

## **Application reference: 26/0028/RM**

**Proposal:** Reserved matters application for the erection of 95 dwellings (Use Class C3) including details of appearance, layout, scale and landscaping (in relation to outline planning permission 24/0559/OUT)

**Site address:** Land at Croft Lodge Farm, Broughton Road, Croft, Leicestershire

**Applicant:** Bellway Homes Limited and John Louis Massarella

**Case officer:** Stephen Dukes

**Recommendation:** That application 26/0028/RM be approved subject to the conditions set out below (with delegated authority granted to the Assistant Director – Planning and Strategic Growth to amend as deemed necessary)

### **Conditions:**

1. Development to be carried out in accordance with approved plans
2. Permitted development rights to be removed for residential extensions and outbuildings to plots 8, 9, 12, 16, 17, 38, 39, 43, 44, 49, 55, 56, 58, 59, 60, 86, 87, 88, and 93
3. Permitted development rights removed for fencing/gates/enclosures forward of the principal elevation of each dwelling
4. Obscure glazing of first floor windows to the side elevations of plots 3, 5, 8, 9, 22, 23, 38, 39, 52, 79, 80, 93, 94.
5. Plot 5 (Weaver house type) to only feature bathroom windows to first floor side elevation, with window obscure glazed as per condition 4.
6. Implementation and maintenance and retention of landscaping (including on plot frontage landscaping)
7. Parking and turning facilities to be provided in accordance with plans
8. No vehicular gates within 5 metres of highway boundary.
9. 1 metre by 1 metre pedestrian visibility splays on both sides of all private accesses.
10. No means of access to be created from turning heads to southeast and southwest of site to adjacent fields.

### **1 The site**

- 1.1 The application site is located to the south of the village of Croft and is approximately 400 metres north of the B4114 Fosse Way. The site covers a parcel of land measuring 4.49 hectares and comprises largely of arable fields and horse paddocks which are subdivided by low-rise post and rail fencing and native hedgerows. To the southwest is an area of woodland which falls outside of the application site and is proposed to be retained.

- 1.2 The site is relatively flat with a gradual slope from the north to the eastern boundary. To the north and northeast of the site are a number of residential properties. The age and nature of these properties is mixed, with more recent development directly adjacent to the site to the east (Poplars Road) and northeast (Windsor Gardens), with properties from the 1980s to 90s situated along Broughton Road. The majority of the existing dwellings consist of two-storey semi-detached and detached dwellings, however there are bungalows on Poplars Road and Sopers Road.
- 1.3 The site is located outside of but immediately adjoining the Settlement Boundary of Croft, a 'Medium Central Village' as defined in the Core Strategy and is classified as Countryside in the Policies Map within the Blaby District Local Plan (Delivery) Development Plan Document.
- 1.4 Outline planning permission was granted in December 2025 in application 24/0559/OUT for the erection of up to 95 dwellings (Use Class C3) and associated infrastructure, public open space and landscaping with all matters reserved except access (to entail works to existing site access and the creation of an additional access to serve the car boot sale operations on land to the south). An illustrative masterplan showed a mixture of semi-detached and detached properties at an overall density of approximately 35 dwellings per hectare, with the site including open space and surface water attenuation areas.

## **2 The Proposal**

- 2.1 This reserved matters application seeks approval for the details of appearance, layout, scale and landscaping for the proposed development of 95 dwellings on the site.
- 2.2 The proposed dwellings are a mixture of two, one and a half, and single storey designs and includes dwellings ranging from 1 to 5 bedrooms. The housing mix has been amended slightly during the consideration of the application and this is discussed further in the Planning Considerations section of the report.
- 2.3 The proposed layout differs somewhat from the indicative layout shown in the illustrative masterplan provided at reserved matters stage, with the proposed play area relocated on the site and the central area of open space removed. The main road layout comprised the primary road into the site, with the access point being agreed at outline stage. This follows the line of the existing farm access to Croft Lodge Farm. A secondary road is accessed off this road, following the line of the existing access to the Croft Car Boot site (which was agreed to be relocated to further along Broughton Road as part of the outline permission). A further, 'adoptable standard' road is accessed off this secondary road down to the southern part of the site. Other dwellings are accessed directly off private drives.
- 2.4 The proposed layout includes a surface water attenuation pond to the east of the site, close to Broughton Road which is located at the low point of the site. The full details of the surface water drainage scheme will be agreed as part of a condition on the outline permission.

2.5 The following plans and documents have been submitted with the application:

- Location Plan
- Site Layout
- Planning Statement
- Design and Access Statement
- Accommodation schedule
- Affordable Housing Layout
- Boundary and Dwelling Materials Layout
- Storey Height Layout
- Parking Allocation Plan
- Refuse Collection Plan
- Street Elevations
- House Type Plans
- Garage Plans
- Sales Office Plan
- Sub Station Plan
- Landscape Masterplan
- Detailed On Plot Planting Proposals

2.6 The following additional or amended documents have been provided during the course of considering the application:

- Amended plans (Site Layout, Affordable Housing Layout, Boundary and Dwelling Materials Layout, Storey Height Layout, Parking Allocation Plan, Refuse Collection Plan, Street Elevations, House Type Plans, Landscape Masterplan, Detailed On Plot Planting Proposals
- Tractor Swept Path Analysis Plan
- Surface Water Drainage Layout
- Pond Cross Sections
- Engineering Layout
- Section 38 Refuse Vehicle Swept Path Analysis
- SuDS provision technical note
- Housing Mix Report
- Updated Bat Tree Assessment Technical Note

