

Officer Recommendation Report

Site address: Land at Melton Road, Queniborough ,Leicestershire, LE7 3FL.

Proposal: Outline planning application for up to 220 dwellings with associated road infrastructure, landscaping, drainage and associated works (considering access from Melton Road only with all other matters reserved).

App No:

P/18/0611/2

Officer: Pat Reid

Date of Site Visit:

17/08/2018

Date of report 08/11/2018

Date authorised: 9./11./2018

By *RS*.....

Short description of proposal/site.

The application site is greenfield land on the eastern side of Queniborough and has a total area of 10.27 hectares . It comprises two fields on the northern side of Melton Road. In the centre of the site ,but outside the application site boundary ,is Three Ways Farm.

The western boundary adjoins existing residential properties on New Zealand Lane. There is open countryside to the north and east and the main built-up area of Queniborough to the south.

The application relates to a development of up to 220 dwellings with associated infrastructure. It is an outline application seeking to establish the principle of development ; the only matter for detailed consideration at this stage is the vehicular access. The single point of vehicular access is proposed from Melton Road ,between New Zealand Lane and Three Ways Farm.

An indicative layout has been submitted for information only . This shows a spine road through the site serving a series of cul-de-sacs and drives serving the development . There would be a SuDs feature and a children's play area in the north-western corner of the site.

The site is in the countryside, adjacent to the northern boundary of the Limits to Development for Queniborough.

The application is supported by :

- Design and Access Statement
- Flood Risk Assessment & Sustainable Drainage Statement
- Transport Assessment and Interim Travel Plan
- Archaeological Desk Based Assessment
- Phase 1 Ecological Appraisal
- Bat Report
- Arboricultural Assessment
- Landscape and Visual Assessment
- Phase 1 Geo-Environmental Assessment

- Consultation Statement

List of relevant Development Plan policies:

Charnwood Local Plan Core Strategy 2006-2028 (Adopted 9th November 2015)

Policy CS1 - Development Strategy - sets out the development strategy for the Borough. This includes a direction of growth which focuses housing development in locations around Loughborough and Shepshed with three Sustainable Urban Extensions. The 7 Service Centres, are identified to deliver 3,000 houses with commitments for around 3,600 houses.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change. Requires design reviews for major or sensitive developments.

Policy CS3 – Strategic Housing Needs supports an appropriate housing mix for the Borough and sets targets for affordable homes provision. In Woodhouse Eaves 40% affordable homes are sought on sites of 10 dwellings or more.

Policy CS11 – Landscape and Countryside seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

Policy CS13 – Biodiversity and Geodiversity seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

Policy CS14 - Heritage – seeks to ensure that development protects heritage assets and their setting.

Policy CS15 – Open Space, Sports and Recreation deals with open space and requires all new development to meet the standards in the open space Strategy.

Policy CS16 – Sustainable Construction and Energy supports sustainable design and construction techniques. It also encourages the effective use of land by reusing land that has been previously developed.

Policy CS17 – Sustainable Transport seeks a 6% shift from travel by private car to sustainable modes by requiring major developments to provide access to key facilities by safe and well-lit routes for walking and cycling that are integrated with the wider green infrastructure network and by securing new and enhanced bus services where new development is more than 400m walk from an existing bus stop.

Policy CS18 – The Local and Strategic Highway Network – seeks to ensure that appropriate

highway improvements are delivered and applications are supported by appropriate Transport Assessments.

Policy CS24 - Delivering Infrastructure - seeks to ensure that development contributes to the reasonable costs of on site, and where appropriate off site, infrastructure, arising from the proposal through the use of Section 106 Agreements. This is so the local impacts of developments will have been reasonably managed and mitigated.

Policy CS 25 – Presumption in Favour of Sustainable Development – sets out a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Borough of Charnwood Local Plan 1991-2006 (adopted 12th January 2004) (saved policies)

Where they have not been superseded by Core Strategy policies, previous Local Plan policies remain part of the development plan. In relation to this proposal the relevant policies are:

Policy ST/2 – Limits to Development – This policy seeks to restrict development to within the existing settlement limits to ensure that development needs can be met without harm to the countryside or other rural interests. The Limits to development distinguish between areas of development and development potential, and areas of restraint.

