

Application reference: 25/1026/RM

Proposal: Reserved matters approval for development of 80 dwellings and associated infrastructure including layout, scale, appearance and landscaping (outline permission 24/0511/OUT)

Site address: Land to the North of Leicester Road, Sapcote

Applicant: William Davis Homes

Case officer: Clementyne Murphy-Nelson, Development Team Leader

Recommendation: That application 25/1026/RM be approved subject to the following:

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 the approved plans
2. Permitted development rights to be removed for residential extensions and alterations to the roof for specific plots
3. Permitted development rights to be removed for conversion of garages
4. Development to be built in accordance with approved materials
5. Mitigation measures, including tree protection measures as outlined in Arboricultural Assessment to be adhered to
6. Permitted development rights removed for fencing/gates/enclosures forward of the dwelling.
7. Parking and turning facilities to be provided in accordance with plans.
8. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided.
9. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided at each shared driveway
10. Prior to above ground construction final glazing and ventilation to be submitted and agreed in writing in accordance with the submitted Noise Report.
11. Prior to construction Local Area of Play equipment to be submitted and agreed in writing
12. Prior to construction Substation design to be submitted and agreed

1. The site

- 1.1. The site comprises two arable fields bordered by existing hedgerows and trees with a point of access directly from Leicester Road, where there is already a dropped kerb and agricultural gate and entrance in situ.
- 1.2. The Site is bounded by Leicester Road and Sapcote Telephone Exchange to the southwest. Existing residential development is located immediately to the west of the Site and existing allotments are located to the northwest. Further agricultural land extends to the northwest and northeast with disused Granitethorpe Quarry located to the northern edge of the site. Sapcote Quarry with associated tree planting is located to the southeast. A Public Right of Way also runs adjacent to the northwestern boundary. Existing trees, hedgerows and scrub feature along the site boundaries.
- 1.3. The site falls gradually from the southeast to the northern corner of the Site. The site is located entirely within Flood Zone 1. Two disused quarries are located adjacent to the site. Granitethorpe Quarry to the north-west and Sapcote Quarry to the east. Both quarries are disused.
- 1.4. The site is located outside of, but adjoining, the Settlement Boundary of Sapcote, identified as a 'Medium Central Village' in the Core Strategy, and is designated as Countryside on the Local Plan Policies Map (2019).
- 1.5. There are no designated heritage assets on the site, however, there are some non-designated heritage assets (NDHAs) which bound or site adjacent to the site. Granitethorpe Cottages – six terraced red brick houses with a date plaque that reads '1875', are the only NDHA which immediately border the application site, these are located along the southern boundary. Sapcote does not have a Conservation Area.
- 1.6. There are no Tree Preservation Orders within the site or boarding the sites boundary however, there is a candidate/potential Local Wildlife Site on the southern boundary of the site close to the existing access to the field (a Mature Ash Tree).

2. The Proposal

- 2.1. On 28th November 2024, the Planning Committee resolved to approve an outline planning application (reference 24/0511/OUT) for the residential development of up to 80 dwellings and associated infrastructure, with all matters reserved except access. After completion of the Section 106 Agreement, planning permission was granted on 20th March 2025.

- 2.2. This application seeks approval for the reserved matters (appearance, layout, landscaping and scale) following the grant of outline planning permission 24/0511/OUT.
- 2.3. Access is not a reserved matter and details of the accesses (vehicular, pedestrian and cycle from a newly created access along Leicester Road) were approved at outline stage, together with associated highway improvements, including an improved footpath to the site and traffic calming measures.
- 2.4. This reserved matters application shows the erection of 80 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 has somewhat changed since the illustrative masterplan was submitted at outline stage, the perimeter blocks have been made larger overall, this is to ensure that the scheme can be designed to an adoptable standard and bin drag distances are satisfactory.
- 2.6. The open space parameters secured through the S106 agreement remain the same. With most open space being secured around the perimeter of the site, the designated Local Area of Play (LAP) space to the north western corner and SuDs feature to the north. The designated open space to the north western corner of the site also includes a small local orchard tree planting for residents.
- 2.7. The proposed highways layout shows a single central spine road running south to north with perimeter blocks to either side. The road corridor includes grassed verges and highway trees.
- 2.8. Within the development, two small cul-de-sacs/parking courts are proposed. With the exception of three dwellings, all properties within these areas are outward-facing, fronting either the main highway or an adoptable road within the development.