### 3 Relevant Planning History

| Reference    | Description                                                             | Decision | Date           |
|--------------|-------------------------------------------------------------------------|----------|----------------|
| 90/0703/1/PX | Conversion of part of agricultural building into farm shop              | Approved | 16 August 1990 |
| 99/0023/1/PY | Proposed cattery consisting of 15 blocks of 2/3 cat pens and store shed | Approved | 8 March 1999   |

|                     |                                                                                                                                                                                                                                                                                                       |                       |                  |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| <b>04/0320/1/PX</b> | Change of use of redundant agricultural building to boarding kennels                                                                                                                                                                                                                                  | Approved              | 26 July 2004     |
| <b>05/0710/1/PY</b> | Change of use of boarding kennels to retail to allow sale of animal feeds                                                                                                                                                                                                                             | Approved              | 25 August 2005   |
| <b>10/0294/1/PY</b> | Retention of internal access road to Croft Car Boot                                                                                                                                                                                                                                                   | Approved              | 9 June 2010      |
| <b>12/0511/1/PX</b> | Relocate existing cattery into animal feed sales area within dog boarding building.                                                                                                                                                                                                                   | Approved              | 6 September 2012 |
| <b>24/0559/OUT</b>  | Erection of up to 95 dwellings (Use Class C3) and associated infrastructure, public open space and landscaping with all matters reserved except access (to entail works to existing site access and the creation of an additional access to serve the car boot sale operations on land to the south). | Approved              | 19 December 2025 |
| <b>26/0192/DOC</b>  | Discharge of condition 21 (amended Travel Plan) attached to planning permission 24/0559/OUT                                                                                                                                                                                                           | Approved              | 11 May 2026      |
| <b>26/0193/DOC</b>  | Discharge of condition 29 (Phase 2 Site Investigation) attached to planning permission 24/0559/OUT                                                                                                                                                                                                    | Pending consideration |                  |
| <b>26/0352/DOC</b>  | Discharge of conditions 11 (site levels and finished floor levels) 24 (updated badger survey) and 27 (arboricultural method statement) attached to planning permission 24/0559/OUT                                                                                                                    | Pending consideration |                  |
| <b>26/0372/DOC</b>  | Discharge of condition 23 (Construction Environmental Management Plan for biodiversity) attached to planning permission 24/0559/OUT                                                                                                                                                                   | Pending consideration |                  |
| <b>26/0558/DOC</b>  | Discharge of condition 10 (materials) attached to planning permission 24/0559/OUT                                                                                                                                                                                                                     | Pending consideration |                  |
| <b>26/0559/DOC</b>  | Discharge of conditions 12 (surface water drainage), 13 (foul water drainage) and 14 (management of surface water during construction) attached to planning permission 24/0559/OUT                                                                                                                    | Pending consideration |                  |

|                    |                                                                                                      |                       |  |
|--------------------|------------------------------------------------------------------------------------------------------|-----------------------|--|
| <b>26/0569/DOC</b> | Discharge of condition 28 (Waste Collection Strategy) attached to planning permission 24/0559/OUT    | Pending consideration |  |
| <b>26/0584/DOC</b> | Discharge of condition 20 (Construction Management Plan) attached to planning permission 24/0559/OUT | Pending consideration |  |

## 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 Environmental Services (2) – No objection.

4.1.2 Housing Strategy (2) (7.2.4 – 7.2.12) – Initially raised concerns regarding the market housing mix and clustering of affordable housing. Following amendments, the proposals are accepted.

4.1.3 Neighbourhood Services (2) (7.3.6) – No objection – Initially commented that design changes were required to bin collection points. Following amendments commented that bins for plots 19 and 84 should be presented nearer to the kerbside

### 4.2 Leicestershire County Council Consultees

4.2.1 Archaeology (2) - No objection

4.2.2 Ecology (1) (7.6.4, 7.6.6) – Holding objection – No updated ecology information relating to impact of development on designated sites and protected species submitted, and no assessment of changes to the layout and details of mitigation. In subsequent response – maintained holding objection but indicated an amended ecology report should be provided before a decision issued if Planning Committee minded to approve.

4.2.3 Forestry (2) (7.5.9) – Initially commented that the Arboricultural Impact Assessment required updating to accommodate design changes and requested details of maintenance/ management of trees and hedges. Following amendments, confirmed no objections.

- 4.2.4 Local Highway Authority (3) (7.7.3 – 7.7.7) – Requested further information. Following reconsultation, confirmed that there would be no objections to reserved matters approval being granted but the internal road would not be suitable for adoption under Section 38. A further response advised that whilst a number of issues regarding the adoptability of the internal roads had been addressed, some issues remained.
- 4.2.5 Lead Local Flood Authority (4) (7.8.3 – 7.8.5)– Requested further information regarding the drainage plans to ensure they align with the layout and scale of the proposals and the commitments made at outline stage. Following the provision of additional information, comments that evidence of approval from a third party for connection to their watercourse is required, and details of source control SuDS on site. Following the receipt of further information showing two stages of surface water treatment, the LLFA confirmed no further objection.

4.2.6 Minerals and Waste Authority (1) - No objection

### **4.3 Others**

4.3.1 Active Travel England (2) – No comments

4.3.2 Croft Parish Council (1) – Makes comments in relation to village signage, speed limit measures, chicanes on Broughton Road, construction traffic management measures, details of drainage and proximity to the play area, and responsibility for management of open space.

4.3.3 Health and Safety Executive (1) – No objection

4.3.4 Leicestershire Police (1) (7.3.7) – No objection. Makes comments in relation to the revised car boot access, traffic management, cycle storage, boundary treatments, gating of alleyways, lighting, alarm systems, surveillance of footpaths, maintenance of landscaping, CCTV, and the ‘Secured by Design’ award.

4.3.5 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 commercial properties were consulted.

5.2 Three letters of objection have been received with the following matters raised:

- Concern about the impacts of noise and dust during construction on health from a resident on Sparkenhoe.
- Concern about the impact of overlooking from a resident on Sparkenhoe.
- Concern about noise, pollution and disruption from the relocated car boot access from a resident on Broughton Road.