Policy EV/1 – Design - This seeks to ensure a high standard of design and developments which respect the character of the area, nearby occupiers, and which are compatible in mass, scale, layout, whilst using landforms and other natural features. Developments should meet the needs of all groups and create safe places for people.

Policy CT/1 - General Principles for areas of the countryside, green wedge and local separation. The policy restricts new development to that which is small-scale and where it meets certain criteria.

Policy CT/4 – Development in Areas of Local Separation (ALS) – aim to keep areas between specified settlements open and substantially free of development . This ALS is designed to prevent the coalescence of East Goscote and Queniborough.

Policy CT/2 - Developments in the Countryside – indicates in areas defined as countryside, development acceptable in principle will be permitted where it would not harm the character and appearance of the countryside and safeguards its historic, nature conservation, amenity and other local interest.

Policy TR/18 – Parking in New Development - This seeks to set the maximum standards by which development should provide for off street car parking.

Other material considerations

Housing Supplementary Planning Document (2017)

The Housing SPD was adopted in May 2017 and provides guidance to support the Local Plan Core Strategy and the saved policies of the Borough of Charnwood Local Plan in respect of Policy CS3: Strategic Housing Needs - for affordable housing and housing mix. It should be noted that guidance note HSPD 9, which deals with housing mix, has been quashed by the High Court and is no longer a material consideration in the consideration of planning applications.

Queniborough Neighbourhood Plan

Designated Neighbourhood Area 28th March 2017. Gathering information; no weight can be given to this plan at present.

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. Whilst the objectively assessed need figure remains untested in a plan making environment in the Borough and is therefore not to be relied upon at the current time, the housing mix evidence can be accorded significant weight as it reflects known demographic changes.

ARUP Green Wedges and Local Areas of Separation Study (2016)

This study commissioned by the Council provides amongst other things a review of local areas of separation and Green Wedges and how they perform against their respective objectives.

Environmental Impact Assessment Regulations (2017)

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant environmental impacts of development. For residential development the threshold to consider under Schedule 2 developments are 150 dwellings or 5 hectares (Criteria 10(b)).

List of Relevant NPPF paragraphs and PPG technical guidance, SPD, SPG, VDS, Cons AA etc.

The National Planning Policy Framework (NPPF)

The NPPF is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are 3 dimensions to this;

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 11 states that where the development plan is absent, silent or relevant policies are out-of-date, proposals should be granted permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

In terms of the remainder of the NPPF, relevant sections are as follows:

Paragraphs 102-111 Promotes sustainable modes of transport and consideration of highway implications in that only where a development results in a severe impact should it be refused.

Section 5: Delivering a wide choice of high quality homes

Paragraphs 67 -70 – requires Local Planning Authorities to significantly boost the supply of land and need for a 5 year housing land supply. Where a 5-year supply cannot be demonstrated relevant policies for the supply of housing should not be considered up-to-date.

Section 12: Achieving well-designed places

Paragraphs 124- 132 – Development is required to achieve high quality design that respects local distinctiveness and poor design should be refused.

Section 8. Promoting healthy and safe communities

Paragraphs 91 -92 : Facilitating social interaction and creating healthy, inclusive communities.

Section 14: Meeting the challenge of climate change, flooding and coastal change

Paragraphs 153 - Direct development away from areas at high risk of flooding, and it should take account of layout, landform, building orientation, massing and landscaping to minimise energy consumption.

Paragraph 163 – seeks to ensure that development is flood resilient and designs in sustainable drainage.

Section 15: Conserving and enhancing the natural environment

Paragraph 170 - Developments should promote the natural environment and safeguard protected species

Section 12: Conserving and enhancing the historic environment

Paragraph 189 - Where a site on which development is proposed includes or has the potential

to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

On decision taking the NPPF advises:

Paragraph 38: Local Planning Authorities should act in a positive and proactive manner in decision making.

