

**Erection of 28 dwellings (amended house types to Plot nos. 5, 28, 30, 32, 39, 42, 44, 82, 90, 92, 99, 108, 129, 130, 131, 141, 150, 151, 152, 153, 155, 156, 157, 158, 190, 193, 194 and 198)
(reserved matters to outline planning permission ref. 13/00956/OUTM)**

**Report Item No
A2**

**Land South Of Grange Road Hugglescote Leicestershire LE67
2BT**

**Application Reference
21/00614/REMM**

**Grid Reference (E) 442928
Grid Reference (N) 312660**

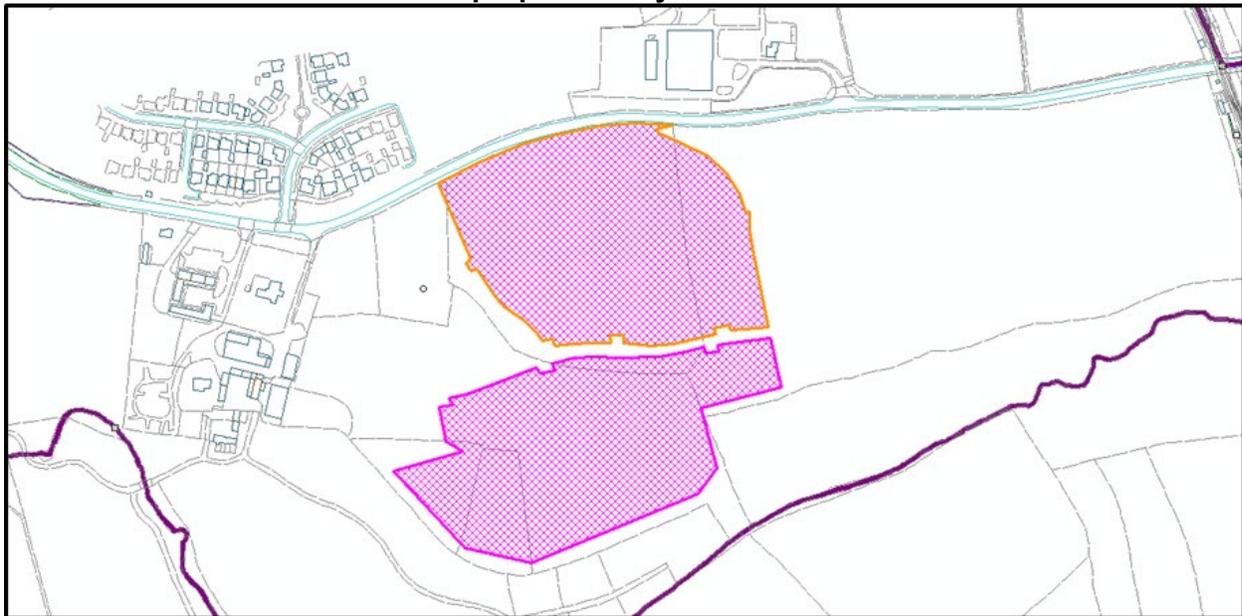
**Date Registered:
7 April 2021
Consultation Expiry:
9 July 2021
8 Week Date:
7 July 2021
Extension of Time:
31 August 2021**

**Applicant:
Redrow Homes East Midlands**

**Case Officer:
James Knightley**

**Recommendation:
PERMIT subject to S106 Agreement**

Site Location - Plan for indicative purposes only



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Executive Summary of Proposals and Recommendation

Call In

The application is referred to the Planning Committee for determination on the basis of the Planning Committee resolution of 2 December 2014 in respect of the outline planning permission for the wider South East Coalville development (ref. 13/00956/OUTM).

Proposal

This is a reserved matters application for the erection of 28 dwellings and associated development, forming part of the wider South East Coalville development.

Consultations

Concerns had initially been raised by Hugglescote and Donington le Heath Parish Council in respect of the proposals, however they have subsequently confirmed they have "no comments". No other objections have been received.

Planning Policy

The application site lies within Limits to Development as defined in the adopted Local Plan and is also identified as a site with planning permission for housing under Policy H1.