## **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)
- Fosse Villages Neighbourhood Plan 2021
- Leicestershire Minerals and Waste Local Plan 2019-2031

#### **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 CS18 - Countryside

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 DM4 – Connection to Digital Infrastructure

Policy DM8 – Local Parking and Highway Design Standards

Policy DM11 – Accessible and Adaptable Homes

Policy DM12 – Designated and Non-designated Heritage Assets

Policy DM13 – Land Contamination and Pollution

Policy DM14 – Hazardous Sites and Installations

Policy DM15 – Mineral Safeguarding Areas

#### **6.1.3 Leicestershire Minerals and Waste Local Plan (2019)**

Policy M11 – Safeguarding of Mineral Resources

#### 6.1.4 Fosse Villages Neighbourhood Plan (2021)

Policy FV1 – Road Traffic  
Policy FV3 – Bus Services  
Policy FV4 – Biodiversity  
Policy FV6 – Design  
Policy FV7 – Housing Provision  
Policy FV8 – Windfall Housing  
Policy FV12 – Housing Mix

#### 6.1.5 Blaby Local Plan – Regulation 19 - Proposed Submission Version

The emerging Local Plan, published under Regulation 19 and currently subject to consultation, is a material consideration in the determination of this application. However, as the Plan has not yet been independently examined or adopted, it can only be afforded very limited to limited weight.

In accordance with paragraph 48 of the NPPF, the weight attributed to emerging policies depends on: (i) the stage reached in the plan-making process, (ii) the extent of unresolved objections to relevant policies, and (iii) the degree of consistency with national planning policy. As the Plan has reached the Regulation 19 stage, weight can now be applied in decision making. Nevertheless, the weight afforded can only be very limited to limited at this stage, depending on consistency with the NPPF, pending examination by an independent Inspector.

Weight to policies will increase as we take the document through the formal submission and examination stages with the Planning Inspectorate, who will be assessing whether our Local Plan should be adopted, but much depends on whether there are objections to the policies within it.

#### 6.2 Material considerations

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- Leicestershire Highways Design Guide (2024)
- National Design Guide - Planning practice guidance for beautiful, enduring and successful places
- Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Document (2024)
- Blaby District Council Housing Mix and Affordable Housing Supplementary Planning Document (2013)
- Blaby Landscape and Settlement Character Assessment (2020)
- Blaby District Council Open Space Audit (December 2015)
- Blaby Playing Pitch Strategy 2020
- Blaby Residential Land Availability Report (March 2023)
- Joint Strategic Flood Risk Assessment Final Report (October 2014)
- Blaby Strategic Housing and Economic Land Availability Assessment (SHELAA) 2019
- Leicester and Leicestershire Housing Market Area Housing and Economic Land Availability Assessment (SHELAA) 2019

- Leicester and Leicestershire Housing and Economic Needs Assessment (HENA) 2022

## **7 Consideration of application**

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

- Principle of development
- Housing mix and affordable housing
- Design and the impact of the development on the character and appearance of the area
- Impact of the development on the amenity of existing and future residents
- Open space and landscaping
- Ecology
- Internal road layout
- Flood risk and drainage
- Other matters

### **7.1 Principle of development**

- 7.1.1 The principle of a residential development on the site has been established by the granting of outline planning permission 24/0559/OUT. This consent has determined certain parameters for the development, including a maximum of 95 dwellings, means of access to the site, dwellings being a maximum of two and a half storeys in height, 5% of homes being 'Accessible and Adaptable'.
- 7.1.2 Furthermore, in the new Blaby Local Plan Proposed Submission version (published on 8<sup>th</sup> July 2026), the site is now included within the Settlement Boundaries of Croft, in recognition that the site is a committed site, having the benefit of outline planning permission. However, it is acknowledged that the Proposed Submission version Local Plan currently has very limited weight in the decision-making process as it has not yet been through consultation or examination.
- 7.1.3 The Section 106 Agreement which accompanied the outline permission requires 25% of the dwellings on site to be affordable housing units, public open space on the site to be no less 0.88 hectares (with a requirement for ongoing maintenance), biodiversity net gain provision and monitoring, and contributions to secondary education, library facilities, civic amenity and waste facilities, health care facilities, the police, off site sports facilities, community facilities, travel packs, bus passes, Travel Plan monitoring, a Traffic Regulation Order consultation fee, recycling and refuse collection and Section 106 monitoring fees.

7.1.4 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. The SPD indicates that in the interests of creating sustainable and mixed communities, affordable units should be fully integrated with market properties and should be spread across the development in clusters of no more than 6 dwellings.

7.2.3 Condition 8 on the outline consent requires the submission of a proposed housing mix as part of the reserved matters application. Condition 9 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 requires that 25% of the dwellings on the site are provided as affordable housing and in the event that 25% not being a whole number, the number of affordable dwellings is rounded up or a commuted sum is paid.

7.2.4 The Council's Housing Strategy team provided an assessment at the time of the outline planning application, setting out the preferred mix of affordable and market housing for the development, including tenure. This was used as the basis for discussions on the housing mix proposed in this reserved matters application. The tables below show the Council's preferred mix against the applicant's proposed mix for both the market and affordable units. In the case of the market mix, this was revised following negotiations. 24 of the 97 units are proposed as affordable and so the applicant has opted to round up the affordable units to the nearest whole number, rather than paying a commuted sum.

