

## **Application reference: 25/1080/RM**

**Proposal:** Reserved matters approval (appearance, landscaping, layout and scale) for the demolition of buildings and the erection of 145 new dwellings (Use Class C3) and associated infrastructure pursuant to outline planning application ref: 24/0615/OUT.

**Site address:** Land south of Hinckley Road, Leicester Forest East

**Applicant:** Bloor Homes

**Case officer:** Helen Wallis - Senior Planning Officer

**Recommendation:** APPROVE subject to conditions

### **Conditions:**

1. Development to be carried out in accordance with the approved plans
2. Submission of further details of materials (use of reclaimed bricks, brick bond, roofing and courtyard surfacing, windows, doors, rooflights) for plots 144 and 145 (courtyard dwellings) and their boundary walls
3. Permitted development rights to be removed for enclosures within the courtyard.
4. Permitted development rights to be removed for residential extensions, outbuildings and alterations to the roof, including conversion of garage (Plots 144 and 145 (courtyard dwellings)).
5. Permitted development rights removed for fencing/gates/enclosures forward of the dwelling.
6. Implementation and maintenance of landscaping.
7. Parking and turning facilities to be provided in accordance with plans.
8. No windows to overhang the highway.

### **1. The site**

- 1.1. The application site is located on the western edge of Leicester Forest East and comprises the land and buildings known as Kingstand Farm; the adjacent bungalow, Green Acres; and a strip of the former golf course land and its buildings to the west, as well as its former access off Beggars Lane. Access is provided from Hinckley Road (A47) which runs east-west adjacent to the northern boundary of the site. The site lies within an area designated as countryside, outside of the settlement boundaries of Leicester Forest East.
- 1.2. The site measures approximately 9.34 hectares. The part of the site associated with Kingstand Farm and its timber business operations is comprised of fields, farm buildings, hardstanding, storage containers and the former farmhouse, which is in a state of some dereliction. Whilst the farmhouse does not benefit from any statutory protection, by virtue of its age, materials and surviving

architectural details, is recognised as meeting the definition of a non-designated heritage asset.

- 1.3. Green Acres is a modern detached bungalow with enclosed domestic gardens and horse paddock adjacent to Hinckley Road. The western most area of the site incorporates an area formerly part of the Kingstand Golf Club (closed since 2013), its former access from Beggars Lane (also closed), car park and modern functional style buildings, which are now significantly dilapidated.
- 1.4. In respect of topography, the site falls gradually from 109-111 AOD in the north to 106m AOD in the south of the site. The site is well vegetated with hedgerows and mature trees across the site and contains three ponds of varying sizes. Hedgerows screen the site from Hinckley Road and a wide hedgerow separates the site from the neighbouring residential development. The conifer hedge to the southern boundary and within the western part of the site are noticeable features within the landscape.
- 1.5. Beyond the site boundaries, the remaining area of Kingstand Golf Club lies to the west. To the north, on the opposite side of Hinckley Road, are the Leicester Ivanhoe Cricket ground, Old Newtonians Rugby Club, Leicester Forest East Tennis Club and Leicester Forest Rugby Club. The application site is also located approximately 200 metres from the western edge of the New Lubbethorpe development to the east.
- 1.6. To the south the landscape is predominately agricultural/pastureland. Approximately 170 metres to the south east of the site and separated by an agricultural field is the nationally important Scheduled Monument comprising the remains of a medieval 'rabbit warren'. The remains of the warren survive as a series of earthworks, largely under pasture.
- 1.7. The site is also affected by the following additional site constraints; it lies within a great crested newt buffer zone; is adjacent to public right of way footpath W6 which runs adjacent to the site's southern boundary and the former Golf Club access off Beggars Lane.

## **2. The Proposal**

- 2.1. On 8<sup>th</sup> May 2025, the Planning Committee resolved to approve an outline planning application (reference 24/0615/OUT) on the site for the demolition of buildings, alterations to existing farmhouse, and the erection of up to 145 new dwellings and creation of associated vehicular access to Hinckley Road and pedestrian/cycle access to Beggars Lane, and associated infrastructure and enabling earthworks. After completion of the Section 106 Agreement, planning permission was granted on 21<sup>st</sup> November 2025.
- 2.2. This application seeks approval for the reserved matters (appearance, layout, landscaping and scale) following the grant of outline planning permission 24/0615/OUT.
- 2.3. Access is not a reserved matter and details of the accesses (vehicular from Hinckley Road and pedestrian/cycle from Beggars Lane) were approved at outline stage, together with associated highway improvements.

