

Erection of two dwellings and associated access and parking arrangements (outline - means of access and layout for approval)

Report Item No  
A6

23 Church Hill Swannington Coalville Leicestershire LE67 8QB

Application Reference  
16/01145/OUT

Applicant:  
Mr & Mrs K Parsons

Date Registered:  
19 October 2016

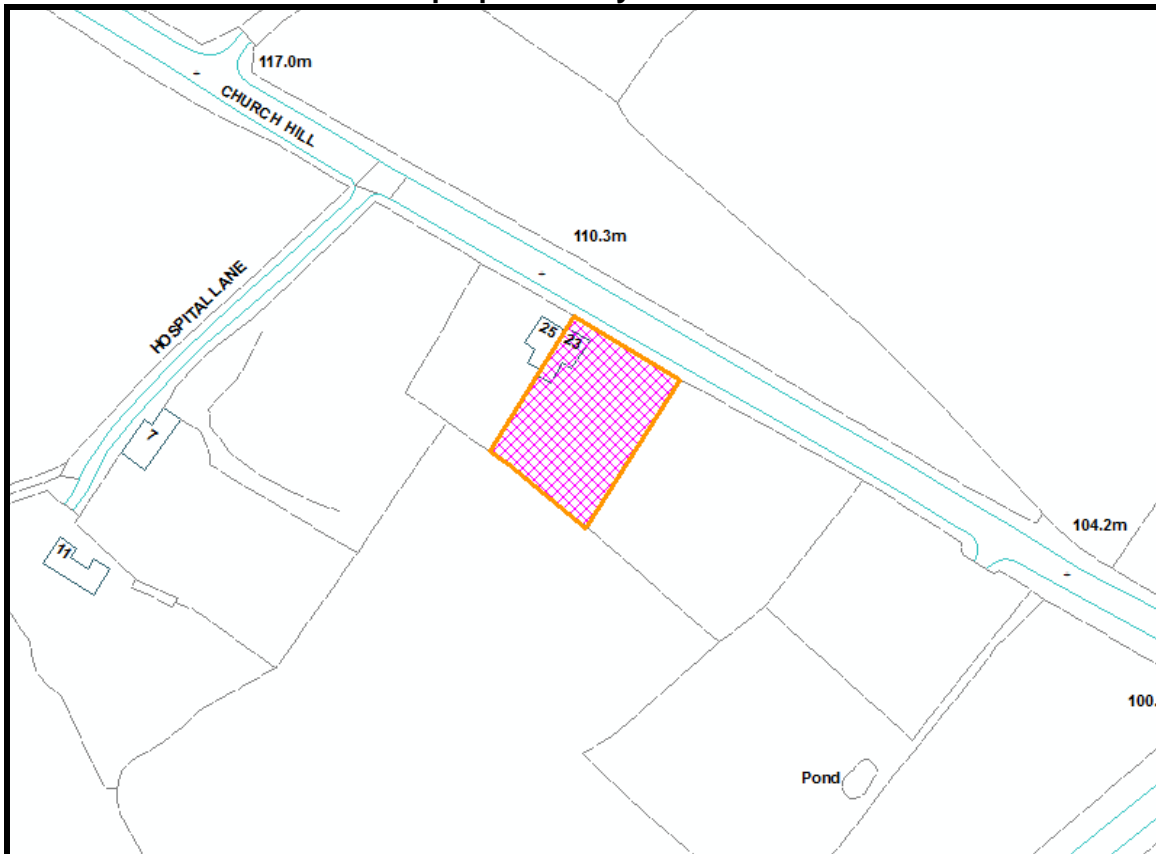
Case Officer:  
Adam Mellor

Consultation Expiry:  
16 December 2016

Recommendation:  
REFUSE

8 Week Date:  
14 December 2016  
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 at the request of Councillor Boam in order to allow the Committee to assess the 'local need' for the proposed dwellings given that they are outside the defined Limits to Development.

### **Proposal**

Outline planning permission is sought for the erection of two dwellings and associated access and parking arrangements at 23 Church Hill, Swannington with the access and layout for approval at this stage. The 0.07 hectare site is situated on the south-western side of the highway and is outside the defined Limits to Development as well as being within the Green Wedge. It is proposed that the two dwellings would meet a 'local need'.

### **Consultations**

A total of two individual representations have been received which support the development proposals. Swannington Parish Council object to the application. A consultation response is awaited from Severn Trent Water but all other statutory consultees have raised no objections subject to the imposition of conditions on any consent granted.