Conclusion

The proposed development is considered to represent an appropriate form of development in accordance with the outline planning permission, and would provide for an acceptable standard of design to meet the Local Planning Authority's design objectives.

RECOMMENDATION:-

PERMIT, SUBJECT TO SECTION 106 OBLIGATIONS, AND SUBJECT TO CONDITIONS

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 and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

This is a reserved matters application for the erection of 28 dwellings on two parcels of land forming part of the wider South East Coalville development (and identified as Phases A1.1 and A1.2 of the wider scheme).

The application is submitted following an earlier reserved matters approval for 203 dwellings issued on 25 November 2020, having been determined at the Planning Committee of 6 October 2020 (ref. 20/00726/REMM).

The application seeks reserved matters approval for different house types to 24 of the affected plots; the remaining four plots would be as per the existing approval, but are included within the application as their plot siting would need to be amended so as to accommodate some of the changes to house types within the 24 amended units. The overall form / layout of the development would otherwise remain as per that approved under 20/00726/REMM.

Of the 24 plots where the house type would be amended, 23 would increase in size from three to four bedrooms; the other plot would remain as a three bedroom unit.

2. Publicity

No neighbours notified
Press Notice published Leicester Mercury 28 April 2021
Site notice displayed 15 April 2021

3. Summary of Consultations and Representations Received

Hugglescote and Donington le Heath Parish Council had initially raised the following issues:

- Housing need should be considered based on the HEDNA, not 2011 census data
- More bungalows are required in the area
- Proposals increasing number of larger properties (in terms of bedroom numbers)

However, the Parish Council now confirms that it has no comments to make.

Leicestershire County Council Highway Authority has no objections subject to conditions

Third Party Representations

None

All responses from statutory consultees and third parties are available to view in full on the Council's website.

4. Relevant Planning Policy

National Policies

National Planning Policy Framework (2021)

The following sections of the National Planning Policy Framework (NPPF) are considered relevant to the determination of this application:

Paragraphs 8, 11 and 12 (Achieving sustainable development)
Paragraphs 47, 55 and 56 (Decision-making)
Paragraphs 108, 110 and 112 (Promoting sustainable transport)
Paragraphs 124 and 125 (Making effective use of land)
Paragraphs 126, 130, 131, 132, 133 and 134 (Achieving well-designed places)
Paragraph 165 (Meeting the challenge of climate change, flooding and coastal change)

Further advice is provided within the MHCLG's Planning Practice Guidance.

Adopted North West Leicestershire Local Plan (2021)

The application site lies within Limits to Development as defined in the adopted Local Plan and is also identified as a site with planning permission for housing under Policy H1 (site H1h). The following adopted Local Plan policies are considered relevant to the determination of this application:

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

Hugglescote and Donington le Heath Neighbourhood Plan - Examiner's Report

The Examiner issued his report on the submission draft Hugglescote and Donington le Heath Neighbourhood Plan on 8 July 2021. The Examiner concluded that, provided some modifications are made, the plan meets the Basic Conditions and, as such, recommended that it should proceed to referendum.

The weight to be attached by the decision maker to this submitted version should be in accordance with the approach set out in Paragraph 48 of the NPPF, having regard to the stage now reached towards adoption, the extent to which there are unresolved objections to the policies relevant to the determination of this application, and the degree to which the emerging policies are consistent with the NPPF. National Planning Practice Guidance confirms that "a local planning authority must have regard to a post-examination draft neighbourhood development plan, so far as material to the application". In view of the stage the plan has reached and the Examiner's findings, considerable weight can be attributed to its policies at this point.

The site lies within Limits to Development as defined in the Neighbourhood Plan. The Neighbourhood Plan policies listed below are considered relevant to this application.

Policy G2 - South East Coalville Development Scheme

Policy G3 - Design
 Policy H1 - Housing Mix
 Policy T2 - Residential and Public Car Parking

Other Policies

Good Design for North West Leicestershire SPD
 Leicestershire Highway Design Guide

5. Assessment

Having regard to the existing outline planning permission and reserved matters approval, it is considered that the key issues in the determination of this application relate to the impacts of the changes vis-a-vis the previously approved reserved matters scheme. Of particular relevance are considered to be the effects of the changes in terms of the design quality of the development, and in terms of housing mix.