- 2.4. This reserved matters application shows the erection of 145 dwellings of single, two and two and a half storey designs, including 25% provision of affordable housing, as required by the outline permission.
- 2.5. The proposed layout is closely aligned with the illustrative masterplan submitted at outline stage and accords with the open space parameters secured through the S106 agreement. The north eastern area of the site is proposed as an area of public open space with a Local Equipped Area for Play (LEAP), community orchard and informal open space, pathways and seating. A smaller area of amenity open space is located approximately midway in the site, along the spine road.
- 2.6. The south eastern area of the site contains an area of ridge and furrow and is left undeveloped, as required by the terms the outline permission. Two surface water attenuation ponds are located adjacent to this area.
- 2.7. The Kingstand Farmhouse (non-designated heritage asset) is to be retained and renovated. All other buildings on the site, including the derelict traditional farm buildings, are to be demolished. A 'farmyard' arrangement is replicated within the proposals with two proposed single storey dwellings positioned to reflect the character and layout of traditional barns.
- 2.8. The proposed highways layout shows a single central spine road running north to south with cul-de sacs to either side. The road corridor includes grassed verges, highway trees and visitor parking.

### 3. Relevant Planning History

Reference	Description	Decision	Date
17/1735//FUL	Residential development for 160 dwellings, including associated access, public open space, parking and landscaping.	Withdrawn	18.02.2019
24/0615/OUT	Outline application for the demolition of buildings, alterations to existing farmhouse, and the erection of up to 145 new dwellings and creation of associated vehicular access to Hinckley Road and pedestrian/cycle access to Beggars Lane, and associated infrastructure and enabling earthworks, with all matters to be reserved except access points into the Site.	Approved	21.11.2025

26/0064/DOC	Application to discharge condition 23 (badger survey)	Approved	24.03.2026
26/0089/DOC	Application to discharge condition 27 (Waste Management)	Pending	
26/0099/DOC	Application to partial discharge of condition 33 (archaeological WSI only)	Approved	27.04.2026
26/0106/DOC	Application to discharge condition 21 (Construction Management Plan (CMP))	Pending	
26/0127/DOC	Application for discharge of condition 17 (Construction Surface Water Management Plan)	Pending	
26/0132/DOC	Application for discharge of conditions 22 (Construction Environmental Management Plan for Biodiversity) and 24 (Biodiversity Enhancement Management Plan)	Approved	06.05.2026
26/0135/DOC	Application to discharge condition 9 (Travel Plan)	Pending	
26/0182/DOC	Application to discharge conditions 15 (surface water drainage) and 16 (foul water drainage)	Pending	
26/0188/DOC	Application to discharge condition 19 (infiltration testing)	Pending	
26/0319/BNGDOC	Application to discharge the Biodiversity Gain Plan	Pending	

#### 4. Consultation Responses

Full copies of the representations received are available to view at <https://pa.blaby.gov.uk/online-applications/>

The consultation responses comments are précised if conditions are proposed, these are included within the conditions at the beginning of the report unless stated otherwise.

The numbers in brackets signifies the amount of times consultees have responded to the application and what paragraph these comments have been considered in this report.

#### **4.1. Blaby District Council Consultees**

##### **4.1.1. Conservation Officer (2)**

No objections subject to conditions relating to materials and removal of permitted development rights.

##### **4.1.2. Environmental Services (3)**

No objections. Conditions dealing with noise, contamination, lighting and construction management being dealt with under outline conditions.

##### **4.1.3. Housing Strategy Officer (2)**

Agreement given to housing mix, location and tenure proposed.

##### **4.1.4. Neighbourhood Services (2)**

No objections.

#### **4.2. Leicestershire County Council Consultees**

##### **4.2.1. Archaeology (1)**

No objections. Conditions on outline permission remain to be complied with.

##### **4.2.2. Ecology (1)**

No objections – conditions on outline permission noted.

##### **4.2.3. Forestry**

No comments received.