Affordable mix

|                   | Tenure           | 1 bed             | 2 bed               | 3 bed               | 4+ bed            | Bungalow (2 bed)  | Total                |
|-------------------|------------------|-------------------|---------------------|---------------------|-------------------|-------------------|----------------------|
| BDC preferred mix | Shared Ownership | 0                 | 2                   | 3                   | 0                 | 0                 | 5<br>(21%)           |
|                   | Social Rent      | 2                 | 8                   | 7                   | 1                 | 1                 | 19<br>(79%)          |
|                   | <b>Total</b>     | <b>2<br/>(8%)</b> | <b>10<br/>(42%)</b> | <b>10<br/>(42%)</b> | <b>1<br/>(4%)</b> | <b>1<br/>(4%)</b> | <b>24<br/>(100%)</b> |
| Proposed Mix      | Shared Ownership | 0                 | 4                   | 1                   | 0                 | 0                 | 5<br>(21%)           |
|                   | Affordable Rent  | 2                 | 7                   | 8                   | 1                 | 1                 | 19<br>(79%)          |
|                   | <b>Total</b>     | <b>2<br/>(8%)</b> | <b>11<br/>(46%)</b> | <b>9<br/>(38%)</b>  | <b>1<br/>(4%)</b> | <b>1<br/>(4%)</b> | <b>24<br/>(100%)</b> |

Market mix

|                       | 1 bed     | 2 bed       | 3 bed       | 4+ bed      | Bungalow (2 bed) | Total        |
|-----------------------|-----------|-------------|-------------|-------------|------------------|--------------|
| BDC preferred mix     | 4<br>(5%) | 18<br>(25%) | 25<br>(35%) | 18<br>(25%) | 6<br>(10%)       | 71<br>(100%) |
| Bellway preferred mix | 0<br>(0%) | 10<br>(14%) | 31<br>(44%) | 26<br>(37%) | 4<br>(6%)        | 71<br>(100%) |
| Revised mix           | 0<br>(0%) | 12<br>(17%) | 29<br>(41%) | 26<br>(37%) | 4<br>(6%)        | 71<br>(100%) |

- 7.2.5 The proposed affordable mix largely aligns with the Housing Strategy team's preferred mix. The number of 2-bed units has been increased by one and the number of 3-bed units decreased by one but this is considered acceptable by officers. It is noted that the rental tenure proposed is affordable rent rather than the preferred social rent (which is a more affordable rental type). However, the Section 106 Agreement did not specify the exact tenures but rather required shared ownership, social rented units and/or affordable rented units. For the affordable rent units it specifies they shall be let at no more than 80% of the local market rent or the Local Housing Allowance, whichever is the

lesser. By tying the maximum rent which can be charged to the Local Housing Allowance rate it is considered this would ensure that the units remain affordable.

- 7.2.6 In the initial layout, the affordable units were clustered towards the southern edge of the site. Whilst each cluster did not exceed more than 6 dwellings, there was generally little separation between each cluster. In the revised layout, the clusters have been reduced or spaced further apart, with some affordable housing being brought towards the front of the site
- 7.2.7 The proposed market mix does not achieve the Council's preferred mix, with a significantly lower number of 2-bed units (14% rather than 25%) and more 3-bed units and 4-bed units.
- 7.2.8 The applicant provided a Housing Market Assessment seeking to justify the proposed mix. The Council's Housing Strategy team commented that this document sought to justify what the applicant will be able to sell in the current housing market rather than the real-world need for different housing types in the district. They argued that using house sales data as a benchmark for what house types are needed in the district is fundamentally flawed. Croft and Blaby District have an above average existing supply of larger 3 to 4+ bedroom homes (when compared to Leicestershire and England) and a population demographic of predominantly 1 and 2 person households, as demonstrated by Office for National Statistics (ONS) data:

**Housing Stock**

| Area                    | 1-bed homes | 2-bed homes | 3-bed homes | 4+-bed homes | Total 3+ homes |
|-------------------------|-------------|-------------|-------------|--------------|----------------|
| Croft (parish)          | 3%          | 23%         | 52%         | 22%          | 74%            |
| Blaby District          | 7%          | 19%         | 48%         | 27%          | 75%            |
| Leicestershire (county) | 8%          | 21%         | 44%         | 27%          | 71%            |
| England                 | 13%         | 26%         | 40%         | 21%          | 62%            |

Source: Office for National Statistics – Census 2021, **T5050: Number of bedrooms** (households with residents)

**Household Make-up**

| Area                    | 1-person households | 2-person households | 3-person households | 4+-person households | 1 And 2 Person Households |
|-------------------------|---------------------|---------------------|---------------------|----------------------|---------------------------|
| Croft (parish)          | 26%                 | 41%                 | 15%                 | 19%                  | 67%                       |
| Blaby District          | 26%                 | 37%                 | 16%                 | 21%                  | 63%                       |
| Leicestershire (county) | 27%                 | 36%                 | 16%                 | 21%                  | 63%                       |
| England                 | 30%                 | 35%                 | 16%                 | 19%                  | 65%                       |

Office for National Statistics – Census 2021, **T5017: Household size**

- 7.2.9 The Housing Strategy team pointed out that most of the sales activity in Croft and Blaby District will be for larger homes simply due to the properties available, but that this is not an indication of the need for future homes. The lack of transactions on smaller homes does not indicate a lack of need but a lack of supply. The Housing Strategy team indicated they were unable to accept the market mix as initially proposed.
- 7.2.10 The applicant referred to other planning applications in seeking to justify the smaller number of 2-bedroom properties. However, the Housing Strategy team

has reviewed the other applications referred to which are within Blaby District. The three most recent Blaby applications had a far higher percentage of 1, 2 bed and 2 bed bungalow accommodation than the applicant's proposal.

7.2.11 The applicant has provided a revised mix (referred to in the table above), changing two 3-bed properties to two 2-bed properties (increasing the percentage of 2-beds to 17%). Officers requested that two further 2-bed properties be provided, by reducing the number of 4+ beds (increasing the percentage of 2-beds to 20% and decreasing the 4+ beds to 34%). However, the applicant was unwilling to make further changes to the market mix.

7.2.12 The Housing Strategy team has expressed disappointment that their preferred market mix has not been achieved but has accepted the revised proposals so as to not hold up the development of the site, and because the applicant has met all of the affordable housing considerations. The Housing Strategy team acknowledges and supports the changes which have been made to the clustering of affordable units on the site. The Housing Strategy officer notes that the scheme will provide important additional housing to the affordable housing stock and as such supports the application in its current form.