3. Relevant Planning History

Reference	Description	Decision	Date
24/0511/OUT	Outline Application for the residential development of up to 80 dwellings and associated infrastructure (all matters reserved except access).	Approved	20.03.2025
26/0322/DOC	Application for discharge of condition 14 (Construction	Pending	

	Environmental Management Plan) imposed on planning permission 24/0511/OUT		
26/0332/ADV	Advertisement board and 2 flags (proposed signs in relation to application 24/0511/OUT)	Pending	

4. Consultation Responses

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

The consultation response comments have been summarised. Where conditions have been proposed, they have been incorporated into the conditions set out at the beginning of this report, unless otherwise stated.

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) (7.5)

No objections

4.1.2. Environmental Services (2) (7.10)

No objections to Reserved Matters application, conditions for final glazing specification. dealing with noise, contamination, lighting and construction management being dealt with under outline conditions.

4.1.3. Housing Strategy Officer (2) (7.2)

No objections, supportive of housing mix for both affordable and market.

4.1.4. Neighbourhood Services (2)

No objections.

4.2. Leicestershire County Council Consultees

4.2.1. Archaeology (2) (7.5)

No objections.

4.2.2. Ecology (2) (7.9)

No objections.

4.2.3. Forestry

No objections, requested condition to ensure development carried out in accordance with the Arboricultural Assessment.

4.2.4. Lead Local Flood Authority (3)

No objections.

4.2.5. Local Highway Authority (2)

No objections subject to conditions in respect of parking, turning and visibility splays.

4.3. **Others**

4.3.1. Active Travel England (1)

No comments received

4.3.2. Sapcote Parish Council

No comments received.

4.3.3. Environment Agency (2)

No comments to make on reserved matters.

4.3.4. Natural England (2)

No comments to make.

4.3.5. Leicestershire Police

No objections.

4.3.6. Severn Trent Water

No comments received.

4.3.7. 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. 8 letters of representation have been received, all of which objected to the application. The objections raised the following issues:

- Highway Safety and Traffic Impact
- Pressure on Local Infrastructure and Services
- Loss of Green Space and Impact on the Local Environment

- Drainage and Flood Risk Concerns
- Cumulative Impact of Development
- Overdevelopment and Impact on Village Character
- Impact on non-designated Heritage Assets.

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. Blaby Local Plan 2025-2042 (Emerging)

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.

6.1.4. Fosse Villages Neighbourhood Plan (2021)

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

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)
- 6.6. National Design Guide - Planning practice guidance for beautiful, enduring and successful places
- 6.7. Developer Contributions SPD (2024)
- 6.8. Blaby District Council Housing Mix and Affordable Housing Supplementary Planning Document (2013)
- 6.9. Blaby Landscape and Settlement Character Assessment (2020)
- 6.10. Blaby District Council Open Space Audit (December 2015)
- 6.11. Blaby Residential Land Availability Report (March 2023)
- 6.12. Joint Strategic Flood Risk Assessment Final Report (October 2014)
- 6.13. Blaby Strategic Housing and Economic Land Availability Assessment (SHELAA) 2019
- 6.14. Leicester and Leicestershire Housing Market Area Housing and Economic Land Availability Assessment (SHELAA) 2019
- 6.15. 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 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 24/0511/OUT. This consent has determined certain parameters for the development, including a maximum of 80 dwellings and a means of access to the site
- 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, library, waste 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 14 on the outline consent requires the submission of a proposed housing mix as part of the reserved matters application. Condition 15 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.
- 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 six dwellings (7.5% above the

5% requirement) will meet M4(2) requirements, compliant with the outline permission.

Affordable housing mix:

<i>Social Rented</i>	<i>Proposed Mix</i>
1 Bed	2
2 Bed	9
3 Bed	3
4 Bed	2

<i>Shared Ownership</i>	<i>Proposed Mix</i>
2 Bed	2
3 Bed	2
Total (affordable)	20 (25%)

Market Housing:

<i>Market housing</i>	<i>Proposed Mix</i>
1 Bed	0
2 Bed	15
3 Bed	24
4 Bed	8
5 Bed	7
Bungalow	6
Total (Market)	60

- 7.2.6. The Housing Strategy Team has advised that they are satisfied with the mix and tenure proposed. They have commented that the market mix is very good and represents our need for a significant portion of the units being two-bedroom entry level market homes. The provision of six market bungalows is also welcomed.
- 7.2.7. The Housing Strategy Team has also advised that the affordable mix is one that the developer has directly liaised with the team to formulate. The provision of two larger four-bedroom homes to rent is very positive on a scheme of this size whilst also maintaining the Districts core need of two-bedroom properties to rent.
- 7.2.8. Dwellings are generally provided in clusters of four to six, however, it is acknowledged that two market dwellings separate clusters along the eastern boundary. Broadly the scheme aligns with paragraph 3.6.9 of the Housing Supplementary Planning Document (2013) of allowing no more than six dwellings within a cluster, and it considered that the affordable dwellings are spread well across the site. Blaby District Council's Housing Strategy team are supportive of the scheme and have commented that whilst one of the clusters

does not align with the exact policy position, given the advantageous market mix and all other factors being to our approval on this occasion this is accepted.