##### **4.2.4. Lead Local Flood Authority (2)**

No objections.

##### **4.2.5. Local Highway Authority (1) (7.4)**

No objections subject to conditions in respect of parking, turning and overhanging windows.

#### **4.3. Others**

##### **4.3.1. Active Travel England (1)**

No comments to make on proposals – referred to standing advice.

##### **4.3.2. Braunstone Town Council**

No comments received.

4.3.3. Environment Agency(1)

No comments to make on reserved matters.

4.3.4. Historic England(1)

No comments to make - Planning Authority conservation officer advice should be sought.

4.3.5. Kirby Muxloe Parish Council

No comments received.

4.3.6. Leicester Forest East Parish Council

No comments received.

4.3.7. Leicester Forest West Parish Council

No comments received.

4.3.8. Lubbesthorpe Parish Council (1)

Objects to the development.

4.3.9. National Grid

No comments received

4.3.10. Severn Trent Water

No comments received.

4.3.11. Sport England (1)

Development not within statutory remit for consultation. General guidance offered.

4.3.12. Ward Councillor

No comments received.

## **5. Additional Representations**

5.1. As part of the consultation process and in accordance with the Council's Statement of Community Involvement (2020); adjacent residents were notified and site notices displayed.

5.2. Two letters of objection have been received, raising the following issues:

- Too many housing being built
- Traffic impact particularly on Beggars Lane
- Pollution and poor air quality
- Loss of wildlife and hedgerows
- Increase in local flooding
- Object to access onto the A47
- Poor access to public transport due to lack of footpath
- Unsafe for cyclists.

## **6. Planning Policies and Material Considerations**

### **6.1. Development Plan**

Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be considered in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan in relation to this proposal consists of:

- Blaby District Local Plan (Core Strategy) Development Plan Document (adopted 2013)
- Blaby District Local Plan (Delivery) Development Plan Document (adopted 2019)
- Leicestershire Minerals and Waste Local Plan 2019-2031
- Leicester Forest East Neighbourhood Plan (made 2022)

#### **6.1.1. Blaby District Local Plan (Core Strategy) Development Plan Document (2013)**

Policy CS1 – Strategy for locating new development

Policy CS2 – Design of new development

Policy CS5 – Housing distribution

Policy CS7 – Affordable housing

Policy CS8 – Mix of housing

Policy CS10 – Transport infrastructure

Policy CS11 – Infrastructure, services, and facilities to support growth

Policy CS12 – Planning obligations and developer contributions

Policy CS14 – Green infrastructure

Policy CS15 – Open space, sport, and recreation

Policy CS19 – Biodiversity and geo-diversity

Policy CS20 – Historic environment and culture

Policy CS21 – Climate change

Policy CS22 – Flood risk management

Policy CS23 – Waste

Policy CS24 – Presumption in favour of sustainable development

#### **6.1.2. Blaby District Local Plan (Delivery) Development Plan Document (2019)**

Updated Policy CS15 – Open space, sport, and recreation

Policy DM2 – Development in the countryside

Policy DM8 – Local parking & highway design standards

Policy DM9 – A47 High load route

Policy DM11 – Accessible and adaptable homes

Policy DM12 – Designated and non-designated heritage assets

Policy DM13 – Land contamination and pollution

### 6.1.3. Leicester Forest East Neighbourhood Plan

Policy H3 – Housing mix

Policy H4 – Affordable housing

Policy H5 – Housing design

Policy ENV2 – Local heritage assets of historical and architectural interest

Policy CF2 – New or improved community facilities

### 6.2. Material Considerations

### 6.3. The National Planning Policy Framework (NPPF) (2024)

Section 2 - Achieving sustainable development

Section 4 – Decision-making

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

### 6.4. The National Planning Policy Guidance (NPPG)

### 6.5. Leicestershire Highways Design Guide (2024)

## 7. **Consideration of Application**

The main issues to be considered in the assessment of this planning application are as follows:

- The principle of the development,
- Housing mix and affordable housing
- The impact of the development on the character and appearance of the area and design;
- The impact of the development on the amenity of existing and future residents;
- Open space and landscaping

- Internal road layout
- Flood risk and drainage

## 7.1. The Principle of the Development

7.1.1. The principle of a residential development on the site has been established by the granting of outline planning permission 24/0615/OUT. This consent has determined certain parameters for the development, including a maximum of 145 dwellings, means of access to the site, a framework for development around the farmhouse and retention of an area of ridge and furrow.

