

Erection of three retirement dwellings with associated garages

Report Item No
A2

Land Adjacent To Highwinds Lower Moor Road Coleorton
Coalville Leicestershire LE67 8FN

Application Reference
16/01430/FUL

Applicant:
Mr P Harrington

Date Registered:
22 December 2016

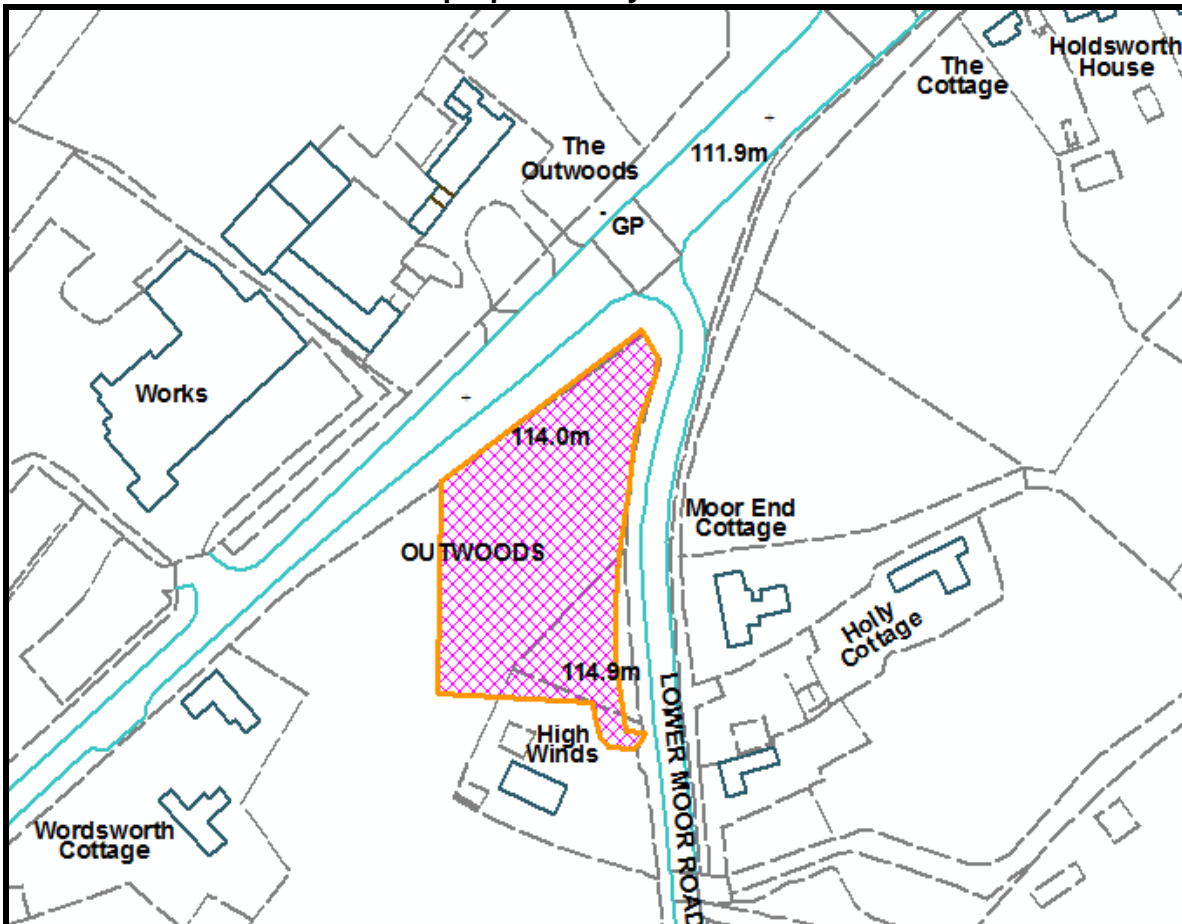
Case Officer:
Adam Mellor

Consultation Expiry:
9 February 2017

Recommendation:
REFUSE

8 Week Date:
16 February 2017
Extension of Time:
None Agreed

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS

Call In

The application is brought to the Planning Committee as the planning agent is related to a former councillor who has served within the last five years.