Paragraph 47: Re-emphasises the primacy of the Development Plan in decision making

Paragraphs 54-56: Sets out the tests for the use of planning conditions and obligations.

Supplementary Planning Document Leading In Design

This document seeks to encourage, promote and inspire higher design standards in new development.

Relevant Planning History

P/17/2613/2 – Request for Screening Opinion - proposed residential development of up to 250 dwellings. Environmental Statement is not considered to be necessary

Comments received from

CBC Environmental Health
CBC Affordable Housing
LCC Highways
LCC Developer Contributions
LCC Lead Local Flood Authority
LCC Minerals
Historic England
Campaign to Protect Rural England
Edward Argar MP
Queniborough Parish Council
Syston Town Council
Queniborough Neighbourhood Plan Steering Group
Neighbours

Summary of comments received

CBC Environmental Health – No objections.

CBC Affordable Housing- Requires 40% affordable housing. Total of 88 units ;68 (77%) rented and 20 (23%) shared ownership.

LCC Lead Local Flood Authority - Finds the proposals generally acceptable ,subject to the submission of details and the application of various suggested conditions .

LCC Mineral Planning Authority – No objection

LCC Highways - Confirm that the residual cumulative impacts of the development can be mitigated and are not considered severe. Recommend standard conditions.

Contributions requested:

- Travel Packs (£52.85 per pack)
- 2x 6 month bus passes for each dwelling (£360.00 per pass)
- Improvements to bus stops
- Travel Plan co-ordinator
- Monitoring fee

LCC Developer Contributions – Contribution of £638,827 for primary education , £0 for secondary and £0 for special education, totalling £638,827.

Contribution of £6,640 for East Goscote Library and £11,367 for Mountsorrel Civic Amenity site

Historic England – No comments.

Campaign to Protect Rural England - Objects to the principle of development ,which would be contrary to policy and the NPPF; development would be in the countryside outside any settlement and in a Local Area of Separation ;should take account of emerging Neighbourhood Plan ; play area is poorly located and would not be overlooked;does not meet local housing need and would result in loss of valuable agricultural land.

Edward Argar MP – Supports concerns expressed by local residents, specifically contrary to policy and not small scale development ; adverse impact upon highway safety; adverse impact upon Local Area of Separation; inadequate local infrastructure to support the proposal and would be reasonable to refuse even in the absence of a 5 year supply of housing land. Application should be refused.

Queniborough PC – Contrary to policy and permission has already been granted in this area for a disproportionate quantity of new housing; exacerbate existing highways and road safety problems and question assessment submitted in support of application ; impact upon countryside and Local Area of Separation ; impact upon ecology; site subject to flooding; impact upon wider area including East Goscote, Barkby and Syston; support objections from local community .

East Goscote PC – Objects to the application because village is an unsustainable location for this scale of development; exacerbate existing highways and road safety problems; development would be in a Local Area of Separation ;site floods ; inadequate infrastructure, particularly drainage.

Syston TC – Adverse impact upon infrastructure and local economy; exacerbate existing highways problems; local health centre has insufficient capacity; local schools have insufficient capacity; loss of Local Area of Separation ;cumulative impact of a number of major proposals in this area and need for developer contribution towards youth facilities to mitigate impact of development.

Queniborough Neighbourhood Plan Steering Group – Contrary to planning policy ;area has

already taken disproportionate quantity of new housing; exacerbate existing highways problems and over reliance on use of private cars; inadequate local facilities and infrastructure for this scale of development; unacceptable even in the absence of a 5 year supply of housing land; loss of Area of Local Separation and adverse impact upon biodiversity .

Barkby and Barkby Thorpe Parishes Action Group – Exacerbate existing highways problems; inadequate local services and infrastructure; contrary to policy and adverse impact upon landscape.

Neighbours – 44 letters of objection from local residents.