7.1.2. A section 106 agreement has also been completed to secure the provision of affordable housing, the quantum of open space on the site, future management of biodiversity net gain and financial contributions towards education, health care, sports and recreation facilities and highways related improvements.

7.1.3. As this submission is for reserved matters approval, the principle of residential development on the site is not a matter for consideration.

## 7.2. Housing Mix and Affordable Housing

7.2.1. Policies CS7, CS8 and DM11 seek to ensure that new housing developments provide the appropriate quantity and mix of housing for the District's current and future needs, including provision of affordable housing and accessible and adaptable homes.

7.2.2. The Blaby Housing Mix and Affordable Housing Supplementary Planning Document provides guidance regarding the interpretation of policies CS7 and CS8, aims to address local imbalances in both the market and affordable housing stock, and aims to optimise the provision of affordable housing to meet identified needs.

7.2.3. Condition 11 on the outline consent requires the submission of a proposed housing mix as part of the reserved matters application. Condition 12 also requires that a minimum of 5% of the total number of dwellings are to be provided as 'Accessible and Adaptable Homes', meeting the Building Regulations Standard M4(2) in order to secure compliance with policy DM11. The S106 Agreement also requires that 25% of the dwellings on the site are provided as affordable housing with a financial contribution mechanism included for dealing with fractions of a unit.

7.2.4. During consideration of the outline planning application, the Council's Housing Strategy team provided an assessment outlining the preferred mix of affordable and market housing for the development, including tenure. The emphasis within this was on provision of two and three bedroom properties within both

the affordable and market housing elements. The preferred tenure for the affordable housing was for 80% to be social rent with the remaining 20% to be shared ownership.

7.2.5. The mix proposed as part of this reserved matters application is outlined in the tables below. Within the proposed mix a total of eight dwellings (5.5%) will meet M4(2) requirements, compliant with the outline permission.

Affordable housing mix:

<i>Social Rented</i>	<i>Proposed Mix</i>	<i>Shared Ownership</i>	<i>Proposed Mix</i>
1 Bed	6	2 Bed	4
2 Bed	10	3 Bed	3
3 Bed	9	<b>Total (affordable)</b>	<b>36</b>
4 Bed	1		
Bungalow	3		

Market Housing:

<i>Market housing</i>	<i>Proposed Mix</i>
1 Bed	0
2 Bed	16
3 Bed	46
4 Bed	41
Bungalow	6
<b>Total (Market)</b>	<b>109</b>

7.2.6. There is some deviation from the preferred mix specified at outline stage, most notably in the reduction in two-bedroom properties in both the market and affordable sectors and a higher number of three- and four-bedroom properties in the market mix. Nonetheless, the Housing Strategy team has advised that they are satisfied with the mix and tenure proposed.

7.2.7. These dwellings are generally provided in clusters of seven or eight with the exception of one cluster amounting to ten units (although this is provided on two separate road frontages). It is acknowledged that clusters of more than six affordable dwellings does not accord with paragraph 3.6.9 of the Housing Supplementary Planning Document (2013). Consultation with Blaby District Council's Housing Strategy team has taken place and following further discussion between the applicants and the Housing Strategy team, they have raised no objections to the proposed clusters in this instance.

7.2.8. Overall, the proposed development is considered to accord with policies CS7, CS8 and DM11 in the development plan.