Proposal

Planning permission is sought for the erection of three retirement dwellings with associated garages at land adjacent to Highwinds, Lower Moor Road, Coleorton. The 0.33 hectare site is situated on the western side of Lower Moor Road and is outside the defined Limits to Development.

Consultations

A total of 26 representations have been received with 9 of those representations opposed to the development and 17 in support. A consultation response from Worthington Parish Council and Severn Trent Water are currently outstanding and will be reported to Members on the Update Sheet. All other statutory consultees have raised no objections subject to the imposition of conditions on any consent granted.

Planning Policy

The application site is outside the Limits to Development as defined in the adopted and submitted North West Leicestershire Local Plans. The application has also been assessed against the relevant policies in the NPPF, the adopted and submitted Local Plans and other relevant guidance.

Conclusion

The application site is a greenfield site situated outside the defined Limits to Development with the proposed development adversely affecting and diminishing the present open character of the environment in which it would be set and would represent an incongruous encroachment of development into the rural environment. As a result, the development would fail to protect or enhance the natural environment contrary to the environmental strand of sustainability enshrined within the NPPF, as well as Paragraph 17 of the NPPF, Policy S3 of the adopted Local Plan and Policies S2 and S3 of the submitted Local Plan. Policy S2 of the submitted Local Plan also identifies that on Lower Moor Road, Coleorton a limited amount of growth which would take place will be within the Limits to Development.

Given the focus of the development towards 'retired' people it is considered that the service provision which would be required to serve such an age demographic would not be conveniently located to the site, with the frequency of the bus service preventing access to such services in neighbouring settlements. As a consequence of this, the development of three retirement dwellings would not be socially sustainable with occupants being heavily reliant on the private car. The proposal would also be contrary to Policy S2 of the submitted Local Plan which outlines the settlement hierarchy for development.

In addition to the above, the proposal would result in three additional dwellings to the western side of Lower Moor Road which, when combined with recently approved development, would

result in an over concentration of dwellings to this side of the highway which would lead to its substantial urbanisation. The proposed layout of the dwellings would also be inconsistent with the pattern of development on this part of Lower Moor Road given the irregularity and positioning of dwellings to the immediate east. Such an urbanisation of the area to facilitate the development, along with the proposed layout, would be discordant with the overall rural character and appearance of the streetscape and therefore to its detriment. The lack of conformity and integration of the development into the streetscape is also compounded by a density of development in excess of 10 dwellings per hectare which is higher than that established in the immediate area. On this basis there would be further conflict with the environmental strand of sustainability, Paragraphs 61 and 64 of the NPPF, Policies E4, H6 and H7 of the adopted Local Plan and Policy D1 of the submitted Local Plan.

RECOMMENDATION - REFUSE.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning permission is sought for the erection of three retirement dwellings with associated garages at land adjacent to Highwinds, Lower Moor Road, Coleorton. The 0.33 hectare site is situated on the western side of Lower Moor Road, to the immediate north of Highwinds, and is outside the defined Limits to Development. It is currently utilised as grassland.

The proposed dwellings would be 3 bedroom two-storey (with habitable accommodation in the roof slope) detached types which would have floor areas of 142 square metres and utilise pitched gable ended roofs with ridge heights of 6.5 metres.

In respect of vehicular access, this would be via an existing access serving Highwinds with a new private drive being supplied to the three dwellings. Each property would be served by a detached garage which would cover a ground area of 23.76 square metres and utilise a pitched gable ended roof with a ridge height of 4.5 metres.

A planning statement, phase 1 habitat survey including an ecological survey and coal mining risk assessment have been submitted in support of the application.

Within the planning statement it is specified that the dwellings are to be provided for the retirement market, with the applicant being agreeable to a condition being imposed to restrict their occupancy to people over the age of 55.

No recent or relevant planning history was found.

2. Publicity

9 neighbours notified.

Site Notice displayed 19 January 2017.

Press Notice published Leicester Mercury 18 January 2017.

3. Summary of Consultations and Representations Received

The following summary of representations is provided. Members may inspect full copies of correspondence received on the planning file.

Leicestershire County Council - Archaeology has no objections subject to conditions.