Design and Site Layout

The proposed development would not change the overall number of dwellings on the site, and the application is submitted in the form of a number of direct substitutions of house types on specific plots within the site.

The amended scheme has been assessed by the District Council's Urban Designer who notes that the house types are similar to those previously approved; no significant changes to layout are proposed, and the scheme is considered to remain acceptable from a design point of view.

Housing Mix

In terms of housing mix issues, Local Plan Policy H6 requires a mix of housing types, size and tenure to meet the identified needs of the community. No changes to the previously approved affordable housing are proposed.

Insofar as market housing is concerned, the most up-to-date Housing and Economic Development Needs Assessment (HEDNA) sets out the appropriate range of dwelling size (in terms of numbers of bedrooms) as follows:

<i>No. of Bedrooms (%)</i>			
<i>1</i>	<i>2</i>	<i>3</i>	<i>4+</i>
0-10	30-40	45-55	10-20

The previously approved scheme provided for the following (%):

<i>No. of Bedrooms</i>			
<i>1</i>	<i>2</i>	<i>3</i>	<i>4+</i>
1.1	23.0	48.7	27.3

The proposed amendments would result in the following mix (%)

<i>No. of Bedrooms</i>			
<i>1</i>	<i>2</i>	<i>3</i>	<i>4+</i>
1.1	23.0	36.4	39.6

Insofar as the market housing is concerned, it is noted that the scheme would be weighted more towards larger units than as per the previously approved scheme (in effect as a result of the replacement of 23 three bed units with four beds). Whilst this would be contrary to the general approach encouraged by Local Plan Policy H6 and Neighbourhood Plan Policy H1, it is acknowledged that Policy H6 indicates that the HEDNA mix is one of a number of criteria to be considered when applying the policy. It is also accepted that Inspectors' decisions elsewhere in respect of housing mix have indicated that reserved matters applications cannot normally be used to secure a specific mix of house types (i.e. as housing mix is not, in itself, a reserved matter). Whilst the proposed market housing mix would not now perform as well in respect of the HEDNA, it is considered that, overall, the mix of housing on the development would be reasonable.

Other Matters

The proposed amendments do not relate to any changes to the approved street network, and no objections are accordingly raised by the County Highway Authority; all amended plots would provide for the relevant minimum car parking requirements set out in the Leicestershire Highway Design Guide and the Good Design for North West Leicestershire SPD.

At the time that the original reserved matters application was determined, the applicant entered into a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 and a deed of covenant relating to the operation of private drives (so as to enable their use as routes by waste collection vehicles and third parties, as well as precluding petitions for future adoption by the County Highway Authority). Subject to detailed advice of the District Council's Head of Legal and Support Services in respect of this matter, a supplementary agreement(s) (or similar) may be required, and is reflected in the recommendation below.

Conclusions

Whilst the proposed scheme would result in an overall change in the market housing mix for the site, and whilst it is noted that the scheme would be weighted more towards larger units than as per the previously approved scheme, it is nevertheless considered that, overall, the mix of housing on the development would remain acceptable. Approval is therefore recommended.

RECOMMENDATION- PERMIT, subject to Section 106 Obligations (or any alternative form of legal agreement as considered appropriate by the District Council's Head of Legal and Support Services), and subject to the following condition(s):

- 1 Compliance with outline planning permission
- 2 Approved plans
- 3 Landscaping (including future maintenance and management)
- 4 Hard surfacing (including provision of transition strips to proposed roads)

- 5 Materials
- 6 Boundary treatment
- 7 Hedgerow protection
- 8 Levels
- 9 Pedestrian and cycle connections (including any works to public rights of way and other routes)
- 10 Car parking
- 11 External lighting
- 12 Windows, doors, rainwater goods, utility boxes, chimneys, eaves and verges
- 13 Windows to car parking areas
- 14 Bin / recycling storage and collection points
- 15 Street name plates
- 16 Retaining walls / structures
- 17 Travel plan
- 18 Provision of signage in respect of unadopted roads / drives intended for public use
- 19 Access visibility splays
- 20 Measures to prevent drainage of surface water into the public highway