

**Planning Committee 25<sup>th</sup> July 2023**  
**Report of the Head of Planning (Development Management)**

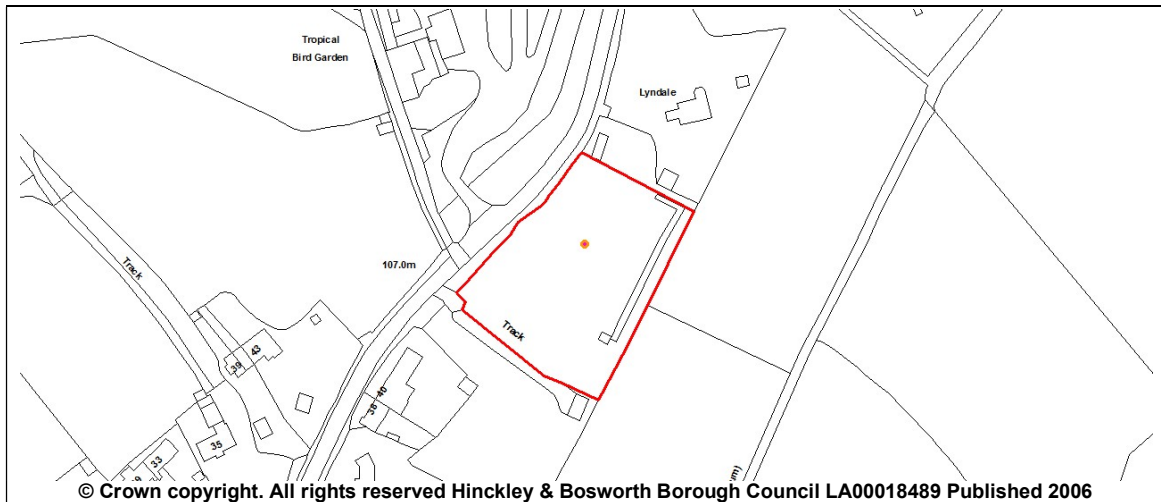
**Planning Ref: 23/00445/OUT**  
**Applicant: Mr and Mrs Kelly**  
**Ward: Newbold Verdon with Desford and Peckleton**



Hinckley & Bosworth  
Borough Council

**Site: Lyndale, Lindridge Lane, Desford, Leicester**

**Proposal: Outline Application for proposed erection of 4 dwellinghouses with associated garages (all matters reserved except for access)**



## **1. Recommendations**

1.1. **Refuse planning permission** for the reasons at the end of this report.

## **2. Planning application description**

2.1. The application seeks outline planning permission for the erection of four detached dwellings and detached garages on land at Lyndale, Lindridge lane, Desford. The only matter for detailed consideration at this stage is access. All other details are reserved.

2.2. A new vehicular access is proposed from Lindridge Lane, and the indicative layout suggests that a pedestrian footpath would be extended to link the site to the existing network.

2.3. The application is accompanied by the following reports and documents:

- Transport Assessment
- Tree Survey, Tree Report and Constraints Plan
- Biodiversity Net Gain Assessment
- Design and Access Statement

## **3. Description of the site and surrounding area**

3.1. The site is located to the North of Desford and is accessed via Lindridge Lane. It has an area of approximately 1.16 Acres and is broadly rectangular in shape, lying approximately 700m north of Desford Village Centre. Directly opposite the site is

Tropical Birdland, with dwellings occupying the land on both sides of Lindridge Lane to the southwest. To the north is Lyndale, farm buildings and a redundant sewerage works. The site lies within the countryside and outside of the settlement boundary of Desford.

- 3.2. The site currently occupies a dense line of trees across the boundary with Lindridge Lane and the southern boundary of the site, along with groups of mature trees and bushes dispersed around the site. Along the eastern boundary there is an existing ditch, barbwire fence and hedgerows overlooking open fields with the existing outbuildings of the Cattery. The Lyndale Boarding Cattery was trading for numerous years but has now ceased operation.

#### **4. Relevant planning history**

- 4.1. The application site has the following relevant planning history:

##### **22/00569/OUT**

- Outline application for proposed erection of up to 4 no. dwellinghouses with associated garages (all matters reserved except for access)
- Withdrawn
- 05.01.2023

#### **5. Publicity**

- 5.1. Neighbours of four neighbouring properties have been notified of the application. In addition, the application has been advertised by means of a site notice.