Leicestershire County Council - Ecology has no objections subject to conditions.

Leicestershire County Council - Highways Authority has no objections subject to conditions.

NWLDC - Environmental Protection has no objections subject to conditions.

Severn Trent Water no representation received at the time of this report. Any comments will be reported to Members on the update sheet.

Worthington Parish Council no representation received at the time of this report. Any comments will be reported to Members on the update sheet.

Third Party Representations

Nine representations have been received which object to the development proposals with the comments raised summarised as follows: -

- Proposed development will impact adversely on the character of the area.
- Proposal results in a ribbon form of development.
- Development results in the loss of a greenfield site.
- If the properties are to be provided for retirement purposes this needs to be secured in perpetuity.
- Construction vehicles impact on highway safety.
- Construction noise results in detriment to amenities.
- Application site is outside the Limits to Development.
- Development is contrary to Policy S2 of the submitted Local Plan.
- Development will result in a high concentration of development at the end of Lower Moor Road which is discordant with the character of the area.
- The area lacks the relevant infrastructure to support these forms of development.
- Proposed development will result in highway safety implications.
- Design and scale of the dwellings would not be appropriate for a 'retired' person.
- There is a concern of subsidence issues on the site due to seam from New Lount Colliery.

17 representations have been received which support the development proposals with the comments raised summarised as follows: -

- Services are available to meet the needs of future residents.
- There is a need for this type of property in the area.
- Housing exists on three sides of the site.
- The design is attractive and fits into the area.

4. Relevant Planning Policy

National Policies

National Planning Policy Framework

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the NPPF. The closer the policies in the development plan to the policies in the NPPF, the greater weight they may be given.

Save where stated otherwise, the policies of the adopted Local Plan as listed in the relevant section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application.

The following sections of the NPPF are considered relevant to the determination of this application:

- Paragraph 10 (Achieving sustainable development);
- Paragraph 14 (Presumption in favour of sustainable development);
- Paragraph 17 (Core planning principles);
- Paragraph 28 (Supporting a prosperous rural economy);
- Paragraphs 32, 34 and 39 (Promoting sustainable transport);
- Paragraphs 49 and 55 (Delivering a wide choice of high quality homes);

Paragraphs 57, 60, 61 and 64 (Requiring good design);
Paragraph 103 (Meeting the challenge of climate change, flooding and coastal change);
Paragraphs 112, 118, 120 and 121 (Conserving and enhancing the natural environment);
Paragraph 141 (Conserving and enhancing the historic environment); and
Paragraphs 203 and 206 (Planning conditions and obligations).

Adopted North West Leicestershire Local Plan (2002)

The application site is outside the Limits to Development as defined in the adopted Local Plan.
The following adopted Local Plan policies are relevant to this application: -

Policy S3 - Countryside;
Policy E3 - Residential Amenities;
Policy E4 - Design;
Policy E7 - Landscaping;
Policy F1 - General Policy;
Policy F2 - Tree Planting;
Policy F3 - Landscaping and Planting;
Policy T3 - Highway Standards;
Policy T8 - Parking;
Policy H6 - Housing Density; and
Policy H7 - Housing Design.

Submitted North West Leicestershire Local Plan

The publication version of the Local Plan was agreed by Council on 28 June 2016 and submitted for examination on 4 October 2016. The weight to be attached by the decision maker to this submitted version should be commensurate to the stage reached towards adoption: -

Policy S1 - Future Housing and Economic Development Needs;
Policy S2 - Settlement Hierarchy;
Policy S3 - Countryside;
Policy D1 - Design of New Development;
Policy D2 - Amenity;
Policy H6 - House Types and Mix;
Policy IF4 - Transport Infrastructure and New Development;
Policy IF7 - Parking Provision and New Development;
Policy En1 - Nature Conservation;
Policy En3 - The National Forest;
Policy En6 - Land and Air Quality;
Policy He1 - Conservation and Enhancement of North West Leicestershire's Historic Environment;
Policy Cc2 - Water - Flood Risk; and
Policy Cc3 - Water - Sustainable Drainage Systems.

Other Policies

National Planning Practice Guidance

In March 2014 the Government published National Planning Practice Guidance (NPPG) to supplement the NPPF. The NPPG does not change national policy but offers practical guidance as to how such policy is to be applied.