7.2.13 Regarding the requirement for 5% of homes to be accessible and adaptable, a total of five properties are proposed as bungalows. In addition to the bungalows, 41% of the properties are part of the applicant's 'Life' collection, including features such as step-free entrances, wider hallways and doorways, clear access zones within rooms, and more spacious ground floor toilets for future conversion to shower rooms. As such, the proportion of dwellings meeting the M4(2) standard exceeds the required 5%. This also helps accord with Policy FV12 of the Fosse Villages Neighbourhood Plan which indicates that for development of 10 or more dwellings will need to demonstrate how their proposed mix will meet the needs of older households and the need for smaller, low-cost homes.

### 7.3 Design and the impact of the development on the character and appearance of the area

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 application site is located on the southern edge of Croft, with established residential development to the north and recent residential development at Poplars Road to the northeast. The proposed layout of the site would be in keeping with the character and appearance of the urban fringe surroundings. Surrounding properties are predominantly two storey with some bungalows (such as those on Poplars Road). The proposed development would follow a similar character and appearance.
- 7.3.3 The layout makes use of perimeter blocks with dwellings facing outwards onto the public realm to create an engaging and coherent street scene. This includes generally larger properties facing out onto the retained hedgerow along Broughton Road, accessed via private drives. This helps to retain the rural aspect of the entrance into Croft from the B4114, with the new dwellings being set back from the road behind the hedgerow. Internally within the site, the properties generally face onto roads, or private drives and edge areas of open space. On the western edge the properties generally back onto the site boundary or have a flank elevation to the boundary as areas of tree planting are proposed here rather than public open space due to the relationship with the adjacent farm buildings.
- 7.3.4 The layout has been adjusted during the course of the application to achieve a stronger build line and high-quality street scene, avoiding blank side elevations being visible in the street scene, ensuring corner plots are of a 'dual aspect design', and reducing concentrations of frontage parking.
- 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 properties are brick built with some properties featuring fully rendered walls and others with smaller feature elements of render. The majority of houses are two storey with some one storey and one and half storey properties spread across the site. Chimneys have been added to dwellings positioned on prominent plots. Porches generally comprise of lean-to canopies but some of the larger properties feature enclosed porches by the front door being recessed.
- 7.3.6 During the course of the application, the ability of the site to be serviced for bin collections has been considered. The Building Regulations (Approved Document H6) states that adequate provision shall be made for the storage of solid waste and adequate access for the people in the building to the place of storage and from the place of storage to the collection point. The guidance indicates that householders should not usually be required to carry refuse more than 30 metres to a storage area and containers should be within 25 metres of a waste collection point. Whilst the Building Regulations are separate from

planning, and the outline permission also requires a waste collection strategy as part of a discharge of condition, matters relating to waste storage affect the layout and the potential length of private drives. A Refuse Collection Plan has been provided which shows the positioning of bin storage points and bin collection points. Due to the use of some private drives there are some instances where the distance residents will have to walk to the bin storage point exceeds the Building Regulations guidance (for example plots 24 and 77). Similarly, the distance from the bin storage point to the collection point exceeds the recommended 25 metres for the private drive on the site frontage and the private drive to the south (the distance here is 42 metres from the storage point). However, it is acknowledged that the Building Regulations distances are guidance only and the plan does demonstrate how bins can be presented at the highway boundary for collection.

- 7.3.7 Leicestershire Police have been consulted on the application and have made comments in relation to 'Designing out Crime'. This refers to the 50mph speed limit on Broughton Road (this is proposed to be lowered to 30mph as agreed in the outline consent). It also refers to boundary treatments, gates being fitted to private passageways, alarm systems being installed, lighting to external door entrances, overlooking of footpaths, parking and CCTV. Many of these matters have been considered as part of the layout and deemed satisfactory whilst some of the matter either do not relate to planning and are aspirational. Nevertheless, the development is considered to be designed in such a way which is safe and inclusive and minimises crime or fear of crime.
- 7.3.8 The applicant has undertaken an assessment of the proposed development against the principles in 'Building for a Healthy Life', as required Policy CS2 which refers to its predecessor, 'Building for Life 12'. This uses a red/ amber/ green assessment against the criteria where green means the proposal performs well against the criteria, amber means further work may be required to turn it to green, and red means the proposals should be reworked. The 12 criteria focus on creating integrated neighbourhoods, distinctive places and streets for all. The applicant has scored the application as green against all criteria, making comments on each matter. Officers consider that the proposed development may be slightly weaker in some areas, such as frequency of public transport connections and access to some services and facilities (given the position of Croft as a Medium Central Village). However, these matters were considered at outline stage and the proposed development considered acceptable in principle taking into account all material considerations. Overall, the proposed development does satisfactorily address the criteria set out in Building for a Healthy Life.

7.3.9 In summary, it is considered that the development is of an 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 closest residential properties to the application site are those on Sparkenhoe to the north. These are separated from the site by a substantial hedge, with the properties at 40 and 47 Sparkenhoe backing onto the site. No.83 Broughton Road also has a side elevation which adjoins the site boundary. The farmhouse at Croft Lodge Farm is the other property close to the site. Residential properties on Poplars Road and at Poplars Farm are separated from the site by Broughton Road.

7.4.3 The closest property, no.47 Sparkenhoe, is around 20.5 metres away from plot 5 at its closest point. The main two storey element of no.47 Sparkenhoe is 23.5 metres away. 20 metres is generally deemed an appropriate separation distance between rear elevations of two storey properties. In this instance, plot 5 is a dual aspect property and so although its side elevation faces towards 47 Sparkenhoe, as originally proposed it included main windows at ground floor and first floor. However, the amended layout plan shows that plot 5 will feature bathroom windows only to the side elevation at first floor level which shall be obscurely glazed. The first floor window to bedroom 4 will be excluded from plot 5 to avoid overlooking of the adjacent property at 47 Sparkenhoe.