7.3. Design and layout

- 7.3.1. Policies CS2 (Design of new development) and DM2 (Development within the countryside) seek to ensure that a high-quality environment is achieved in all new development proposals, respecting distinctive local character and contributing towards creating places of high architectural and urban design quality. The design of new development should also be appropriate to its context and development proposals that are consistent with the policies of the Local Plan are to be supported.
- 7.3.2. The area immediately to the east of the application site comprises extensive areas of modern housing development. In this respect, the proposed layout of the development and the house types proposed would be in keeping with the character and appearance of the urban fringe surroundings.
- 7.3.3. The reserved matters proposals build on the details presented in the illustrative masterplan submitted with the outline application. A large area of open space is located in the north east of the site providing a Local Equipped Area for Play (LEAP) as well as a community orchard. A footpath routes through this area from the A47, enhancing connectivity within the site itself and providing an attractive area of green infrastructure. The existing pond located half way along the eastern edge of the site is to be retained, adding interest to the development and helping to create a sense of place. Green infrastructure in the northern part of the site is complemented by further open space in the southern part of the site, including retention of the historic ridge and furrow. The retained farmhouse and courtyard of buildings will also provide a focal point for the site and give the development a unique character.
- 7.3.4. The layout makes use of perimeter blocks with dwellings facing outwards onto the public realm to create an engaging and coherent streetscene. Matters of density were addressed at the outline stage and deemed to be acceptable. Whilst there is not much variety in density between the perimeter blocks, this is considered acceptable given the urban edge location and the fact that, with the exception of the western edge of the frontage block, housing is set in from the site boundaries behind proposed landscaping.
- 7.3.5. The proposed house types show an acceptable mix of type and design to ensure that there is visual interest whilst also giving the site a cohesive character. The majority of the houses are two storeys in height with only four plots proposed to utilise a two and half storey design. These are located within the site, rather than on the periphery. Chimneys have been added to dwellings positioned on prominent plots and where a property has two frontages, a dual aspect house design has been utilised to provide good surveillance and active elevations from all aspects.
- 7.3.6. The proposed materials palette incorporates a mix of red and red multi facing brick and off-white rough cast rendered properties, which are evenly distributed

across the site, to improve visual interest and to avoid a uniform approach. The rendered properties have been positioned on visually prominent plots, to aid way finding and to promote a sense of place. There will also be a mixture of dark grey and multi red roof tiles across the site. A range of porch styles are proposed, including mono-pitched, flat and curved, again to enhance the architectural quality of the scheme.

- 7.3.7. As highlighted at outline stage, land ownership constraints have prevented any form of access to the adjoining housing to the east, (Rangers Close/Kirkwood Close and Bosworth Way). However, the footway/cycleway to the south of the site will provide good links to Beggars Lane and New Lubbesthorpe. There is a potential future road link to the west to provide future connectivity. In addition, a footpath is proposed close to the southern boundary of the site to provide future westward linkages.
- 7.3.8. In summary, it has been demonstrated at this outline stage that the site could deliver a development of acceptable design which would be compliant with policies CS2 and DM2.

#### 7.4. Impact of the development on the amenity of existing and future residents

- 7.4.1. Policy DM2 of the Delivery DPD states that development in areas designated as countryside will be supported where new development will have satisfactory relationships with nearby uses that would not be significantly detrimental to the amenities enjoyed by the existing or new occupiers.
- 7.4.2. The nearest existing residential properties to the application site are those on Kirkwood Close, Ranger Close and Bosworth Way. These are separated from the application site by a substantial hedge and adjoin the areas of the development site that are proposed for open space or where a landscape buffer will be incorporated. At their closest points the proposed dwellings would be 38m from the neighbouring dwellings and as such, no harmful impacts upon the residential amenities of these properties are anticipated.
- 7.4.3. Within the site itself rear to rear distances are between 20m and 21m. Where a principal elevation faces a flank elevation of an adjoining dwelling (such as on the corners of perimeter blocks) a separation distance of between 12.5m and 14m is provided. Blaby District Council does not have published space standards, however it is considered that the separation distances proposed are appropriate to ensure satisfactory levels of privacy and to avoid harmful overbearing or overshadowing impacts. Off-set distances to the LEAP from the nearest dwellings meet benchmark standards and are therefore unlikely to result in nuisance being caused through children's use of the play equipment. It is therefore considered that future residents would enjoy acceptable levels of amenity.

7.4.4. Land levels on the site generally fall gradually from north to south. The indicated finished floor levels do not show any significant differences between dwellings. In the eastern part of the site, where the proposed levels change between the properties is greatest, it is considered that the separation distances are adequate to ensure that any levels difference does not result in unacceptable levels of amenity due to overbearing impact, loss of privacy or poor outlook. Details of all existing and proposed levels are required to be submitted under condition 14 of the outline consent and assessment will also be necessary at that point.

7.4.5. The site is therefore considered to be compliant with Policy DM2 in terms of ensuring that existing and future residents will enjoy acceptable standards of residential amenity.