6Cs Design Guide (Leicestershire County Council)

The 6Cs Design Guide sets out the County Highway Authority's requirements in respect of the

design and layout of new development.

Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System)

Circular 06/2005 sets out that local planning authorities should have regard to the EC Birds and Habitats Directive in the exercise of their planning functions in order to fulfil the requirements of the Directive in respect of the land use planning system.

5. Assessment

Principle of Development and Sustainability

In accordance with the provision of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of the application is the Development Plan which, in this instance, includes the adopted Local Plan (2002 (as amended)).

The application site lies outside the defined Limits to Development with residential dwellings not being a form of development permitted by Policy S3 of the adopted Local Plan, or Policy S3 of the submitted Local Plan. Policy S2 of the submitted Local Plan advises that the limited amount of growth permitted on Lower Moor Road, Coleorton will take place within the Limits to Development.

The NPPF requires that the District Council should be able to identify a five year supply of housing land with an additional buffer of 5% or 20% depending on its previous record of housing delivery. The Local Authority is able to demonstrate a five year supply of housing (with 20% buffer) against the requirements contained in the submitted Local Plan.

Paragraph 17 of the NPPF highlights the need to recognise the intrinsic character and beauty of the countryside, but does not specifically preclude development within the countryside. Consideration must therefore be given to whether the proposals constitute sustainable development (including in its economic, social and environmental roles) given the presumption in favour of such as set out in the NPPF. Further consideration of the proposals' compliance with the three dimensions of sustainable development is set out below.

Policy S2 of the submitted Local Plan specifies that the Lower Moor Road part of Coleorton is a 'Sustainable Village' for new residential development where a limited amount of growth will be permitted although, as identified above, this should take place within the defined Limits. Notwithstanding this fact the application site would be well related to the following services within Coleorton and Newbold which are within an acceptable walking distance of 800 metres, or 1000 metres for a school: -

- Shop/Post Office (Lower Moor Road) - 698 metres;
- Public House (Gelsmoor Inn, Rempstone Road) - 426 metres;
- School (Newbold Church of England Primary School, School Lane) - 747 metres; and
- Bus Stop for One Service (Robert Coaches Air Link Service 155 two hourly between Coalville and East Midlands Airport Monday to Saturday) - 249 metres.

A recreation ground (School Lane, Newbold) would also only be slightly in excess of the 800 metre threshold being 850 metres from the site. The walk to these services could be carried out along maintained footpaths which are well lit.

The social role, as defined in Paragraph 7 of the NPPF, requires the supply of housing to be linked to accessible local services which meet the needs of the community and support its health, social and cultural wellbeing. Whilst some services would exist within an acceptable walking distance of the application site it is acknowledged that the development is targeted at 'retired' people who are more likely to require convenient access to health, social and cultural facilities and who are more generally reliant on public transport. It is also recognised that a steep incline exists between the shop/post office and the application site, when travelling northwards, which may prevent it from being readily accessible to the target audience. Taking into account the lack of health, social and cultural facilities within the immediate area, the public house being the only 'social' facility, and irregularity of the bus service, it is considered that future occupants would be relatively isolated from services which would support their needs. This lack of ability to access basic services would weigh heavily against the development being socially sustainable as well as the conflict with Policy S2 of the submitted Local Plan.

From an environmental sustainability perspective it is noted that the application site is currently grassland and, as such, is classed as greenfield land. The site is also outside the defined Limits to Development on both the Proposals Map to the adopted and submitted Local Plans and would therefore be assessed against the criteria of Policy S3 of the adopted Local Plan and Policy S3 of the submitted Local Plan, particularly as the Local Authority is able to demonstrate a five year supply of housing against the requirements contained in the submitted Local Plan. Such policies are considered to be supported by the principles of the NPPF and the ministerial letter from Brandon Lewis of the 27th March 2015 urging Inspectors to protect the intrinsic beauty of the countryside.

It is, however, recognised that the NPPF does not necessarily preclude development on greenfield land and therefore a determination is also made as to whether the dwelling would be 'isolated' in the context of Paragraph 55, or impact adversely on the rural environment as specified at Paragraph 17 of the NPPF.