7.4.4 Within the site itself rear to rear distances of two storey dwellings are at least 20 metres. Where a principal elevation faces a flank elevation of an adjoining dwelling (such as on the corners of a perimeter block) a separation distance of 10 to 12 metres is generally 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 impact. There are a number of instances where first floor side facing windows (mainly serving landing areas or bathrooms) would overlook the garden of an adjacent property. A condition can be used to require these windows to be obscurely glazed to protect the privacy of neighbouring residents.

7.4.5 Offset distances from the Local Area of Play (LAP) to the closest residential dwelling is around 6.5 metres. This complies with the standards in the Planning Obligations and Developer Contributions SPD which states that there

should be at least a 5 metre separation between the activity playable space and the nearest dwelling for a LAP.

- 7.4.6 The properties generally benefit from private garden areas of at least 40 square metres, with most dwellings including more generously sized rear gardens. The private gardens for the two 1-bedroom properties are smaller in size at approximately 27 square metres. However, 1-bedroom properties would normally be occupied by families with children and it is considered that this would provide sufficient amenity space for storage, drying washing, etc. The Local Planning Authority does not have guidelines for size of rear gardens. However, for those gardens which are on the smaller side (around 50 square metres or less) it would be appropriate to include a condition removing permitted development rights for extensions or outbuildings to retain sufficient outdoor garden space.
- 7.4.7 The properties also generally comply with the Nationally Described Space Standards (NDSS) for internal floorspace of dwellings. There are two house types which do not comply – the ‘Cooper’ (a 2 bedroom, 4 person dwelling) which is only 70.31 square metres (the standard is 79 square metres) and the ‘Stationer’ (a 1 bedroom, 2 person dwelling) which is 45.15 square metres (the standard is 50 square metres). There are eight Cooper properties on the site (which are all market dwellings) and one Stationer property (which is affordable rent). Whilst compliance with the Nationally Described Space Standards is considered a material consideration, the Council does not have a policy which requires compliance with this standard and there it is considered that only limited weight can be given to the non-compliance. The vast majority of proposed dwellings do comply, the standard is only guidance and it is mainly market dwellings which do not comply, with prospective purchasers having a choice whether to purchase such a property. The single affordable dwelling which does not comply would be 90% of the NDSS so not significantly below the standard.
- 7.4.8 Site levels are not being considered as part of this reserved matters application but rather this will be dealt with as part of an application to discharge condition 11 imposed on the outline planning permission (ref. 26/0352/DOC) which is currently under consideration. This will consider the relationship between adjacent properties and whether the land levels are appropriate, particularly if these are being raised or lowered as part of the development of the site.
- 7.4.9 Overall, 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 Open space and landscaping

- 7.5.1 Updated Policy CS15 in the Blaby District Local Plan (Delivery) Development Plan Document sets standards for the provision of open space to ensure that development proposals provide sufficient accessible open space.
- 7.5.2 An illustrative masterplan was provided at outline stage which detailed how the site could be developed and showed the main areas of open space being located at the centre of the site, with a drainage attenuation basin towards the boundary with Broughton Road. 0.94 hectares was shown in the masterplan as public open space, and 0.25 hectares for the attenuation basin, leaving 3.06 hectares for residential development including roads and parking areas. The Section 106 Agreement which accompanies the outline planning permission requires a minimum of 0.88ha of on-site public open space to adhere to the requirements in Updated Policy CS15.
- 7.5.3 In the site layout for the reserved matters application, the central area of open space has been removed, with the proposed play area now located within the open space alongside the main access road, located between two retained trees. The total amount of open space included in the site layout is 1.19 hectares (comprising 0.09ha parks/recreation, 0.59ha natural greenspace, 0.45ha informal open space, 0.03ha children's space, and 0.02ha community garden). This accords with the overall requirement in the Section 106 Agreement, and the standards in Updated Policy CS15, although it is noted that some of the edge areas of open space particularly to the southwest of the site are small and not very useable. The drainage pond is also included in the figures, but a recreational route is included around the edge of the pond.
- 7.5.4 Footpath routes run through the site, connecting areas of open space and around the perimeter of the site. The footpath from the southern edge of the site which runs alongside a retained hedgerow and connected to the proposed play area has been upgraded from the original plans at the request of officers to be a 'Breedon gravel' footpath, with other footpaths running around the perimeter of the site being 'mown grass footpaths'.
- 7.5.5 The layout enables a number of mature trees along the site boundaries, and two mature trees within the site to be retained, along with hedgerows (with some small sections removed to allow for access). Whilst the layout requires the removal of a section of hedgerow not shown for removal in the outline masterplan (to provide road access to the south west part of the site), the previous masterplan required a significant widening of a gap in a different section of hedgerow which is now no longer required.
- 7.5.6 Full landscaping plans have been provided which show new tree planting and proposed habitat planting across the site. This includes some sections of

native woodland mix at the edges of the site, including adjacent to the small spinney to the south, orchard trees adjacent to the drainage pond, and new native hedgerow around the proposed pumping station and play area. Proposed habitats across the site include amenity grassland, flowering grassland and species rich grassland including around the pond. The applicant has confirmed the proposed drainage pond will be 1.6 metres deep and will be predominantly a dry attenuation pond, with it only getting wet in extreme weather situations where the water could be a maximum of 1.2 metres high. The banks of the pond are expecting to be 1:3 in gradient.

7.5.7 Details of on-plot landscaping have also been provided. This includes hedgerows around key plots (such as corner plots) which would be highly visible in the street scene. Ornamental planting is also proposed on some plots, in particular to help break up and soften the appearance of some of the frontage parking areas. Some new trees are proposed in front gardens along the key roads in the site to provide an enhanced street scene. Conditions can be used to require frontage landscaping to be retained, to protect the general amenity of the street scene and appearance of the development. A condition can also be used to remove permitted development rights for new means of enclosure forward of the principal elevation of dwellings, to retain the openness of site frontages.