- 5.2. One objection has been received making the following comments:

- Outside the settlement boundary
- Exacerbates ribbon development along Lindridge Lane
- No footpath to the proposed development
- Poor visibility on access

#### **6. Consultation**

- 6.1. Desford Parish Council – supports the application: If this had been submitted for the call for sites, we would have carried out an Strategic Site Analysis and extended the settlement boundary to accommodate this plot as it aligns with our desire for small developments. The neighbouring plot is already included as an allocated site in the draft review of the Neighbourhood Plan.

- 6.2. LCC Highway Authority – No objection subject to conditions: The applicant proposed the formation of a new access onto Lindridge Lane which is an adopted 'C' classified road subject to a 60-mph speed limit. Approximately 50 metres to the south of the proposed access Lindridge Lane becomes subject to a 30-mph speed limit as the lane enters the village of Desford. The new access is proposed to be approximately 20 metres south of the existing access and approximately 17 metres north of the access for the Tropical Birdland centre on the opposite side of the carriageway.

The Applicant has advised of the intention to retain the existing access which will serve the existing dwelling only as the cattery business is to cease trading. Ardent Consulting Engineers drawing No. 2202690-001 shows a 15-metre-wide access where it meets the public highway which then reduces to five metres in width upon

entering the site and a six metre junction radii. Within the site the private drive widens to 6.2 metres as it turns to head south in order to accommodate refuse vehicles which the Applicant proposes will enter the site to serve the dwellings. The LHA confirm that the proposed access accords with Part 3, Paragraph 3.192 of the Leicestershire Highways Design Guide (LHDG) and is suitable to serve four dwellings.

Also shown on the aforementioned drawing is a vehicular visibility splay of 75 metres from a setback distance of 2.4 metres to the south and 84 metres from a setback distance of 2.4 metres to the north. The above visibility splays have been informed by a speed survey undertaken 19 May 2022 by Ardent Consulting Engineers which recorded a northbound 85th percentile speed of 37.7mph and a southbound 85th percentile speed of 40.7mph. The LHA accept the proposed vehicular visibility splays. Approximately 40 metres south of the new access the Applicant proposes the formation of a pedestrian access into the site. Also proposed is the creation of nine metres of public footway with dropped kerbs and tactile paving on either side of the carriageway to enable pedestrians to cross Lindridge Lane and join the existing footway into Desford. The LHA request that the footway is designed and constructed in accordance with Leicestershire County standard drawings.

- 6.3. LCC Ecology – No objection subject to condition requiring an ecological mitigation, compensation and enhancement strategy. The proposals do not achieve the 10% net gain but are close (especially when combining hedgerow and area habitats). Whilst in the future it will become mandatory to achieve a 10% net gain, in this circumstance given the small scale of the development (and the relatively low value habitats present), suitable attempts have been made to achieve net gain and 10% net gain is not enforced. Enhancements for protected and priority species should be incorporated within the development in addition to the habitat enhancements to maximise biodiversity.
- 6.4. LCC Archaeology – A condition requiring a programme of archaeological work is required prior to any development, including demolition, taking place.
- 6.5. HBBC Waste – No objections subject to a condition regarding waste and recycling storage and collection.
- 6.6. HBBC Drainage – No objection subject to pre-commencement condition regarding surface water drainage.
- 6.7. HBBC Environmental Services – no objection
- 6.8. LCC Arboricultural Officer – The proposed development does not impact on any LCC Tree Preservation Orders, as such no comments are made in support or opposition to the proposal.

## **7. Policy**

- 7.1. Core Strategy (2009)
  - Policy 7: Key Rural Centres
  - Policy 16: Housing Density, Mix and Design
- 7.2. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM25: Community Facilities

7.3. Desford Neighbourhood Plan (Made May 2021)

- Policy H1: Settlement Boundary
- Policy H5: Housing Mix
- Policy H6: Windfall Site Development
- Policy H7: Housing Design
- Policy ENV3: Biodiversity General
- Policy ENV7: Renewable Energy Infrastructure
- Policy T1: Traffic Management
- Policy T3: Electric Vehicles

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.5. Other relevant guidance

- Good Design Guide (2020)
- Highway Design Guide
- Landscape Character Assessment (2017)

## 8. Appraisal

8.1. It is considered that the key issues in the determination of this application are:

- Principle of Development
- Design and Impact upon the Character of the Area
- Residential Amenity
- Highway Safety
- Flood Risk and Drainage
- Ecology, Biodiversity and Trees

### Principle of Development

8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) July 2021) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

8.3. Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development,

and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) (CS), the Site Allocations and Development Management Policies DPD (2016) (SADMP) and the Desford Neighbourhood Plan.