The application site comprises an open agricultural field defined by mature hedgerows and trees to its boundaries which links with the wider open fields to the immediate south-west and north-east. It is considered that the site represents one of the many 'green breaks' which exist along the northern parts of Lower Moor Road which are deemed important in containing the spread of development and emphasising the rural nature of the settlement of Coleorton. On this basis it is considered that it contributes positively to the character and appearance of the rural environment and local landscape. A development of the site for the form of development proposed, as well as its associated infrastructure, would result in an urbanisation of the site which would diminish its present open character and represent unwarranted development within the rural environment, given that there is no overriding need for this type of proposal to come forward on the land. In this circumstance it would conflict with a fundamental principle of the NPPF by virtue of its failure to protect or enhance the natural environment. As the development site is also outside the defined Limits to Development it would conflict with Policy S3 of the adopted Local Plan and Policy S3 of the submitted Local Plan.

Whilst a view is taken that the proposed development will impact adversely on the 'openness' of the rural environment, the dwellings would not be considered 'isolated' due to their relationship with Highwinds and Wordsworth Cottage, as well as the dwellings on the opposite side of Lower Moor Road to the south-east. On this basis no conflict with Paragraph 55 of the NPPF would arise.

Although it is the intentions of the application that the dwellings would be provided for 'retired people', which could be secured via a planning condition on any consent granted, no

justification or needs assessment has been provided to demonstrate why such dwellings are required in this particular settlement, as well as this particular location. It is also acknowledged that housing for retired people has already been provided in Ashby De La Zouch (such as McCarthy & Stone on Kilwardby Street), with their being a resolution to permit a further scheme in Moira (Willow Farm), settlements where this particular type of development should be focused due to their service provision and accessibility via public transport. On the basis that no needs assessment or justification has been provided limited weight has been given to this matter particularly given the substantial conflict with National and Local Plan policies specified.

To conclude, any support warranted to the economic benefits, which would be simply limited to the construction of the dwellings, would be significantly and demonstrably outweighed by the negative environmental and social sustainability impacts of the proposal. Accordingly the development cannot be considered to represent sustainable development and, therefore, the application would not be acceptable in relation to the NPPF as well as relevant policies of the adopted and submitted Local Plans.

The application site falls within Grade 4 of the Agricultural Land Classification and therefore does not represent Best and Most Versatile (BMV) land. Given this grading of the land it is considered that the proposal would not conflict with Paragraph 112 of the NPPF.

Residential Amenity

It is considered that the property most immediately impacted on as a result of the development would be Highwinds which is set to the south of the site.

Plot 1 would be the closest property to Highwinds. It would be set 21 metres from the northern corner of Highwinds which is angled so as to face towards Lower Moor Road rather than towards plot 1. Given such a separation distance, as well as the orientation of Highwinds to the application site and overall height of plot 1, it is considered that no adverse overbearing or overshadowing impacts would arise. No first floor windows would be provided in the south-eastern (side) elevation of plot 1 which would provide a direct view towards Highwinds and as a consequence there would be no adverse overlooking impacts.

Given the above conclusions the position of Highwinds would not result in any adverse implications to the future amenities of the proposed dwellings with the relationship between the plots themselves also being acceptable.

The Council's Environmental Protection Team have raised no objections to the application but have outlined that consideration should be given to the provision of noise reduction measures to the amenity and living areas for the dwellings so to reduce possible noise disturbance from Rempstone Road (B5324). It is considered that a scheme of works could be agreed as part of a planning condition which would be imposed on any consent granted.

Whilst there would be an increase in vehicular activity at the access associated with Highwinds this increase would not be significant and would not result in excessive disturbance to Highwinds, particularly as such a relationship would not be too dissimilar to that of a dwelling on a corner plot whereby roads run to two sides, which was considered to be an acceptable threshold to an acceptable standard in a 2008 appeal decision. The Council's Environmental Protection Team have also raised no objections to the application in this respect.

Overall the proposed development would accord with Paragraph 123 of the NPPF, Policy E3 of the adopted Local Plan and Policy D2 of the submitted Local Plan.