### **Planning Policy**

The application site lies outside the Limits to Development as defined in the adopted and submitted North West Leicestershire Local Plans, as well as being within the Green Wedge. The application has 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 which should be protected for its own sake. As a result of this 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. The proposal would also result in the provision of isolated dwellings for which no special circumstances exist, thereby conflicting with Paragraph 55 of the NPPF, with the development also adversely impacting on the Green Wedge contrary to Policy E20 of the adopted Local Plan. The location of the site would also lead to the development not being socially sustainable due to the inability to access services via means other than the private car. As the development would be on residential garden and would result in harm to the visual amenities of the rural environment it is also considered that the development would conflict with Paragraph 53 of the NPPF.

It is therefore recommended that the application be refused.

**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

Outline planning permission, with means of access and layout for approval, is sought for the erection of two dwellings and associated access and parking arrangements at 23 Church Hill, Swannington. No. 23 Church Hill is a two-storey semi-detached dwelling situated on the south-western side of the highway with the application site being 0.07 hectares in size. The site is situated outside the defined Limits to Development, with it also being on land designated as Green Wedge, and the surrounding area consists predominately of open rural landscape and woodland with dwellings being sporadically located.

The application site currently comprises garden associated with no. 23 and it is proposed that two dwellings, forming a semi-detached pair, would be provided to the south-east of no. 23 and would cover a ground area of 114.4 square metres combined. Whilst the scale is not for approval at this stage the indicative elevation details highlight that the dwellings would be two-storey in height.

In terms of vehicular access this would be achieved via the existing access associated with no. 23, which would be altered so as to accommodate the additional movements, with off-street parking and manoeuvring facilities being provided within the site.

Within a supporting statement it is specified that the dwellings are to meet a 'local need' with them being provided to accommodate the applicants' son (and partner) and daughter who currently reside in rental accommodation in Coalville.

No recent or relevant planning history was found.

### 2. Publicity

1 neighbour notified.

Site Notice displayed 25 November 2016.

Press Notice published Leicester Mercury 23 November 2016.

### 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.

**Coal Authority** has no objections subject to a condition.

**Leicestershire County Council - Archaeology** has no objections.

**Leicestershire County Council - Ecology** has no objections.

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

**NWLDC - Environmental Protection** has no objections.

**Severn Trent Water** no representation received.

**Swannington Parish Council** object to the application as the site is outside the defined Limits to Development.

### **Third Party Representations**

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

- There is a need for smaller properties in the area.
- The property is within easy reach of the local services which young families can help sustain.
- A bus service is available to neighbouring settlements.

## **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);  
Paragraph 32 (Promoting sustainable transport);  
Paragraph 34 (Promoting sustainable transport);  
Paragraph 39 (Promoting sustainable transport);  
Paragraph 49 (Delivering a wide choice of high quality homes);  
Paragraph 53 (Delivering a wide choice of high quality homes);  
Paragraph 55 (Delivering a wide choice of high quality homes);  
Paragraph 57 (Requiring good design);  
Paragraph 60 (Requiring good design);  
Paragraph 61 (Requiring good design);  
Paragraph 64 (Requiring good design);  
Paragraph 103 (Meeting the challenge of climate change, flooding and coastal change);  
Paragraph 118 (Conserving and enhancing the natural environment);  
Paragraph 120 (Conserving and enhancing the natural environment);  
Paragraph 121 (Conserving and enhancing the natural environment);  
Paragraph 203 (Planning conditions and obligations); and  
Paragraph 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 E20 - Green Wedge;  
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. As the site is within the Green Wedge then Policy E20 of the adopted Local Plan would also be of relevance with this policy prohibiting residential 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.

In assessing the social sustainability aspects of the site location consideration is given to a recent appeal decision at 85 Loughborough Road (ref: APP/G2435/W/15/3133687) which concluded that convenience goods could be purchased from a shop at Redhall Garage and that a recreation ground, village hall, public houses and a restaurant were also within walking distance of no. 85 with these services being accessed via lit pavements. It was also concluded that an hourly bus service to Coalville and Ashby De La Zouch, as well as a dedicated bus service to a secondary school, were available from a bus stop directly outside no. 85.

With regards to the application site it would be located the following distances from relevant services some of which are highlighted in the above appeal decision.