#### 7.5. The impact of the development on heritage assets

7.5.1. The site does not contain any statutorily designated heritage assets though the historic farmhouse and buildings are considered to be non-designated heritage assets (NDHAs). An area of medieval ridge and furrow also survives in the southeastern corner of the site.

7.5.2. Outside the site a scheduled monument comprising a medieval 'rabbit warren' is situated to the south east of the application site.

7.5.3. Policies CS20 and DM12 seek to preserve and enhance the cultural heritage of the District and recognise the need for the Council to take a positive approach to the conservation of heritage assets. Policy CS20 goes on to state that proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting. In respect of non-designated heritage assets, policy DM12 states that a balanced consideration will be applied to proposals which may impact on these assets. Paragraph 212 to 2016 are also relevant to the consideration of heritage assets.

#### *Impact on the Scheduled Monument*

7.5.4. The impact of residential development on the scheduled monument was assessed at outline stage. In the context of the surrounding mix of urban and rural landscape it was not considered that the proposal would cause significant harm to the setting of the scheduled monument. A condition was imposed on the outline consent securing retention of the south-eastern corner of the site as an undeveloped area to maintain a rural offset between the scheduled monument and the new housing. This has been included within the proposed development layout and accordingly, the reserved matters are not considered to result in additional harm above that already considered at outline stage.

### *Impact on Non-Designated Assets*

- 7.5.5. The outline planning permission established parameters for the redevelopment of the farmyard around the non-designated heritage asset, Kingstand Farm under conditions 28 and 30. In addition, condition 29 requires archaeological building recording to be carried out prior to the commencement of any development, including demolition and remains to be discharged.
- 7.5.6. The reserved matters proposals include the demolition of later, and in some cases unsympathetic extensions to the existing farmhouse and its refurbishment. Ancillary elements to the north, south and west of the house are to be removed which will allow the principal existing farmhouse to be better revealed, enhancing the building as a non-designated heritage asset.
- 7.5.7. Within the setting of the farmhouse, the former 'traditional', brick built barns have been demonstrated through the submission of a structural survey (as required by condition 28), to be in such a poor state of repair that their retention is not feasible. It is therefore proposed that these buildings are demolished. The replacement buildings, Plots 144 and 145, are of bespoke design and accord with the framework set out in condition 30 of the outline permission. This required buildings of single storey height and narrow plan depth, retention of an open courtyard arrangement with garden areas located to the outer side of the courtyard and access from the north. In line with comments provided by the Conservation Officer, revisions have been made to the proposals to remove window openings on the northern elevation of Plot 1, to add timber lintels and to re-size the garage serving the farmhouse.
- 7.5.8. Conditions are recommended at the start of this report requiring submission of details of the bricks and brick bond to be used, surfacing materials within the courtyard, windows/door and rooflight designs. To ensure that the character of the farmhouse and its setting is secured in the longer term, a condition is also recommended to remove permitted development rights for the erection of additional enclosures within the courtyard and to remove rights for extensions and alterations to plots 1 and 2.
- 7.5.9. In summary, the proposed details submitted for the redevelopment of the farmhouse and farmyard are considered acceptable and compliant with policy CS20 and DM12.

### 7.6. Open Space and Landscaping

- 7.6.1. Policy CS15 sets standards for the provision of open space, sport and recreation in the District, and indicates that these standards will be used to ensure that development proposals provide sufficient accessible open space, sports and recreation, taking into account any local deficiencies.