Impact on the Character and Appearance of the Streetscape

The need for good design in new residential development is outlined not only in adopted Local Plan Policies E4 and H7, as well as Policy D1 of the submitted Local Plan, but also Paragraphs 57, 60 and 61 of the NPPF.

The application site slopes marginally upwards from south to north with the western side of Lower Moor Road being largely undeveloped, Highwinds the only current property between Outwoods Lane and Rempstone Road although permission exists for three dwellings to the south of Highwinds (permitted under application reference 16/00352/FUL). In respect of the eastern side of Lower Moor Road nine dwellings exist with four being concentrated close together in a linear pattern around the junction with Aqueduct Road and the remaining five, directly opposite the application site, being separated from each other and having a degree of irregularity in their scales, orientations and proximity to Lower Moor Road.

Whilst permission was granted for three dwellings to the immediate south of Highwinds, under application reference 16/00352/FUL, it is considered that its linear layout was consistent with the pattern of development to the immediate south-east of that site, and it had a density of less than 10 dwellings per hectare. The current proposal would result in three additional dwellings to the western side of Lower Moor Road, which in general is less developed than the eastern side, and as consequence would create an over concentration of dwellings to this side of the highway which would lead to its substantial urbanisation. Along with the above, the layout of the dwellings would not be consistent with the pattern of development on this part of Lower Moor Road given the irregularity and positioning of dwellings to the immediate east of the site. It is considered that the urbanisation of the area to facilitate the development, and proposed layout of the dwellings, would be discordant with the overall rural character and appearance of the streetscape and therefore would be to its detriment. The lack of conformity and integration of the development into the streetscape is also compounded by a density of development in excess of 10 dwellings per hectare which is higher than that established in the immediate area.

There is no set design character prevalent in the area with all dwellings exhibiting differing features, given this context it is considered that the design of dwellings proposed would be acceptable and would include features which the Local Authority consider desirable (chimneys, eaves and verge detailing, brick plinth, stone cills and lintels and timber framed porches). Such features would be consistent and in keeping with properties in the immediate area which make a positive contribution to the visual amenity of the area.

It is highlighted on the submitted plans that the dwellings would utilise bricks or render to their elevations and either slate or clay tiles to the roofs. The use of such materials would be consistent with those used to neighbouring dwellings and, therefore, acceptable although a condition would be imposed, on any consent granted, for the precise materials to be agreed.

Overall the proposed development would result in conflict with the environmental strand of sustainability, as well as Paragraphs 61 and 64 of the NPPF, Policies E4, H6 and H7 of the adopted Local Plan and Policy D1 of the submitted Local Plan.

Highway Safety

The County Highways Authority have raised no objections to the application subject to conditions.

It is proposed that the three dwellings would be served via an existing access off Lower Moor Road, currently used in connection with Highwinds, which would be widened so as to accord with the guidance contained within the 6Cs Design Guide with improvements made to the visibility splays so as to ensure splays of 2.4 metres by 65 metres are provided in both directions. On the basis of such works being undertaken it is considered that vehicles exiting the site could do so in a safe and controlled manner and any vehicle entering the site whilst another vehicle exits could do so clear of the highway so as to not obstruct the free flow of traffic.

A private access drive would be provided to serve the three dwellings, internally within the site, with relevant manoeuvring facilities also being accommodated to enable vehicles to exit the site in a forward direction.

On the basis of the above, and subject to the imposition of relevant conditions to secure the works, the proposal would accord with Paragraph 32 of the NPPF, Policy T3 of the adopted Local Plan and Policy IF4 of the submitted Local Plan.

The submitted plans specify that each dwelling would be provided with a minimum of two off-street parking spaces, including a detached garage which would have sufficient internal dimensions so as to accommodate a vehicle, and this would be acceptable given the total number of bedrooms within each property. On this basis the proposal would accord with Paragraph 39 of the NPPF, Policy T8 of the adopted Local Plan and Policy IF7 of the submitted Local Plan.