- Shop (Redhall Garage, Loughborough Road) - 412 metres;
- Church (St Georges Church, Church Hill) - 300 metres;
- Public House (New Inn, Zion Hill) - 682 metres;
- Recreation Ground (Zion Hill) - 730 metres;

A bus stop served by the service referred to in the appeal decision at 85 Loughborough Road would be 608 metres from the site.

With regards to the closest school (Swannington Church of England School, Main Street) this would be 1514 metres away, via Jeffcoats Lane, which would be well in excess of the 1000 metre threshold deemed to be a reasonable walking distance to a school in a rural environment.

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, as identified above, exist within a reasonable walking distance of the application site (being 800 metres) no raised footway is available on Station Hill with any walk being on a steep incline to Loughborough Road (A512) as well as on a highway with a speed limit of 60mph. On this basis it is considered that walking to the available services would not be desirable option for any future residents and consequently they would be heavily reliant on the private car to access basic services. Such a reliance on the private car would conflict with the social role of sustainability, as defined by the NPPF, given

that accessibility to a range of local services for future residents would be severely limited.

As residential garden to no. 23 the application site would be classed as greenfield and would be detached from the Limits to Development on both the Proposals Map to the adopted and submitted Local Plans. On this basis the proposal would be assessed against the context 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. The site is within the Green Wedge and therefore Policy E20 of the adopted Local Plan would also be of relevance. 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 dwellings would be 'isolated' in the context of Paragraph 55, or impact adversely on the rural environment as specified at Paragraph 17 of the NPPF.

Whilst the application site is residential garden associated with no. 23, it is closely associated with the open rural landscape to the north-east and south-west and a woodland area to the south-east. As a consequence it contributes positively to the open and undeveloped nature of the area which would be its defining characteristic. In addition the application site is not well related to the nearest settlement boundary where new residential development would usually be provided. A residential development for two dwellings and their associated infrastructure would result in the urbanisation of the site which would diminish its present open character and would be an incongruous encroachment into the rural environment which should be protected for its own sake. There is also no overriding need for this type of proposal to come forward on the land and consequently there is conflict with a fundamental principle of the NPPF by virtue of the failure of the development to protect or enhance the natural environment. As the application site is outside the defined Limits to Development it would also conflict with Policy S3 of both the adopted and submitted Local Plans.

It is also considered that nos. 23 and 25 Station Hill are isolated, due to their detachment from other dwellings, and therefore any new dwellings constructed on the site would also be considered 'isolated' by virtue of the site's location. No special circumstances exist for the allowance of this form of development and as such the proposal would also conflict with the intentions of Paragraph 55 of the NPPF.

The application site is also within the Green Wedge where Policy E20 of the adopted Local Plan specifies that built development will be limited to minor structures and facilities which are strictly ancillary to the use of the land. Whilst it is accepted that this Policy would not be progressed in the submitted Local Plan weight, albeit limited, was attached to it in a recent appeal decision at land to the south-east of Station Hill, Swannington (appeal ref: APP/G2435/W/16/3151499) where it was considered consistent with the NPPF by virtue of it recognising the intrinsic character and beauty of the countryside. On this basis it is concluded that the proposed development, being for residential development, would not be compliant with the aims of Policy E20. It is also considered that the circumstances of this site are substantially different to those at the site adjacent to 67 Loughborough Road permitted under application reference 16/00198/OUT for three dwellings.

There are no policies within the NPPF, adopted Local Plan or submitted Local Plan which attach any weight to a potential 'Local Need' for dwellings and as a consequence no consideration is given to this matter in the assessment of the application particularly given the substantial conflict



with National and Local Plan policies specified above.

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

The site is currently used as garden land, which is excluded from the definition of previously developed land set out in the NPPF, and therefore effectively constitutes a greenfield site. It is highlighted within the NPPF that decisions should encourage the effective use of land by re-using land that has been previously developed and that Local Planning Authorities should consider the use of policies to resist inappropriate development of residential gardens (Paragraph 53). Neither the adopted or submitted Local Plans contain a specific policy which restricts development on garden land but in the circumstances that the development is detrimental to the character and appearance of the rural landscape, as assessed above, it is considered that there would be conflict with Paragraph 53 of the NPPF.

### **Accessibility**

The County Council Highways Authority have been consulted on the application and have raised no objections subject to conditions.