- 7.6.2. Policy CS2 outlines a range of design related requirements. This includes that new development should take account of and provide opportunities to enhance, the natural and historic environment, including improvements to Green Infrastructure and opportunities to promote biodiversity. Policy CS14 also relates to green infrastructure and encourages use of opportunities to incorporate key landscape features to create a range of high quality, functional and useful open spaces and links.
- 7.6.3. The quantum of open space required on the site was assessed at outline stage and a policy compliant area of open space, expressed as a minimum requirement, has been incorporated in the S106 agreement. The area of public open space proposed on site exceeds policy CS15 requirements and is structured around the design concepts established at outline stage. A public open space plan has been submitted that also confirms the areas of land that will be transferred to a Management Company for future maintenance.
- 7.6.4. The proposed reserved matters show areas of public open space throughout the development site. These perform differing functions including play space, informal open space, orchard and natural greenspace. They provide a strong green infrastructure network within the site that is considered to enhance the character of the development, provide opportunities for improved biodiversity and contribute to creating healthy communities.
- 7.6.5. A LEAP is located in the north east of the site and comprises six pieces of equipment for younger children's play, consistent with the guidance provided by Fields in Trust. The area is to be enclosed by estate style railings with bins and benches shown. 'Play on the way' equipment is also proposed adjacent to the footpath/cycle way that connects to Beggars Lane. This ensures that there are appropriate opportunities for play at both ends of the site.
- 7.6.6. The application has been accompanied by an updated Arboricultural Impact Assessment, Method Statement and Tree Protection Plan as required by condition 10 on the outline permission. As acknowledged at outline stage, development on the site will necessitate the removal of trees; these are mostly trees that are internal to the site and the majority of perimeter vegetation is retained and strengthened through additional native tree and hedge planting. The conifer belt of trees across the southern boundary of the site is to be removed and replaced with more appropriate native tree specimens. The County Forestry Officer has been consulted on the proposals but has not provided any comments.
- 7.6.7. Proposed on-plot and public open space landscaping is considered to be acceptable with an appropriate mix of species shown to create visual interest and to enhance the development. Tree planting and landscaping has been used, where possible, to lessen the impact of expansive areas of hard surfacing

associated with parking areas. A condition is recommended in respect of the implementation and maintenance of landscaping. In the interests of safeguarding the appearance of the development it is also recommended that permitted development rights are removed for the erection of any means of enclosure (fencing, gates, walls etc) forward of the front elevation of any dwelling.

7.6.8. Furthermore, as required by the National Planning Policy Framework (NPPF) paragraph 137, highway trees and grass verges are shown to be included within the proposed adopted highway corridor. Boundary treatments are also deemed satisfactory with brick boundary walls being utilised in the most prominent locations.

7.6.9. The proposed details submitted in respect of public open space and landscaping have been assessed and are considered to provide a visually attractive development which would be compliant with policies CS2, CS14, CS15 and DM2.

#### 7.7. Internal road layout

7.7.1. Policy DM8 of the Delivery DPD requires new development to provide an appropriate level of parking and to meet the highway design standards set out in the most up-to date Leicestershire Local Highway Guidance.

7.7.2. The means of access to the site and off-site works within the highway are approved as part of the outline planning permission for the development and this reserved matters application cannot revisit these elements. The impacts of the development upon the highway were also assessed at outline stage. Only the details relating to the internal road layout and parking design are therefore to be considered at this stage.

7.7.3. As originally submitted, the proposed road layout was not fully compliant with the Leicestershire Highways Design Guide (LHDG) in respect of parking provision (including visitor parking) and dwellings served from an adoptable section of road. In addition, issues were raised relating to speed control measures, the shared footway/cycleway and refuse vehicle tracking which could impact upon the potential adoptability roads within the development.

7.7.4. The applicant has responded to the points raised by the Local Highway Authority (LHA) through the submission of additional information and amended plans. On the basis of revised information, the LHA has advised in its consultation response that the internal road layout accords with the LHDG and also that the submitted details are suitable for submission of a Section 38 application to the LHA in the event that planning permission is granted (i.e. the road layout has been designed to adoptable standards). Furthermore, on-plot

and visitor parking provision is made in accordance with the LHDG. Conditions are recommended in respect of parking and turning and overhanging windows.

7.7.5. The LHA considers that the impacts of the development on highway safety and the road network would not be unacceptable and the proposals are consistent with the requirements of policy DM8.

## 7.8. Flood Risk and Drainage

7.8.1. Policy CS22 of the Core Strategy states that the Council will ensure all development minimises vulnerability and provides resilience to flooding, taking into account climate change. This includes directing development to locations at the lowest risk of flooding giving priority to land in Flood Zone 1, using Sustainable Drainage Systems (SuDS) to ensure that flood risk is not increased on-site or elsewhere, managing surface water run-off, and ensuring that any risk of flooding is appropriately mitigated, and the natural environment is protected.