Summary of grounds of objection :

- Contrary to spatial strategy and associated policies.
- Contrary to policy and should be resisted even without a 5 year housing land supply (NOTE: Most of the comments were received before the publication to the new NPPF in July 2018, before which date the council could not demonstrate a 5 year housing land supply).
- Better locations elsewhere in the Borough for this scale of development.
- Unsustainable proposal .
- Contrary to policy as neither small scale nor within defined limits.
- Adverse impact upon area of separation ,resulting in loss of identity for Queniborough .
- Adverse impact upon character and appearance of the area.
- Loss of agricultural land.
- 'Other Settlements' ,particularly those in this part of the Borough ,have already made a major contribution to meeting housing needs. No need for further development in these locations.
- Inadequate local infrastructure and services ; development would exacerbate existing problems.
- Poor drainage; development would result in flooding .
- Development would generate additional traffic to the detriment of highway safety in the area.
- Exacerbate existing highways problems.
- Increased air pollution .
- General disturbance and adverse impact upon residential amenity of neighbours.
- Adverse impact upon flora and fauna.
- Loss of trees and hedges.
- Applicant's public consultation exercise was inadequate.
- Any benefits do not outweigh the harm.

Letter from one neighbour ,not objecting ,stating that they would prefer bungalows adjacent to their boundary .

List material planning considerations

- Principle of Development
- Impact upon the Area of Local Separation between Queniborough and East Goscote
- Impact upon the Amenity of Occupiers of Neighbouring Properties
- Transport and Highway Impact and Promoting Sustainable Travel Choices
- S106 Contributions

- Flood Risk and Drainage
- Biodiversity
- Best and Most Versatile Land

List none material planning matters that have been raised.

None raised

Consideration and Recommendation:

Principle of Development

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted development plan unless material considerations indicate otherwise. The development plan for Charnwood comprises the Core Strategy and those saved policies within the Local Plan which have not been superseded by the Core Strategy.

The vision for the Borough as set out in the Charnwood Local Plan 2011-2028 Core Strategy (2015) confirms that by the end of the plan period Charnwood will be one of the most desirable places to live, work and visit in the East Midlands. To achieve this development will have been managed to improve the economy, quality of life and the environment.

Policy CS1 of the Core Strategy sets out a settlement hierarchy for the Borough and the criteria for the considering proposals within individual tiers of settlements. Queniborough is defined as an Other Settlement, a settlement that does not have access to a good range of services or facilities compared to other settlements and where residents rely largely on the private car for their day to day needs.

CS1 is an expression of a sustainable growth pattern for the Borough. It takes the form of a hierarchical, sequential approach guiding development first to the northern edge of Leicester, then to Loughborough and Shepshed before directing development to Service Centres and then Other Settlements, such as Queniborough. In doing so it provides for at least 500 new homes within settlement boundaries of Other Settlements between 2011 and 2028.

In the period between the base date of 2011 and the latest full monitoring period of 31st March 2018 approximately 644 homes have been committed within Other Settlements, this is almost 30% more homes than provided for in the Core Strategy for Other Settlements. The Council is also able to demonstrate that it has 5.93 years supply of housing land.

The application site is outside the limits to development of Queniborough and within countryside. The supporting text to Policy CS1 states that some small scale infill development to meet local needs may be acceptable in Other Settlements. It must be noted that Policy CS1 carries full weight.

To be considered small scale, a development should be appropriate in size for the village they are in and the character of the site's location and surroundings. This could include single or small groups of homes or businesses that are developed through the conversion of existing buildings or on infill plots. Any development that increases the need to travel by car

will not be considered to be acceptable small-scale development.

A development of 220 dwellings located outside a village of less than 1,000 dwellings is not considered to be small-scale. Nor is the site within the village development limits as defined within saved Local Plan Policy ST/2. The proposal is a greenfield site within countryside, a location where housing development is ordinarily strictly controlled unless there are exceptional circumstances. The proposal is therefore contrary to saved development plan policies ST/2, and CT/1 and CT/2 of the Borough of Charnwood Local Plan 2004. While they are consistent with the broad aims of the NPPF, only moderate weight can be afforded to these saved policies as they are more than 5 years old.