As part of the proposal, alterations would be undertaken to the access in order to increase its width with replacement gates and walling also being provided. These works will enable a vehicle to enter the site whilst another vehicle exits clear of Church Hill as well as allow a vehicle to pull clear of the highway whilst the gates are opened. Within the site a sufficient area would be provided so as to enable vehicles to manoeuvre and exit the site in a forward direction. In the circumstances that the proposal would not impact severely on pedestrian or highway safety it would be considered compliant with Paragraph 32 of the NPPF, Policy T3 of the adopted Local Plan and Policy IF4 of the submitted Local Plan.

It is proposed that each dwelling would be served by two off-street parking spaces within a detached car port which would have sufficient internal measurements so as to enable a vehicle to park inside, on the basis of the 6Cs Design Guide. Given that the level of parking would be sufficient for the number of bedrooms proposed it is considered that the development would accord with Paragraph 39 of the NPPF, Policy T8 of the adopted Local Plan and Policy IF7 of the submitted Local Plan.

### **Neighbours and Future Occupants' Amenities**

It is considered that the property most immediately affected by the proposed development would be no. 23 Church Hill, to the immediate north-west of the site, which is within the ownership of the applicant's.

No. 23 contains four windows in its south-eastern (side) elevation, which serve a family room (ground floor) and bathroom, landing and bedroom (first floor). The proposed layout is for approval at this stage and this identifies that plot 1 would be set 6.4 metres from the side elevation of no. 23. Whilst the windows in the side elevation of no. 23 would be impacted on as a result of the proximity of plot 1 it is noted that only the family room and bedroom would be classed as habitable rooms, which are also served by windows in the south-eastern (rear)

elevation, and as a consequence any overbearing or overshadowing impacts which may arise would not be sufficiently detrimental as to warrant a refusal of the application. It is also acknowledged that the occupants of no. 23 have chosen to accept such a relationship given that they are the applicants. An assessment in respect of overlooking impacts to no. 23 would need to be undertaken once the scale and appearance of the dwellings was known at the reserved matters stage but, on the basis of the proposed layout, it is considered possible that a design of dwelling to plot 1 could be provided which would not result in any adverse overlooking impacts to no. 23.

In terms of future amenities it is considered that the layout would provide a satisfactory relationship between the plots themselves with their orientation to no. 23, being to the south-east, ensuring that no substantially adverse overbearing or overshadowing impacts would arise. The windows in the south-eastern (side) elevation of no. 23 would also not result in any adverse overlooking impacts arising, to plot 1 in particular, given that direct views would be onto the north-western (side) elevation of this plot rather than towards its private rear amenity area.

Overall the proposed development would accord with 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.

In terms of topography the application site slopes downwards from north-west to south-east and from south-west to north-east with mature hedgerows being present to the north-eastern, south-eastern and south-western boundaries albeit the hedge to the north-eastern (front) boundary is screened by a 1.3 metre high brick wall. Nos. 23 and 25 are orientated to address Church Hill and are set back a similar distance from the carriageway with both being previously extended with two-storey side projections designed to be subservient to the principal dwelling. The only other properties in the immediate area are nos. 7 and 11 Hospital Lane, 76 metres to the south-west of no. 25, no. 38 Church Lane, 164 metres to the north-west of no. 25 and Brook Farm, 243 metres to the south-east of no. 23.

It is noted that scale, appearance and landscaping are all included as matters to be considered at a later stage although the layout is for approval under this application. Development on this part of Church Hill is largely sporadic with dwellings on the north-eastern side being substantially detached from the highway, the exception being no. 38 Church Hill, and nos. 23 and 25 on the south-western side being as described above. The submitted layout highlights that the proposed dwellings would be orientated to address Church Hill and would have a building line consistent with that of nos. 23 and 25. The footprints of the two dwellings would also be similar to those of nos. 23 and 25 prior to their extension. Given that nos. 23 and 25 would be the two properties that the development would be viewed in connection with it is considered that the layout to be progressed would not result in detriment to the character or appearance of the streetscape. The position of the detached car ports for the new dwellings would also mimic the building line established for the parking at no. 23 and as such would not result in any adverse implications to the appearance of the streetscape.

The appearance of the dwellings would be agreed at the reserved matters stage and it is considered that at this point an appropriate design could be achieved which would accord with the Council's current design agenda. This is by responding to the positive characteristics of the

dwellings within the immediate area as well as having a National Forest identity. A scheme progressed along the details and appearance shown on the 3D visualisations is likely to be considered appropriate.