Ecology

Following consideration of the submitted ecological appraisal and the information provided by the applicant relating to when the field was sprayed to kill off weeds, which consequently would also impact on any wildflower species, the County Council Ecologist has raised no objections to the application subject to the imposition of conditions on any consent granted for native species of planting to be provided as part of any landscaping scheme, and the timing for the removal of any vegetation. On this basis the proposed development would be considered compliant with Paragraph 118 of the NPPF, Circular 06/05 and Policy En1 of the submitted Local Plan.

Landscaping

The site is bounded by mature hedgerows with the majority of trees being situated off the site within the highway verges, although one tree does exist towards what would become a defined boundary of the gardens associated with plots 1 and 2. The closest forms of development to this particular tree would be the detached garages associated with the aforementioned plots, but as they would be situated outside the root protection area (RPA) of this tree, as well as the extent of its canopy spread, it is considered that no adverse impacts to the integrity of this tree would arise. The trees within the highway verge, as well as the hedges to the boundary, are also set away from the proposed development so as to ensure that their integrity would be preserved, in order to ensure that they are protected during the construction phase, a condition could be imposed on any consent granted for site specific tree and hedge protection plan to be agreed.

Notwithstanding the above, the only works proposed to the hedgerows would be part works to that along the eastern boundary of the site which would be partially removed to allow for the increase in the width of the vehicular access. Such works are considered to be relatively minor, particularly given the length of the hedgerow retained, and would not impact adversely on its long term integrity.

A condition could also be imposed on any consent granted for a landscaping scheme to be agreed so that additional planting can be provided, particularly given that the site is situated within the National Forest.

Subject to the imposition of such conditions, it is considered that the proposed development would accord with Policies E7, F1, F2 and F3 of the adopted Local Plan and Policy En3 of the submitted Local Plan.

Archaeology

The County Council Archaeologist has outlined that in 1992 a series of earthworks were surveyed within the parcel of land contained by Outwoods Lane and Lower Moor Road, which are thought to relate to coal and iron ore works undertaken around 1300 by Isabella de Hastings. The survey plan identifies that these recorded earthworks extend into the application site area and, as a consequence, there is a strong likelihood for the presence of below-ground archaeological deposits relating to the visible earthworks which have the potential to provide evidence for activity carried out on the site in the medieval period.

On this basis, the County Council Archaeologist suggests conditions should be imposed on any consent granted for a written scheme of investigation (including intrusive and non-intrusive investigation and recording) to be approved prior to the commencement of the development in order to record and advance the understanding of the historic activity undertaken in the area. Such conditions are considered reasonable given the archaeological interest in the area and because their inclusion would ensure the development is compliant with Paragraph 141 of the NPPF as well as Policy He1 of the submitted Local Plan.

Other Matters

Whilst a representation has been received raising an objection on land stability issues, it is noted that the application site is not situated within a Coal Mining Referral Area. As such, there is no reason to believe that an issue in this respect would arise particularly given the design and construction of the footings of the dwellings would be agreed under a separate building regulations process. A note to the applicant would, however, be imposed on any consent granted to advise of the sites proximity to the Coal Mining Referral Area which is to the south of the site. Subject to the imposition of such a note, it is considered that the proposal would accord with Paragraphs 120 and 121 of the NPPF as well as Policy En6 of the submitted Local Plan.

Conclusion

The application site is a greenfield site situated outside the defined Limits to Development with the proposed development adversely affecting and diminishing the present open character of the environment in which it would be set and would represent an incongruous encroachment of development into the rural environment. As a result, the development would fail to protect or enhance the natural environment contrary to the environmental strand of sustainability enshrined within the NPPF, as well as Paragraph 17 of the NPPF, Policy S3 of the adopted Local Plan and Policies S2 and S3 of the submitted Local Plan. Policy S2 of the submitted Local Plan also identifies that on Lower Moor Road, Coleorton a limited amount of growth which would take place will be within the Limits to Development.

Given the focus of the development towards 'retired' people it is considered that the service provision which would be required to serve such an age demographic would not be conveniently located to the site, with the frequency of the bus service preventing access to such services in

neighbouring settlements. As a consequence of this, the development of three retirement dwellings would not be socially sustainable with occupants being heavily reliant on the private car. The proposal would also be contrary to Policy S2 of the submitted Local Plan which outlines the settlement hierarchy for development.

