p> <p>The village school is at full capacity; the doctor is now quoting a three week wait for appointments.</p>	<p>The site is allocated for housing in the adopted Melton Local Plan and Outline Planning Consent already secured.</p> <p>The Outline consent granted access to the site. It is acknowledged that there will be an increase to traffic to and from the site, however again this has been assessed and considered not to have a significant or severe impact upon the highway network.</p> <p>A section 106 is associated to the approved Outline Planning Permission which makes such contributions to the surrounding infrastructure and will assist such services to perform following the increase to the village population.</p>

Other Material Considerations	Assessment of Assistant Director of Strategic Planning and Regulatory Services
<p>Housing Mix</p> <p>A total of 22 affordable units which equates to 37% of all dwellings forming part of the development have been provided.</p> <p>The following details have been provided</p> <p>5 x 2 bed affordable rent 6 x 3 bed affordable rent 2 x 4 bed affordable rent Total 13</p> <p>5 x 2 bed shared ownership 4 x 3 bed shared ownership Total 9</p>	<p>The tenure, type and number of bedrooms are acceptable, revised plans were submitted following discussion with the agent that have increased the size of the properties (internal space) which meet the Housing Quality indicator standard and therefore considered to meet Policies C2 and C4 of the adopted Melton Local Plan.</p>

Application of planning policy

Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and advises that proposals which accords with an up to date development plan should be approved without delay.

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, a Local Planning Authority should grant permission unless: the application of the policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

The application is required to be considered against the Development Plan and other material considerations. The NPPF is a material consideration of some significance.

The Adopted Local plan (October 2018) is considered to be up to date and the application is in accordance with the content of the NPPF and therefore the NPPF does not 'weigh against' the provisions of the Local pan (so far as applicable to this application).

Melton Local Plan

The Melton Plan of 2011-2036 is now the development plan for the area in which all planning applications *must* be taken against.

Policy C1 (A) – Housing Allocations: new housing will be delivered within the Local Plan on a number of sites to which this site forms one of those, the policy continues 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 IN2: and
- 4 High quality design in accordance with policy D1.
- 5 The requirements as set out in Appendix D1

The Local Plan is now adopted and now is part of decision making for the purposes of determination.

The site is identified for housing purposes in the adopted Local Plan and referenced as WAL 2 which combined with 1 additional allocated site will provide for 105 new dwellings within the village.

The site allocation summary states that both parts of the site now have planning permission. Site is well located in a settlement towards the top of our assessment services. The site is screened by existing development on 3 sides and distant from the Conservation Area. The site performs well in the SA criteria.

<p>Neighbourhood Plan The Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan was submitted to Melton Borough Council. The plan went through successful Examination and Referendum. The community approved the Neighbourhood Plan on the 12th April 2018 and it was formally adopted by Melton Borough Council on 6 June 2018.</p> <p><u>Policy H2:</u> Housing Mix <u>Policy H3:</u> Affordable Housing Provision <u>Policy H6:</u> Housing Design Guidelines</p>	<p>The proposal accords with the requirements of Policies IN1 and IN2 which strongly emphasises the need to provide housing in a location that can taken advantage of sustainable travel and make appropriate provision of parking and ensure that there is not a significant impact caused to the Highway Network.</p> <p>Active Design can be used as a tool to inform the design and layout of development and assist in pre-application discussions. The council will use its design guidelines in the determination of planning applications.</p> <p>As discussed within the report, the proposal has been designed to ensure that it will assimilate well amongst its surroundings with significant amendments having been made to ensure a development that harmonises well amongst the existing built form and does not significantly impact upon the occupants of existing dwellings.</p> <p>Materials have been chosen to ensure that they reflect the local vernacular, with the addition of additional stone and chimneys to replicate that of the surrounding area.</p> <p>Neighbourhood Plan The Neighbourhood Plan forms part of the development plan alongside the Local Plan and the policies considered as part of the decision making process and reviewed in detail above.</p>
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Conclusion:-

Outline planning permission was granted on the basis that the advantages were judged to outweigh the harm, including the contribution that the development would make to housing supply, both in the market and affordable sectors in a location which performs very well in sustainability terms. Since the outline permission was granted, the New Melton Local Plan has been adopted.