With regard to the requirement to make effective use of land, this site is greenfield. Paragraph 117 of the NPPF also supports the view that the development of previously developed land should be encouraged.

In this case, as there is no shortfall in the published five year housing land and it has not been demonstrated that the release of this greenfield site is necessary. The application is proposing major residential development on the edge of the existing village and outside the identified limits to development for Queniborough.

Policy ST/2 defines the limits to development. Saved Local Plan policies CT/1 and CT/2 set out general principles and detailed criteria to be applied to development in the countryside. This site is in the countryside, outside the development limits of Queniborough with no proven local need, contrary to these policies.

From the above assessment, it is concluded that the proposed development in this location is unacceptable in principle and that a major development on this site would conflict with Policy CS1 of the Core Strategy and saved policies ST/2, CT/1 and CT/2 of the Borough of Charnwood Local Plan 2004.

Impact upon the Area of Local Separation between Queniborough and East Goscote

Saved local plan policy CT/1 sets out the general principles for development in the countryside, green wedge and areas of local separation. Policy CT/4 aims to keep the Areas of Local Separation (ALS) open and substantially free of development. Development in these areas will only be permitted where the predominantly open and undeveloped character of the area is retained and where any already narrow gaps between settlements are not reduced.

The application site is within the ALS which is designed to prevent the coalescence of Syston and Queniborough (ALS-j). The area to the north of Queniborough, which includes the application site is also, effectively, part of the ALS which separates East Goscote from Queniborough (ALS - i). Both of these ALS have a common function in relation to maintaining an area of separation between Queniborough and East Goscote.

It is necessary to consider whether this development would be harmful to the overall purpose, integrity and character of these ALS. This 10 hectares site occupies a substantial portion of the open, undeveloped countryside between East Goscote, Syston and Queniborough.

Melton Road ,which defines the northern boundary of the built-up area of Queniborough is approximately 400 metres south of the southern edge of the built-up area of East Goscote, which is defined by Long Furrow. The proposed development would reduce this undeveloped area of separation to approximately 170 metres.

This scale of development , in this relatively narrow undeveloped corridor between Queniborough and East Goscote,would have a significantly adverse impact upon the integrity of the ALS and the undeveloped appearance of the land on either side of the A607.

The existing development of New Zealand Lane, which bounds the western boundary of the site, is almost equally as close to East Goscote as the proposed northern boundary of the application site. This is an historic, incongruous finger of development extending into the countryside north of Melton Road ,which does have an impact upon the undeveloped character of the ALS. The proposed development would compound this incongruity . This is because it is a significantly larger development than New Zealand Lane and it is closer to the A607 Queniborough Roundabout ,thereby dominating the narrower area of land between Queniborough and East Goscote.

It is noted that in 2016 the council commissioned a review of the Green Wedges and ALS and how they perform against their respective objectives. It concluded that the two ALS between Queniborough and East Goscote were strongly bounded by defensible features . The proposal would have an adverse impact upon the integrity of these ALS.

It suggested that there was an opportunity to extend ALS- j into an area north of Gaddesby Brook. This is 800 metres east of the application site and would have no bearing on this proposal .

In summary ,this scale of development in this location would not retain the predominantly open and undeveloped character of the area and the already narrow gap between Queniborough and East Goscote would be reduced, contrary to saved policies CT/1 and CT/4.

Impact on the Amenity of Occupiers of Neighbouring Properties

The site is bounded to the west by existing residential development on New Zealand Lane and the proposed development would wrap around the dwellings associated with Three Ways Farm.

The indicative development framework illustrates that the site could accommodate 220 dwellings with substantial landscaping to the boundaries ,especially the western boundary with New Zealand Lane. While no details have been provided at this stage, there is no reason to doubt that a satisfactory layout of the site could be achieved , with acceptable distances between existing and proposed dwellings.

Existing dwellings to the south are separated from the site by Melton Road and, consequently, there would no significant impact upon the residential amenities of these neighbours.