7.8.2. The site lies within Flood Zone 1 with some surface water flood risk in the northern part of the site, which was addressed through the submission of a sequential assessment at outline stage.

7.8.3. Conditions imposed on the outline permission require details of a surface water drainage scheme, as well as foul drainage, to be submitted and agreed (conditions 15 and 16). A discharge of condition application is currently pending relating to these details (26/0182/DOC).

7.8.4. Notwithstanding the conditions on the outline consent, the Lead Local Flood Authority (LLFA) were not satisfied that sufficient information had been submitted with the reserved matters to demonstrate that the development would be capable of meeting requirements for surface water drainage and sustainable drainage systems (SuDS).

7.8.5. Further details of surface water drainage calculations, proposed outfall and the intended SuDS strategy have been provided, including an updated surfaces plan indicating permeable paving to private drives and driveways in order to intercept the first 5mm of rainfall. Two detention basins are also proposed in the southern part of the site, as indicated at outline stage.

7.8.6. The LLFA is satisfied with the updated information provided and has advised in an updated consultation response that they have no objections to the proposed reserved matters. The application is therefore considered to make satisfactory provision for suitable drainage in accordance with policy CS22.

## 7.9. Ecology/Biodiversity Net Gain

- 7.9.1. Ecology and biodiversity net gain matters were assessed at the outline stage and are controlled by condition. Conditions have been discharged relating to the submission of an updated badger survey (condition 23), a Construction Environmental Management Plan for Biodiversity (condition 22) and a Biodiversity Enhancement Management Plan (condition 24). There is a pending application relating to submission of the Biodiversity Gain Plan.
- 7.9.2. Leicestershire County Council Ecology have given a response to the reserved matters consultation confirming that they have no objections. It is noted in their comments that the landscaping scheme will feed into the post development biodiversity net gain calculations.

## 7.10. Other Material Considerations

### *Environmental Matters – Noise*

- 7.10.1. Condition 20 on the outline permission requires the reserved matters to be supported by an updated Noise Impact Assessment. At the outline stage it was acknowledged that some mitigation measures were likely to be required to the most noise sensitive plots adjacent to Hinckley Road, and that this would be likely to be achieved through dwelling design.
- 7.10.2. The updated Noise Assessment provides consideration of the monitored noise and proposes mitigation to protect internal and extension noise levels. This is to take the form of standard 1.8m close boarded fencing in gardens and glazing and ventilations solutions. No objections are raised to this by Environmental Services and condition 20 requires that any proposed mitigation is implemented prior to the occupation of any of the related dwellings.
- 7.10.3. The proximity of the foul pumping station to dwellings on the site exceeds the requirements of 'Sewers for Adoption (SfA) 7th Edition Guidance', which sets out minimal distances for wet wells from habitable dwellings. Accordingly, no objections are raised in respect of this aspect of the layout.

### *Waste*

- 7.10.4. Bin storage and collection points are indicated on the layout plan and BDC Neighbourhood Services have raised no objections to the proposed layout.

## 8. **Overall Planning Balance and Conclusion**

- 8.1. When determining planning applications, the District Planning Authority, must determine applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2. The principle of the development and matters relating to access have been established through the approval of the outline planning permission 24/0615/OUT. This reserved matters application therefore solely considers the

layout, scale, appearance and landscaping relating to the proposed development. It is considered that the design and appearance of the proposal, would be appropriate and in keeping with the surrounding area. The applications makes satisfactory provision for affordable housing and overall housing mix and would provide acceptable residential amenity standards for existing residents and future occupiers.

- 8.3. The internal highways layout and provision of parking is acceptable. The design indicated for the roads also meets the LHA's standards for adoption, allowing the applicant to make a section 38 application to have the roads adopted by the Leicestershire County Council (subject to this process).
  - 8.4. The proposed landscaping provision, including the provision of public open space is considered a positive aspect of the development's design which will contribute to creating an attractive and characterful place to live. The renovation of the farmhouse and the re-creation of the former farmyard layout with two single storey dwellings will provide a focal point for the scheme.
  - 8.5. In conclusion it is considered the proposal is acceptable that the proposal would comply with the policies as set out in the Development Plan and the NPPF (2024). There are no material considerations which would indicate that the Development Plan should not be followed in this instance and approval is therefore recommended.
-