7.5.8 The proposed play area (Local Area of Play/ LAP) is to the south of the main access road between the two mature trees being retained within the site. This should provide some shading to the play area. The LAP will include at least three pieces of equipment. The full details of the Local Area of Play will need to be agreed as part of the 'On Site Public Open Space Area Scheme' which is an obligation within the Section 106 Agreement.

7.5.9 The Leicestershire County Council Forestry Officer has been consulted on the proposed landscaping proposals and initially requested an update to the Arboricultural Impact Assessment and Method Statement to accommodate the design changes from the outline masterplan and the potential implications for trees. The officer was consulted on the amended landscaping proposals and has confirmed no objections. Condition 27 (currently submitted for discharge) required Arboricultural Method Statement and Tree Protection Plan and this will be considered with advice from the arboriculturalist at Leicestershire County Council.

## 7.6 Ecology and Biodiversity

7.6.1 Policy CS19 states that the Council will seek to ensure that opportunities to build in biodiversity or geological features are included as part of the design of development proposals.

- 7.6.2 Matters relating to ecology and biodiversity net gain were assessed at the outline stage and are controlled by condition. Conditions imposed on the outline planning permission include the requirement for a Construction Environmental Management Plan for Biodiversity (condition 23), updated badger survey (condition 24), bat friendly lighting scheme (condition 25), submission and approval of a Habitat Management and Monitoring Plan (condition 26) and Arboricultural Method Statement and Tree Protection Plan (condition 27). Applications to discharge conditions 23, 24, and 27 have been submitted and are currently under consideration (26/0352/DOC and 26/0372/DOC). In addition, the applicant is required to discharge the statutory biodiversity net gain plan condition prior to the commencement of development, and the Section 106 requires the implementation of biodiversity net gain and secures monitoring fees.
- 7.6.3 At outline stage, the Leicestershire County Council ecologist considered the Ecological Appraisal submitted and considered this to be satisfactory for an outline application with suitable evaluation of protected species, habitats and designated sites. Regarding biodiversity net gain, at outline stage, the applicant identified an offsite parcel of land within the same ownership, 460 metres to the northwest of the application site which could be used to provide the required net gains. The Section 106 Agreement gave the option of either providing the BNG on this land or purchasing off site biodiversity units. This would not need to be decided until the statutory Biodiversity Gain Plan condition is discharged.
- 7.6.4 Nevertheless, the Leicestershire County Council ecology team have been consulted on the reserved matters application as landscaping is being agreed as part of the current application. They raised a holding objection, commenting that no assessment of the changes to the layout from the outline masterplan had been submitted. They commented that the layout had been altered with the areas of greenspace significantly reduced, with an area of developed land now proposed adjacent to the drainage basin, a section of hedgerow to be removed and severed to allow an alternative layout and less bordering hedgerow connecting the woodland to the wider area which could affect bats by removing potential roost features. They indicated that ground level tree assessment for potential roost features for bats should be required on all trees proposed for removal as well as an assessment of badger use along the section of hedgerow to be removed. The ecologist also recommended that conditions 23 and 24 should cover the required detail and should be discharged concurrent with the reserved matters application. It is noted that these conditions are already submitted for discharge and are under consideration.

- 7.6.5 The applicant has indicated that ground level tree assessments were carried out in October 2022 and April 2024 with no bat roosts being identified and considered that the survey work was still 'within date'. The applicant argued that as surveys have not confirmed the presence of a roost or potential roost feature associated with the trees, it would be disproportionate to require further survey work to support the reserved matters application and that the matters raised by the ecologist can be appropriately dealt with through the discharge of condition process following any reserved matters approval.
- 7.6.6 The LCC Ecologist has provided a further response and indicated that the bat survey results are out of date in accordance with CIEEM guidance (Advice Note on the Lifespan of Ecological reports and surveys) and the British Standard BS42020 (Biodiversity – Code of practice for planning and development). They advise that the ground level tree assessments therefore need to be reviewed prior to any decision on the reserved matters application and recommend that the applicant's ecologist provides an ecological addendum or updated ecological report. The LCC Ecologist therefore maintains their holding objection and that if members of the Planning Committee are 'minded to approve', any decision should not be issued until the missing bat information is received and any review to confirm the updated mitigation and potential compensation measures.
- 7.6.7 The applicant has provided an Updated Bat Tree Assessment Technical Note which concludes that there are no trees recorded as having features which could support roosting bats and that the development will not cause disturbance or potential harm to any roosting bats. The report has been provided to the LCC Ecologist and further comments are awaited.

## 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 wider highway network 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) and also would not be suitable for adoption under Section 38 of the Highways Act. Whilst the adoptability of a highway is not dealt with under planning legislation it does potentially affect the preferred layout of a site.
- 7.7.4 The applicant has revised the plans and made changes which included repositioning the two private drives either side of the principal site access to accommodate safety concerns with their original proximity to the access from Broughton Road, relocating visitor spaces, and incorporating a turning head to the southern edge of the site.
- 7.7.5 The Local Highway Authority were reconsulted and advised that the proposals were now acceptable for approval to be granted. However, concerns remained regarding the adoptability of the site. The main issue related to the inclusion of a field gate at the southern edge of the site, providing an access into the car boot site. This had been retained to enable the landowner at Croft Lodge Farm to have access to the adjacent fields without having to use Broughton Road. However, the Local Highway Authority advised that this would necessitate the secondary north-south access road being a minimum of 6 metres in width to accommodate farm vehicles to be suitable for adaptation. Other issues included a requirement for bend widening, swept path analysis of the roads for use by a refuse vehicle, realignment of speed tables.
- 7.7.6 The majority of the above matters have been addressed in further amended plans and the field gate has now been removed from the proposed plans. The Local Highway Authority has been reconsulted and has advised that the layout as proposed would still not be suitable for adoption under Section and advised on a number of changes which would be required. A number these matters would not affect the layout but rather would be required to be shown at detailed design stage as part of an application under Section 38 of the Highways Act 1980 for the road adoption. However, there are three matters which the Local Highway Authority advises could affect the layout/ plot positions:
- Turning heads should be amended to have an 8.0m radius.
  - Speed control features should be provided every 60.0m to maintain a 20mph speed. This is currently exceeded.
  - It should be demonstrated that vehicles accessing the pumping station for maintenance can stand clear of the highway whilst the gates are operated.
- 7.7.7 The applicant has been advised of the required changes to achieve an internal road layout which meets adoptable standards and Members will be advised on any revised plans at the Planning Committee meeting. The adoptability of a