7.2.9. 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 west of the application site comprises of the built up edge of Sapcote, comprising of a variety of houses and uses, including cottages (NDHA), modern built dwellings, including new dwellings, a holiday cottage and farm/agricultural to the north west, allotments and business use. All of these buildings feature a mix of materials and heights. In this respect, the proposed layout of the development and the use types proposed would be in keeping with the character and appearance of the immediate surroundings.

7.3.3. The reserved matters proposals build on the illustrative masterplan submitted as part of the outline application. However, as outlined earlier in this report, the perimeter blocks have been enlarged under this reserved matters application due to the overuse of private drives and ensuring bin drag distances are complied with. A large proportion of the open space is located to the northwest of the site which includes open space, a small orchard for use by the community and a Local Area of Play (LAP).

7.3.4. Footpath routes through this area from the centre of Sapcote, with a singular point of entry along Leicester Road, enhancing connectivity within the site itself and providing an attractive area of green infrastructure. It is noted that there is a bridleway outside of the site along some of the western boundary. Efforts by the developer have been made to see if it was possible to connect into this however, unfortunately they do not have the legal rights to provide this as it is beyond their ownership.

7.3.5. 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, there is in regard to house types, with the 2.5 storey dwellings being located towards

the centre of the development and 2 and single storey dwellings being located on the periphery. Housing is set back from the site boundaries behind the proposed landscaping and

- 7.3.6. It is acknowledged that this development will create and define the new eastern gateway into Sapcote. However, the proposed variety of dwellings along this edge takes cues from the character of the existing properties within the village, helping to integrate the development with its surroundings. Furthermore, substantial retained and proposed vegetation will frame the eastern boundary of the site, creating a well-landscaped transition from the open countryside to the built form and ensuring a sensitive edge to the settlement.
- 7.3.7. 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 various dwellings throughout the site by integrating these within the ridge of the plot or having a projecting design. These have been positioned on prominent plots and where a property has two frontages, a dual aspect house design or additional windows have been sought to ensure good surveillance and active elevations from all aspects.
- 7.3.8. The proposed materials palette incorporates a mix of three brick types and render features in off -white on some properties. The brick types consist of Oakwood Multi, Abbeydale Red Multi and Tabasco Red. Two roof types are proposed of both a dark grey and brown tiles. All materials are evenly distributed across the site, to improve visual interest and to avoid a uniform approach. The properties that include a render feature have been positioned on visually prominent plots, to aid way finding and to promote a sense of place. A range of porch styles are proposed, including mono-pitched, flat and pitched again to enhance the architectural quality of the scheme.
- 7.3.9. 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 Leicester Road B4669 and singular holiday let to the rear, which bounds the northern boundary of the development site and is accessed via a private drive off of Leicester Road B4669. The site is also bounded by a telephone exchange building to the south which is located next to the cottages along the B4669. Granitethorpe Cottages – six terraced red brick houses classed as a NDHAs are located within the group of houses along the B4669.
- 7.4.3. The closest residential dwellings are the NDHA's located along the B4669. The closest dwelling located on the development site to these dwellings is approximately 41m away to the rear elevation of these dwellings, specifically, Nos. 50 and 52 which sit the closest on an angle to the development site. This relationship is a side to rear relationship whereby typically a separation distance of 12m is secured. As such, this separation distance is considered significantly above that usually secured and there is considered to be no overlooking or overbearing impact as a result. Moreover, there is a small parking court to the rear of the NDHA's and to the side of the proposed dwellings. Given the separation distance of approximately 26.8m at the closest point, it is not considered this addition would give rise to noise and disturbance. In addition, an evergreen hedge is to be planted behind these car parking spaces to act as an additional boundary treatment for these properties and development.
- 7.4.4. Dwellings which are located to the rear of the site are to face onto the largest area of open space and the holiday let location beyond. Between the closest dwelling and the holiday let there is an approximate separation distance of 31m, as such, there is not considered to be significant adverse effects of the occupiers for this holiday let. Moreover, a general trees are to be planted to the boundary of this holiday let to ensue that the use remains private and to ensure that no overlooking or perceived overlooking from the play space and wider public open space occurs.
- 7.4.5. 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 LAP from the nearest dwellings are approximately 17 metres at the closest point, which meet and go well beyond the standards set out with the Councils Developer Contributions Supplementary Planning Document, which require a 5-metre buffer zone. Therefore, it is 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.