- 8.4. According to paragraph 14 of the NPPF, in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided that a number of criteria apply. One of these criteria is that the Neighbourhood Plan became part of the development plan two years or less before the date on which the decision is made. In this case, as the neighbourhood plan was made in May 2021, it is now more than two years old and therefore paragraph 14 does not apply.
- 8.5. Following two recent planning inquiries in November//December 2022 (Land at Sketchley Lane, Burbage) and February 2023 (Land east of The Common, Barwell) the Council has agreed through a statement of common ground a revised position on its 5-year housing land supply. The current figure is 4.76-year supply as of 31 March 2022. This is below the current published figure of 4.89-years as of 31 March 2022, with it being demonstrated that a single site of 61 dwellings is not currently considered to be deliverable within the 5-year period. This revised figure of 4.76 years was agreed through the Inquiries and accepted by the Inspectors.
- 8.6. Desford is defined as a Key Rural Centre within the Borough of Hinckley. The Core Strategy sets out that Key Rural Centres are villages with populations over 1,500 and have a primary school, local shop, post office, GP, community facilities, employment opportunities, and a 6 day/week bus service.
- 8.7. As set out above the site lies adjacent to but outside of the settlement boundary for the village. Therefore, the site lies within the countryside and Policy DM4 of the SADMP is applicable. Policy DM4 states that that the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:
  - It is for outdoor sport or recreation purposes, and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
  - The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
  - It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
  - It relates to the provision of stand-alone renewable energy developments; or
  - It relates to the provision of accommodation for a rural worker;And
  - It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
  - It does not undermine the physical and perceived separation and open character between settlements; and
  - It does not create or exacerbate ribbon development

- 8.8. Policy H1 of the Desford Neighbourhood Plan states that land outside of the defined settlement boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policy.
- 8.9. The proposed development does not fall within any category of sustainable development that is considered acceptable in the countryside. The proposal is not supported by either Policy DM4 of the SADMP or Policy H1 of the DNP. The purpose of these policies is to protect the intrinsic beauty, open character, and landscape character of the countryside, and therefore the proposal is in direct conflict with these policies.
- 8.10. Furthermore, although this proposal is in outline, the shape of the site and submitted indicative layout plan suggest that the dwellings would form a linear development which would exacerbate ribbon development along Lindridge Lane to the north/north east. This is directly in conflict with Policy DM4 of the SADMP.
- 8.11. Although there is clear conflict with the spatial policies of the development plan paragraph 11(d) of the NPPF is engaged and therefore a 'tilted balance' assessment must be made. This must take into account all materials considerations and any harm arising from the conflict with Policies DM4 and H1 must therefore be weighed in the planning balance along with the detailed assessment of the other relevant planning considerations in this case. Other material considerations are set out within the next sections of the report.

#### Design and Impact upon the Character of the Area

- 8.12. Policy DM10(c), (d) and (e) of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally and incorporates a high standard of landscaping.
- 8.13. The Good Design Guide SPD provides guidance upon how to design an appropriate new residential development. This includes appraising the context, creating appropriate urban structures through blocks, streets, enclosure, open space and landscaping, parking, amenity space and design detailing. The SPD advocates the use of a Building for Life Assessment.
- 8.14. Paragraph 134 of the NPPF states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance. Local policy is considered to accord with the NPPF.
- 8.15. The site lies beyond the northern edge of the village and is part of the countryside surrounding the settlement of Desford. The proposal would extend the built form into the countryside beyond the settlement boundary in a form of linear/ribbon development which would not follow the existing pattern or grain of development in the village. Whilst, the LCC Tree Officer has no objection as none of the trees on the site are protected and although there are some hedges and trees to be retained, there would be a notable change to the character of the site due to the removal of trees and introduction of residential dwellings. The indicative layout suggests that a modern cul-de-sac type of development would be inevitable, which would not reflect the character and appearance of the area and would appear incongruous in this context.