site is not a material planning consideration but the applicant may wish to address the concerns now to avoid a need for layout changes at a later stage.

- 7.7.8 Notwithstanding the above, the Local Highway Authority 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 eastern part of the site adjacent to Broughton Road, which was addressed through the submission of a sequential assessment at outline stage. Whilst this found one sequentially preferable site in the District which could accommodate the development, outline planning permission was granted, taking into account all relevant considerations. Conditions imposed on the outline permission require details of a surface water drainage scheme (condition 12) as well as foul drainage (condition 13), to be submitted and agreed, along with details of surface water management during construction (condition 14), long term management of surface water (condition 15) and infiltration testing (condition 16). A discharge of condition application is currently pending relating to conditions 12, 13 and 14 (26/0559/DOC).
- 7.8.3 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). Specifically, there were concerns about the surface water drainage outfall from the site and whether there was third party approval, and a request for details of source control SuDS on site to provide two stages of surface water treatment.
- 7.8.4 The applicant subsequently provided a 'SuDS Provision Technical Note'. This confirms that the surface water drainage will discharge via an existing headwall located in the eastern verge of Broughton Road and so there is not a need for

any third party approval. In addition, it confirms that the proposed layout gives the potential to accommodate additional source control SuDS such as swales, green roofs or rain gardens, and that the shared driveways which total 3,270 square metres in area could be drained via filter drains.

- 7.8.5 The LLFA comments that the previously requested information has been submitted and that the site looks to offer two stages of surface water treatment on site and raise no further queries or concerns. The detailed surface water drainage proposals will be agreed through the discharge of condition application. The application is therefore considered to make satisfactory provision for suitable drainage in accordance with Policy CS22.

## 7.9 Other matters

- 7.9.1 Croft Parish Council have indicated that a new timber or stone entrance sign for the village should be proposed and that this was shown on the plans at outline stage but the reserved matters application does not include further details.
- 7.9.2 The Section 106 Agreement which accompanied the outline planning permission includes a Traffic Regulation Order Contribution to be paid by the Owner to the County Council towards the proposed location of the 30mph entry speed sign and traffic calming features along Broughton Road. However, this does include a commitment to a timber or stone sign as this would not be deemed necessary to make the development acceptable in planning terms. However, this is a matter the parish council could pursue further with the Local Highway Authority.
- 7.9.3 The parish council also indicate that they wish for the speed limit to be lowered to 30mph as soon as possible on Broughton Road when entering from the B4114. They also comment that chicanes were discussed in the initial designs but do not appear in the reserved matters application. The site access was approved as part of the outline planning application. The approved drawing shows the positioning of the chicanes on Broughton Road. The positioning of the 30mph signs will be determined by the Local Highway Authority through the Traffic Regulation Order process.
- 7.9.4 The parish council also refers to construction management and whether restrictions will be in place to stop construction traffic coming through the village. Concerns have also been raised by residents in relation to the impacts of noise, dust, pollution and disruption during the construction period. It is inevitable that there will be some noise and disruption to nearby residents during the construction period of the development. However, Condition 20 of the outline planning permission required a Construction Management Plan to

be submitted and agreed to ensure that the development of the site respects the residential amenities enjoyed by nearby residents, and to keep the impacts to a minimum. The Construction Management Plan is currently under consideration under application 26/0584/DOC. The Council's Environmental Services team and the Local Highway Authority will be considering the suitability of the construction management proposals.

- 7.9.5 In relation to drainage, the parish council is concerned that the reserved matters application remains deficient of detailed information relating to drainage. The surface water drainage proposals will be agreed under condition 12 of the outline permission (currently submitted for discharge under 26/0559/OUT), with the Lead Local Flood Authority involved in considering the acceptability of the proposals. At the request of the LLFA, further drainage details have also been submitted as part of the reserved matters application since the parish council's comments. The children's play area has also been moved, so it is no longer adjacent to the pond, addressing the parish council's concerns.
- 7.9.6 Finally, the parish council have asked for clarification on who will be responsible for the maintenance of landscaping across the site. The Section 106 Agreement requires an On Site Public Open Space Area Maintenance Scheme to be submitted and agreed together with details of the Management Company arrangements.

## **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. The principle of the development and matters relating to access have been established through the approval of the outline planning permission 24/0559/OUT. This reserved matters application therefore solely considers the layout, scale, appearance and landscaping relating to the proposed development.
- 8.2 It is considered that the design and appearance of the proposal, would be appropriate and in keeping with the surrounding area. The proposals provide acceptable residential amenity standards for existing residents and future occupiers. The internal highways layout and parking provision is deemed acceptable in terms of the impact on the highway and highway safety. 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.
- 8.3 The application makes satisfactory provision for affordable housing which would be appropriately spread across the site and indistinguishable from

market housing. There is some disappointment, however, that the Council's preferred market housing mix, focusing on 2 and 3 bed properties, has not been achieved. However, as the desired affordable housing mix has been provided, the scheme has nevertheless been supported.

- 8.4 In conclusion it is considered the proposal is acceptable and 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.