In addition to the above, the proposal would result in three additional dwellings to the western side of Lower Moor Road which, when combined with recently approved development, would result in an over concentration of dwellings to this side of the highway which would lead to its substantial urbanisation. The proposed layout of the dwellings would also be inconsistent with the pattern of development on this part of Lower Moor Road given the irregularity and positioning of dwellings to the immediate east. Such an urbanisation of the area to facilitate the development, along with the proposed layout, would be discordant with the overall rural character and appearance of the streetscape and therefore to its detriment. The lack of conformity and integration of the development into the streetscape is also compounded by a density of development in excess of 10 dwellings per hectare which is higher than that established in the immediate area. On this basis there would be further conflict with the environmental strand of sustainability, Paragraphs 61 and 64 of the NPPF, Policies E4, H6 and H7 of the adopted Local Plan and Policy D1 of the submitted Local Plan.

It is therefore recommended that the application be refused.

RECOMMENDATION - REFUSE, for the following reasons;

- 1 Paragraph 7 of the National Planning Policy Framework (NPPF) defines sustainable development which includes that the planning system needs to perform an environmental role, including protecting and enhancing our natural environment and using natural resources prudently. Paragraph 17 of the NPPF states that planning decisions should recognise the intrinsic value of the countryside. Policy S3 of the adopted North West Leicestershire Local Plan and Policy S3 of the submitted North West Leicestershire Local Plan provide a presumption against non-essential residential development outside Limits to Development. Policy S3 of the submitted Local Plan states that land identified as countryside will be protected for the sake of its intrinsic character and beauty. Policy S2 of the submitted Local Plan advises that on Lower Moor Road, Coleorton a limited amount of growth will take place within the Limits to Development. The proposed development being on a greenfield site would adversely affect and diminish the present open character of the environment resulting in significant harm to the character and rural appearance in which it would be set and would represent an unwarranted and incongruous intrusion into the countryside. As a consequence the development would fail to protect or enhance the natural environment and would not therefore constitute sustainable development, contrary to the environmental strand of sustainability enshrined within the NPPF. In addition, the development would be contrary to Paragraphs 17 and 53 of the NPPF, Policy S3 of the adopted Local Plan and Policies S2 and S3 of the submitted Local Plan.
- 2 Paragraph 7 of the National Planning Policy Framework (NPPF) defines sustainable development which includes that the planning system needs to perform a social role by providing a supply of housing required to meet the needs of present and future generations with accessible local services and the support of their health, social and cultural wellbeing. Policy S2 of the submitted Local Plan advises that on Lower Moor Road, Coleorton a limited amount of growth will take place within the Limits to Development. It is considered that the service provision available within the area would not meet or cater for the needs of the 'retired' occupants that the development is

intended for with the availability of public transport preventing convenient access to neighbouring settlements where such service provision would be available. On this basis future occupants of the dwellings would be socially isolated and heavily reliant on the private car to access basic services, therefore, to permit the development would be contrary to the social strand of sustainability enshrined within the NPPF as well as Policy S2 of the submitted Local Plan.

- 3 Paragraph 7 of the National Planning Policy Framework (NPPF) defines sustainable development which includes that the planning system needs to perform an environmental role by contributing to protecting and enhancing our built and natural environment. This is further supported by Paragraphs 61 and 64 of the NPPF which outline that planning decisions should address the connections between people and places and the integration of new development into the environment, as well as refusing development that fails to do so. Policies E4, H6 and H7 of the adopted North West Leicestershire Local Plan and Policy D1 of the submitted North West Leicestershire Local Plan are consistent with the above Paragraphs of the NPPF. The proposed development, when combined with other immediate permitted development, would result in a substantial urbanisation of this area of Lower Moor Road which would be discordant with its overall rural character and detrimental to the appearance of the streetscape. It is also considered that the intended layout of the dwellings and overall density proposed would further compound the negative implications to the character of the streetscape due to its inconsistency with the irregularity and positioning of dwellings to the immediate east and spaciousness afforded to them. On this basis there would be further conflict with the environmental strand of sustainability, Paragraphs 61 and 64 of the NPPF, Policies E4, H6 and H7 of the adopted Local Plan and Policy D1 of the submitted Local Plan.