7.4.6. Land levels on the site are generally flat across with some minor variation. Details of all existing and proposed levels are required to be submitted under condition 17 of the outline consent and assessment will also be necessary at that point.

7.4.7. 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 six terraced red brick houses classed, known as Granitethorpe Cottages are located on the southern boundary of the site and are classed non-designated heritage assets (NDHAs).

7.5.2. 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 Non-Designated Assets

7.5.3. The outline planning permission established the parameters for the redevelopment of fields to the east of Sapcote for up to 80 dwellings. In addition, condition 32 of the original outline permission requires the recording of archaeological remains not previously found by trial trenching to be reported in writing, recorded and archived in consultation with the County Archaeologist.

7.5.4. The reserved matters proposals include some dwellings and their parking to the southern boundary of where the NDHAs adjoins the site. As outlined there is a substantial separation distance between the proposals and the existing cottages however, it is considered that this boundary is sensitive. The Principal Planning and Conservation Officer outlines that the setting to these cottages has already been compromised to some degree by the telephone exchange building to the east of the cottages, however, the site of the exchange building has been heavily planted-up and the mature vegetation has established to largely conceal the building's view from Leicester Road.

7.5.5. Notwithstanding this, the Principal Planning and Conservation Officer advised at outline that the harm caused by the development as a whole would be at the

lower end of the scale of less than substantial, perhaps even negligible, but that any harmful impacts to the setting of a non-designated heritage asset would need to be outweighed by public benefits. The Principal Planning and Conservation Officer that any harmful impacts could potentially be screened by a robust planting scheme along the site's south-western boundary with the rear gardens of the cottages.

7.5.6. As such, and at the request by the Principal Planning and Conservation Officer an evergreen hedge is to be planted along this boundary and this has been included in the latest set of landscaping plans. An evergreen hedge is to be planted along this boundary to offer mitigation, to the NDHAs to the rear of the site.

7.5.7. 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 relates 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. It is understood that the open space 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, including open space where a footpath is located around the periphery of the site, a small orchard and large SuDs feature to the northern tip. It is considered that the layout provides 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 LAP is located in the north of the site and will comprise of pieces of equipment for children's play, consistent with the guidance provided by Fields in Trust and the Councils Developer Contributions Supplementary Planning Document. The area is to be enclosed by natural greenery with bins and benches shown.
- 7.6.6. The application has been accompanied by an updated Arboricultural Impact Assessment, Method Statement and Tree Protection Plan as required by condition 19 on the outline permission. As acknowledged at outline stage, development on the site will necessitate the removal of some vegetation to create access however, the majority of perimeter vegetation is retained and strengthened through additional native tree and hedge planting. The vegetation along the eastern boundary with the disused quarry is to be retained and additional trees planted. 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). In addition, issues were raised relating to junctions within the site, swept path analysis for 11.20m refuse vehicles and Seven Trent Water tanker and vegetation obstructing vehicular visibility splays.
- 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 visibility splays within the site for pedestrians and vehicles emerging from shared driveways.
- 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. Conditions imposed on the outline permission require details of a surface water drainage scheme to be submitted and agreed (conditions 25, 26 and 27). An application for these details are yet to be submitted.

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).

7.8.4. Further details of surface water drainage calculations and an updated surfaces plan indicating permeable paving to private drives and driveways in order to intercept the first 5mm of rainfall.

7.8.5. 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. Condition 7 imposed on the Outline permission required that a Habitat management and monitoring plan (HMMP) to be submitted and agreed under a discharge of condition application in relation to the required Biodiversity Net Gain. This is yet to be submitted by the applicant.

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 30 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 Leicester 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. The highest predicted garden noise level is 55 dB (Plot 35) with most gardens

predicted to be below the BS8233 upper guideline of 55 dB as such no additional outdoor noise mitigation is recommended. The highest recorded internal noise is 49 dB with windows open and 32dB with windows closed for dwellings nearest the noise receptors. These are to be achieved via acoustic glazing and ventilation. Specific details of the choice of glazing and ventilation are to be submitted via condition (condition 10).

- 7.10.3. 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.

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. Furthermore, condition 8 of the outline permission required that a Waste Collection Strategy to be submitted and agreed.

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 24/0511/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.