It is considered that the development could comply with policy CS 2 of the Core Strategy and it is likely that a design and layout could be achieved that would not have a detrimental impact

on residential amenity in terms of loss of light ,over dominance or loss of privacy. A design review ,as required by policy CS2 ,would assist in this assessment.

Transport and Highway Impact and Promoting Sustainable Travel Choices

In accordance with Policies CS17 and CS18 of the Core Strategy and Policy TR/18 of the Local Plan, applicants need to demonstrate sustainable travel options and demonstrate that a safe and suitable access can be provided.

The Highway Authority has assessed the Transport Assessment and Travel Plan submitted in support of the application . They have raised no objection to either the detailed design of the proposed access or the likely impact of the proposal upon the wider highway network.

The access to the application site is from Melton Road. It is noted that before the construction of the A067 bypass, Melton Road served as the main north-south link, carrying significant volumes of traffic. Consequently ,while it has been downgraded ,it is a reasonably straight road which it is considered can satisfactorily accommodate the additional traffic which would be generated by this proposal .

The proposal would not have a detrimental impact on highway safety and therefore the application would comply with policy TR/18 of the Borough of Charnwood Local Plan and the NPPF.

S106 Developer Contributions

Policies CS3, CS13, CS15, CS17 and CS24 of the Core Strategy requires the delivery of appropriate infrastructure to meet the aspirations of sustainable development either on site or through appropriate contribution towards infrastructure off-site relating to a range of services. This would be in accordance with the Framework and Community Infrastructure Levy (CIL) Regulations to mitigate to the impact of the proposals.

The following table is a summary of the requests for developer contributions which have been received .The applicants have agreed to make these contributions.

Organisation Requesting Contribution	Amount	Location of Spend	CIL Assessment
Housing Strategy Manager	40% Affordable Housing at a suggested tenure mix of 77% Affordable Rent: 23% Shared Ownership is sought.	On site	The proposals are required to make the development acceptable and have been calculated based on housing need and in accordance with Core Strategy Policy CS3, the Housing SPD and Housing Waiting Lists. Recommendation: CIL Compliant.

Leicestershire County Council Library Services and East Goscote Community Library	£6,640	East Goscote Library based on 1 bedroom houses/apartments @ £15.09 per house/apartment, 2+ bedroom houses/apartments @ £30.18 per house/apartment, 1 bedroom student dwelling @ £10.06 per house/apartment. The contribution is sought for for research e.g. books, audio books, etc. for loan and reference use to account for additional use from the proposed development. It will be placed under project no. EAS001. There are currently two other obligations under EAS001 that have been submitted for approval.	This library would be relied upon by the future residents. There are currently no pooling concerns with regard to the obligations under EAS001 Recommendation: CIL Compliant.
Leicestershire County Council - Civic Amenity	£11,367	To increase capacity at Mountsorrel Civic Amenity site. It will be placed under project no. MOU001.	This is the closest civic amenity site to Queniborough and would be relied upon by the future residents. There are currently no pooling concerns with regard to the obligations under MOU001. Recommendation: CIL Compliant.
Leicestershire County Council - Education Services	£638,827 to Primary School Sector No contribution is sought to Secondary or Special School Sectors	In order to provide the additional primary school places anticipated by the proposed development the County Council would request a contribution for the Primary School sector.	To overcome deficit of 52.8 primary school places at Queniborough C of E Primary School. Recommendation: CIL compliant
Leicestershire County Council - Highways		Travel Packs	This would assist in promoting sustainable transport choices and the delivery of sustainable

			transport aims. Recommendation: CIL Compliant.
		Bus Passes	This would assist in promoting sustainable transport choices and the delivery of sustainable transport aims. Recommendation: CIL Compliant.
		Improvements to two bus stops	This would assist in promoting sustainable transport choices and the delivery of sustainable transport aims. Recommendation: CIL Compliant.
		Travel Plan Co-ordinator and monitoring fee	This would assist in promoting sustainable transport choices and the delivery of sustainable transport aims. Recommendation: CIL Compliant.