Notwithstanding the in principle objection to this proposal outlined above, overall the layout of the development is considered to be compliant with Paragraphs 57, 60 and 61 of the NPPF as well as Policy E4 of the adopted Local Plan and Policy D1 of the submitted Local Plan.

### **Ecology**

The County Ecologist has raised no objections to the proposal and considers that no ecological mitigation will be required as part of the development. In these circumstances it is considered that ecology would not act as a constraint on development and therefore it would accord with Paragraph 118 of the NPPF and Policy En1 of the submitted Local Plan.

### **Landscaping**

As the application site is situated within the National Forest a strong landscaping scheme would be a necessity for the development with Policies E7 and F2 of the adopted Local Plan, and Policy En3 of the submitted Local Plan, seeking to ensure existing vegetation is retained and enhanced. The application site is largely devoid of soft landscaping with low level hedging to the north-eastern, south-eastern and south-western boundaries being the only mature landscaping present.

The layout is for approval at this stage and it is proposed that the hedgerow to the north-eastern boundary would be removed which is not duly visible from outside the site given that it is screened by the existing wall to this boundary. On this basis its removal would be accepted given that its integrity has, to an extent, been compromised by its relationship with this wall. In respect of the hedgerows to the other boundaries these would be adequately protected given that the dwellings would be outside their root protection areas (RPAs).

On the basis that the majority of the hedgerow planting would be retained, as well as the fact that a suitable landscaping scheme could be secured under any subsequent reserved matters scheme, it is considered that the proposal would not conflict with Policies E7, F1, F2 or F3 of the adopted Local Plan or Policy En3 of the submitted Local Plan.

### **Archaeology**

The County Council Archaeologist has raised no objections to the application and considers that no archaeological mitigation would be required. On the basis that archaeology would not act as a constraint to development the proposal accords with Paragraph 141 of the NPPF and Policy He1 of the submitted Local Plan.

### **Other Matters**

The Coal Authority have assessed the Coal Mining Risk Assessment and have no objections to the development subject to the imposition of a condition on any permission granted. Subject to the imposition of this condition it is considered that the legacy of coal mining activity in the area would not act as a constraint on the development and therefore the proposal accords 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 which should be protected for its own sake. As a result of this 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. The proposal would also result in the provision of isolated dwellings for which no special circumstances exist, thereby conflicting with Paragraph 55 of the NPPF, with the development also adversely impacting on the Green Wedge contrary to Policy E20 of the adopted Local Plan. The location of the site would also lead to the development not being socially sustainable due to the inability to access services via means other than the private car. As the development would be on residential garden and would result in harm to the visual amenities of the rural environment it is also considered that the development would conflict with Paragraph 53 of the NPPF.

It is therefore recommended that the application be refused.

## **RECOMMENDATION - REFUSE, for the following reasons;**

- 1 Policy S3 of the adopted Local Plan and Policy S3 of the submitted Local Plan provide a presumption against non-essential residential development outside the Limits to Development with Paragraph 17 of the NPPF indicating that planning should recognise the intrinsic character and beauty of the countryside. Paragraph 53 advises that inappropriate development on residential gardens should be resisted with Paragraph 55 of the NPPF specifying that 'isolated' dwellings should be avoided. The proposed development being on a greenfield site would adversely affect and diminish 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 which should be protected for its own sake. As a consequence of this the development would fail to protect or enhance the natural environment. The provision of additional dwellings on the site would also result in the provision of isolated dwellings, for which no special circumstances exist, and diminish the open and undeveloped nature of the Green Wedge. As a result of the above to permit the development would be contrary to the environmental strand of sustainability enshrined within the NPPF, as well as Paragraphs 17, 53 and 55 of the NPPF, Policies S3 and E20 of the adopted Local Plan and Policies S2 and S3 of the submitted Local Plan.
  
- 2 The NPPF outlines that socially development should provide 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. Church Hill does not benefit from a raised footway, with the carriageway having a maximum speed limit, and services within proximity to the site are only accessible by walking up a steep incline to Loughborough Road. As a consequence of this future occupants of the dwellings would be socially isolated and heavily reliant on the private car to access basic services. On this basis 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.

**Notes to applicant**

- 1 Outline planning permission has been refused for this proposal for the clear reasons set out in this decision notice. It is considered that the application is not acceptable in principle and as such the Local Authority has not entered into dialogue to seek any amendments. The Local Planning Authority has therefore complied with the requirements of the National Planning Policy Framework (Paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.