- 8.16. The proposed development would therefore have a significantly harmful effect on the character of the site and surrounding area contrary to the requirements of Policy DM10 of the SADMP, the Good Design Guide SPD and the requirements of the NPPF.

Residential Amenity

- 8.17. Policy DM10 (a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.18. The Good Design Guide SPD outlines that development will need to provide high quality internal amenity space as this is critical to the quality of life of residents. The guide states that new developments should meet minimum standards of garden sizes and separation distances between dwellings. The National Design Guide also promotes a healthy, comfortable and safe internal and external environment.
- 8.19. Policy H6 (e) of the DNP states that development should not adversely impact the amenity of neighbours and the existing and future occupiers of the dwelling(s).
- 8.20. Paragraph 130 of the NPPF states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.21. Paragraph 185 of the NPPF states that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 8.22. Paragraph 186 of the NPPF states that: "Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. [...] Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan".
- 8.23. There are no neighbouring dwellings close to the site which are considered to be adversely impacted by the proposed development judging by the indicative layout. Additionally, the illustrative layout demonstrates that 4 dwellings can be accommodated on the site and that the minimum standards in the SPD can be achieved.
- 8.24. The site is located opposite Tropical Birdland, a popular visitor attraction within the Borough. It is acknowledged that car journeys and general activity in the vicinity of the site would be greater than what would be expected of a residential area, therefore some degree of noise and disturbance may arise due to the relationship between the site and this visitor attraction. Nevertheless, the Council's Environmental Health officer raises no objection to the proposal, and the LPA

consider that there would be a sufficient separation and buffer between the two sites to mitigate any harmful noise or disturbance impacts upon the proposed dwellings.

- 8.25. With the imposition of conditions, the proposal is considered to meet policies DM10(a) and (b) of the SADMP, the BNP, the Good Design Guide SPD and national policy in the NPPF.

*Impact upon highway safety*

- 8.26. Policy DM17 of the SADMP supports development that makes best use of public transport, provides safe walking and cycling access to facilities, does not have an adverse impact upon highway safety. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)).
- 8.27. Policy DM10(g) states that where parking is to be provided, charging points for electric or low emission vehicles should be included, where feasible.
- 8.28. Paragraph 111 of the NPPF (2019) outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 112(e) of the NPPF states development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 8.29. The Local Highway Authority have confirmed that the proposed new site access accords with the LHDG and would achieve adequate vehicular visibility splays for the proposal. The internal layout is also acceptable as shown in the indicative plans, and would be suitable for a development of 4 dwellings whilst accommodating refuse/emergency vehicles.
- 8.30. The applicant also proposes the formation of a pedestrian access into the site and the creation of nine metres of public footway with dropped kerbs and tactile paving on either side of the carriageway to enable pedestrians to cross Lindridge Lane and join the existing footway into Desford. The LHA request that the footway is designed and constructed in accordance with Leicestershire County standard drawings.
- 8.31. It is considered that the proposal will not have any negative impact on the highway network and the proposal satisfies Policy DM17 and DM10(g) of the SADMP and the NPPF in this regard.

Flood Risk and Drainage

- 8.32. Policy DM7 of the SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding.
- 8.33. Paragraph 167 of the NPPF states that when determining planning applications local planning authorities should ensure that flood risk is not increased elsewhere. Paragraph 169 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should take account of advice from the LLFA, have appropriate



proposed minimum operating standards, have maintenance arrangements for the lifetime of the development and where possible provide multifunctional benefits.

- 8.34. The site lies within Flood Zone 1 of the Environment Agency Flood Maps. Part of the site is shown to be at low risk of surface water flooding. HBBC Drainage raises no objection, and it is considered that given the circumstances surface water drainage can be adequately dealt with via the suggested condition should permission be granted. Subject to this condition the development is considered to be acceptable with respect to flooding and surface water runoff issues and satisfies Policy DM7 of the SADMP and the NPPF.