The allocated WAL2 development brings forward a reasonable mixture of housing which would contribute to identified needs and provides the requisite number of affordable homes. It accords with the outline permission, the site allocation and a Section 106 provision 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 landscape 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.

Having regard to the above it is considered that the proposed development complies with the provisions of the NPPF the Melton Plan 2011-2036 and Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan 2017-2036. No material considerations are present to justify a decision that would depart from the Local Plan or the Neighbourhood Plan and it is recommended that planning consent be granted on this occasion.

Recommendation: Permit subject to the following conditions

1. The proposed development shall be carried out strictly in accordance with plan drawing numbers
18022-01PH (Site Plan) 18022-02PE (Materials Plan) 18022-03PF (Boundary Treatments Plan) 18022-05PF (Street Scenes) 18022-ASH-01A
18022-BOW-01B 18022-BOW-02B 18022-COT-01B 18022-COT-02D
18022-COT-03B 18022-LIC-01B 18022-MEL-01A 18022-OAK-01C
18022-OAK-02C 18022-OAK-03B 18022-ROS-01A 18022-ROS-02B
18022-ROS-03 18022-SOM-01A 18022-SPIN-01B 18022-SPIN-02B
18022-SPIN-03C 18022-SWA-01A 18022-SWA-02A 18022-SWA-03
18022-SWI-01B 18022-SWI-02C 18022-SWI-03 18022-THO-01A
18022-TIL-01A 18022-TYPEB-01 18022-TYPED-01
18022-WHI-01A 18022-WHI-02A CL0987 01a Detailed Landscape Proposals
18022-06 Double Garage G4 plans & elevations
18022-07 Single garage G13 plans & elevations

18022-08 Double garage G14 plans & elevations
GL0987 01b Proposed boundary detail EL17-04-04 access layout.

2. 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.
3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on PBE drawing number EL17-04 have been implemented in full. The visibility splays, once provided shall thereafter be permanently maintained with noting within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.
4. The development hereby permitted shall not be occupied until such time as the pedestrian visibility splays, parking and turning facilities have been implemented in accordance with Armstrong Burton drawing number 01 revision PF. Thereafter the visibility splays and onsite parking provision shall be so maintained in perpetuity.
5. The development hereby permitted shall not 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.
6. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained
7. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. A hydraulic modelling study may be required to determine if the proposed flows from the development can be accommodated in the existing system, and if not to identify what improvements may be required to determine if the proposed flows from the development can be accommodated in the existing system, and if not to identify what improvements may be required. If surface is drained sustainably, this will only apply to the foul drainage. If Severn Trent needs to undertake capital improvements, a

reasonable amount of time will need to be determined to all of these works to be completed before any additional flows are connected.

8. Notwithstanding the submitted plans the Public Footpath should comprise in part of a 2m wide tarmac surface with concrete edges and in part a 2m wide (Breedoon Gravel or equivalent) surface with timber edges and a 1m minimum clear grass verge on either side in accordance with the County Council's Guidance Notes for Developers.
9. Notwithstanding the submitted plans no trees or shrubs should be planted within 1 metre of the edge of the Public Footpath. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species.
10. Prior to first occupation the footpath stile at Melton Road should be removed and the footpath should be provided with a gap.

Reasons:

1. For the avoidance of doubt
2. To enable the Local Planning Authority to retain control over future extensions in view of the form and density of the development proposed.
3. To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2018).
4. In the interests of pedestrian safety, 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 the National Planning Policy Framework (2018).
5. 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 the National Planning Policy Framework (2018).
6. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2018).
7. To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and too minimise the risk of pollution.
8. To provide an all-weather route in the interests of amenity, safety and security of users of the Public footpath in accordance with paragraph 98 of the National Planning Policy Framework 2018.

9. To prevent overgrowth of the path in the interests of amenity, safety and security of users of the Public Footpath in accordance with paragraph 98 of the National Planning Policy Framework 2018.
10. To improve access for all in the interests of amenity and safety of user of the Public Footpath in accordance with Paragraph 98 of the National Planning Policy Framework 2018.

Officer to contact: Louise Parker

Date: 18 March 2019