These contributions would provide adequate mitigation for the impact of this development upon local services and facilities and would comply with policies CS3, CS13, CS15, CS17 and CS24 of the Core Strategy.

Flood Risk and Drainage

The applicants have submitted a Flood Risk Assessment and ,subject to conditions ,the Lead Local Flood Authority have no objection to the application . The indicative layout includes a drainage basin and swales which could form part of a SuDs scheme for the drainage of the site.

Biodiversity

The ecological appraisal which has been submitted with the application is considered to present a reasonable assessment of the likely impact of the proposal. More information is required to make more informed recommendations ,but on the basis of the indicative layout there appears to be sufficient scope to adequately mitigate the impact of this development.

Best and Most Versatile Land

The NPPF defines the best and most versatile land as grades 1,2 and 3a. Core Strategy CS16

supports development that protects environmental resources, including the most versatile agricultural land.

Most of the site is grade 3b agricultural land, with limited areas of grade 3a in the east and west of the site. Consequently, the proposal would result in the loss of some valued natural resources, contrary to Policy CS16. It is considered that the loss of this limited quantity of grade 3a agricultural land is insufficient reason to refuse planning permission.

Planning Balance and Conclusion

Overall, the proposal has been carefully assessed against the comments and consultation responses received and the policies of the Development Plan and the National Planning Policy Framework.

The application would contribute 220 dwellings to the Council's Housing Land Supply, including 40% affordable housing. Even with a 5 year housing land supply this must be given some weight .

The development would support jobs and the local economy, during construction and with lasting benefits of expenditure and employment of residents. The expenditure of residents would support local services .

Negatively, it is considered that the proposal is fundamentally at odds with the Council's spatial strategy. This is expressed in Policy CS1, which can be afforded full weight in the determination of this application. There would be a significant adverse impact upon the character and appearance of the countryside and landscape setting of Queniborough , contrary to Policy CS11. The proposal would also result in the loss of an area of the best and most versatile agricultural land, contrary to Policy CS16.

644 dwellings are committed in the " Other Settlements " in accordance with the spatial strategy . The 500 dwellings referred to Policy CS1 is not a cap for development in "Other Settlements", but it is indicative of the scale of growth expected in this tier of settlement. This proposal should be determined in light of the particular settlement under consideration . There are approximately 1,000 dwellings in Queniborough and it is considered that in this context the provision of a further 220 is not small scale.

The application is therefore recommended for refusal of planning permission .

Recommendation:

Refuse for the following reasons:

1.The general thrust of both local and national policy is to support sustainable development and of development that would promote the health and well-being of communities. Policy CS 1 of the adopted Charnwood Local Plan 2011 to 2028 Core Strategy relates to the hierarchy of sustainability of settlements in the Borough as locations for new development. The application site lies outside the limits to development of Queniborough , which is identified by Policy CS 1 as being in the 'Other Settlement ' category of its settlement hierarchy. Policy CS 1 makes provision to meet the local social and economic need for development in 'Other Settlements' by responding positively to small scale opportunities within defined limits to development. The proposal is not small scale and not

within the settlement boundary and neither has a local housing need been demonstrated. As such, the proposal is considered to be contrary to the Adopted Local Plan Core Strategy 2011-28 Policies CS 1 and CS 25, which both seek to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. Furthermore it is contrary to Policies CT/1,CT/2 and ST/2 of the Adopted Borough of Charnwood Local Plan 1991-2006 and no material considerations have been advanced that warrant setting aside the provisions of the Development Plan.

2. The proposed development would cause substantive and significant harm to the Area of Local Separation between Queniborough and East Goscote. Due to the scale and location of the development it would not ensure that the predominantly open and undeveloped character of the area is retained and it would reduce the already narrow gap between Queniborough and East Goscote. As such, the proposal is considered to be contrary to Policies CT/1 and CT/4 of the Adopted Borough of Charnwood Local Plan 1991-2006 and the aims and objectives of the National Planning Policy Framework. No material considerations have been advanced by the applicant to warrant setting aside the provisions of the Development Plan and the identified harm from the development would outweigh any benefits arising from the proposal.