#### Ecology, Biodiversity and Trees

- 8.35. Policy DM6 of the SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value. The policy states that on-site features should be retained, buffered and managed favourably.
- 8.36. Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services which includes trees. Paragraph 180 states that development resulting in the loss of veteran trees should be refused unless there are wholly exceptional reasons.
- 8.37. Despite the quantity of trees that would need to be removed to enable development, the LCC Tree officer has no objection as none of the trees on the site are protected. Any prospective reserved matters scheme would be expected to provide compensatory planting and a full landscaping scheme which could mitigate this loss.
- 8.38. County Ecology consider that although there is a shortfall in terms of policy compliant Biodiversity Net Gain, this would not be disputed due to the size of the site and the margin of the shortfall.
- 8.39. In summary, subject to conditions, the proposed development would not adversely impact upon the habitat of protected species and subject to provision of biodiversity net gain complies with Policy DM6 of the SADMP.

#### Other Issues

- 8.40. Archaeology – the County considers that the interests of the archaeology of the site can be secured via condition.

#### Planning Balance

- 8.41. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.42. This application relates to the erection of four dwellings on a site within the countryside where just a very small part of the site can be considered previously developed land. The most recent housing land monitoring statement for the period indicates that the Council cannot demonstrate a 5-year housing land supply. This is

also a key material consideration and under these circumstances, the NPPF 2021 sets out, in paragraph 11d) that, for decision makers:

*“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or*
- ii. 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”*

- 8.43. Footnote 8 in the NPPF states that the application of this approach *“includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years”*.
- 8.44. Therefore, currently the ‘tilted’ balance in paragraph 11(d) of the NPPF applies and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The degree to which the proposed development conflicts with Policy DM4 of the SADMP and H1 of the Desford Neighbourhood Plan is significant, and it is considered that the impact on the character and appearance of the area would be severe given the nature of the site currently and the proposed development which would result in the loss of a significant number of existing trees on the site.
- 8.45. Furthermore, the submitted indicative layout suggests that the proposed development would exacerbate ribbon development along Lindridge Lane which is an additional criterion set out in Policy DM4 of the SADMP. Additionally, due to the nature of the site, a modern cul-de-sac type of development would be inevitable, which would not reflect the character and appearance of the area and would appear incongruous in this context.
- 8.46. Paragraph 8 of the NPPF sets out three overarching objectives for sustainable development which are interdependent and need to be pursued in mutually supportive ways.
- 8.47. The scheme would provide economic benefits through the creation of jobs and demand for services during the construction phases and from the future occupation of the development supporting the local economy. Socially, the scheme would provide a modest contribution towards housing supply within the Borough. Environmentally, as the site lies within the countryside and is not allocated, there would be conflict with the spatial strategy of the development plan and the NPPF which is clear that the planning system should be genuinely plan led with plans acting as a platform for local people to shape their surroundings. There would be some harm caused to character and appearance of the countryside and the proposal would exacerbate ribbon development along Lindridge Lane.
- 8.48. In terms of locational sustainability, it is acknowledged that although the site is located within a rural area, it is within walking and cycling distance to a range of services within Desford and is located less than 1km from the centre of the village.

The indicative layout also indicates that the current public footpath would be extended to be linked to the site, which would enable less of a reliance on the use of private cars for trips to and from the site.

- 8.49. Having assessed the application it is considered that the adverse impacts of the proposal significantly and demonstrably outweigh the benefits of the scheme when assessed against the policies of the development plan and the NPPF as a whole. Consequently, the presumption in favour of sustainable development set out within policy DM1 and the NPPF does not apply, the proposal is not judged to be sustainable, and material considerations do not indicate that planning permission should be granted for a scheme that is not in accordance with the development plan. As such the application is recommended for refusal.

## **9. Equality implications**

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2. Officers have taken this into account and given due regard to this statutory duty in the consideration of this application.

- 9.3. There are no known equality implications arising directly from this development.

- 9.4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **10. Recommendation**

- 10.1. **Refuse planning permission for the reason set out below.**

1. By virtue of the location of the application site within the open countryside, the proposed scheme would represent unsustainable and unjustified ribbon development of new dwellings in the designated countryside beyond the settlement boundary of Desford. Additionally, the proposed development would have a significantly harmful effect on the character of the site and surrounding area. In the absence of a five-year housing land supply, paragraph 11 of the NPPF is engaged. However, the adverse impacts would significantly and demonstrably outweigh the benefits. The proposal would therefore be contrary to Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan

Document (2016), Policies H1 of the Desford Neighbourhood Plan, and the overarching principles of the National Planning Policy Framework (2021).