



Planning Compliance Statement, Housing Mix and Affordable Housing Statement

Aston Flamville Road, Burbage

On Behalf of Bloor Homes

April 2026

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Section 1 Introduction	1
Section 2 Site Context	2
Section 3 Proposed Development	6
Section 4 Planning Policy Context	9
Section 5 Planning Assessment	14
Section 6 Planning Balance and Conclusions	24
Appendix 1 Compliance with Outline Permission Table	

Client:

Bloor Homes

Project:

Aston Flamville, Burbage

Report Title / Version:

Planning Compliance Statement

nineteen47 Reference:

3517

Date:

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Section 1 | Introduction

- 1.1 nineteen47 Ltd. is instructed by Bloor Homes ["the Applicants"] in respect of an application ["this Application"] seeking reserved matters consent ["RMC"] for 105no. dwellings including appearance, landscaping, layout and scale of development ["the Proposed Development"] pursuant to outline planning permission 23/00673/OUT ["the Outline Permission"] at land north of Aston Flamville Road, Burbage, Leicestershire ["the Site"].

Bloor Homes

- 1.2 Established in 1969, Bloor Homes is a family-run business that has built a reputation for crafting quality homes that stand the test of time, consistently setting the standard for quality and innovation in the new-build homes sector. Their approach is to deliver homes that not only meet the needs of their customers but also contribute to creating thriving communities through being strategically located to offer convenient access to essential amenities, making them ideal for families, professionals, and retirees. Bloor Homes has consistently been recognized by receiving a 5-star Home Builders Federation (HBF) award for seven years running.

Background

- 1.3 The Outline Permission was approved on 8th April 2024 and granted outline for residential development of up to 343 dwellings (Class C3), including provision of public open space, associated infrastructure and all matters (access only) (re-submission of 22/01037/OUT) reserved except access on Land Opposite And South Of Pumping Station, Aston Flamville Road, Burbage, Leicestershire ["the Site"].
- 1.4 The Site has been subdivided into two parcels, including the Jelsons Reserved Matters Application (ref. 25/00197/REM) for the appearance, layout and scale of development for 238 no. dwellings (southern parcel). This Application was validated on 4th March 2025 in and is currently still pending decision.
- 1.5 This application forms part of the northern parcel of land approved in the Outline Permission for the remainder of housing (105no. dwellings)

This Application

- 1.6 In addition to this Statement, the Application is supported by a comprehensive suite of documentation, plans and drawings, as set out in the covering letter.

Structure of this Planning Statement

- 1.7 This Statement is structured as follows:
- Section 2 provides an overview of the Site and its surroundings;
 - Section 3 provides an overview of the Proposed Development;
 - Section 4 outlines the relevant planning policy context;
 - Section 5 assesses the proposals within that planning context and provides an overall planning balance and provide the affordable housing statement; and
 - Section 6 draws together a summary and conclusions.

Section 2 | Site Context

- 2.1 The Application Site, as shown in Figure 2.1, extends to 4.30 ha and is located within the village of Burbage, approximately 3.1km to the south of the market town of Hinckley and 1.3km from the village of Aston Flamville.
- 2.2 The Site comprises vacant greenfield land, which is bounded on all sides by hedgerows and mature trees. The Site's topography is generally flat.



Figure 2.1: Ariel image of the Application Site (Google Earth)

- 2.3 The Site forms part of the wider Outline Permission, ref. 23/00673/OUT, which was approved on 8th April 2024 for the residential development of up to 343 dwellings, and is adjacent to the pending reserved matters application, ref. 25/00197/REM, which forms the remainder of the development.

Site Surroundings

- 2.4 The immediate surrounding area includes residential properties to the east of the Site, located along Aston Flamville Road, combined with greenfield land which is used for agricultural purposes. To the northeast, there is a parcel of industrial land which is currently operating as a garage and van hire business. Also north of the Site, beyond Sapcote Road, there is a single residential dwelling and woodlands which connect to Burbage Common and Woods Country Park. Situated to the south of the Site, lies greenfield land which forms part of the concurrent reserved matters development submitted by Jelsons, approved under Outline Permission 23/00673/OUT. To the west, further residential development is located along Sapcote Road, which leads into the village of Burbage and greenfield land which falls within Hinckley/Barwell/Earl Shilton/Burbage Green Wedge.
- 2.5 The Environment Agency's Flood Map for Planning resource places the Site in Flood Zone 1, meaning it is of low risk of flooding from rivers or fluvial sources. The Environment Agency's flood mapping does indicate a small pocket of land to the north of the Site, which has high potential for surface water flooding.

- 2.6 The nearby Burbage Common and Woods Country Park forms part of a Site of Special Scientific Interest (SSSI) and Local Wildlife Site.
- 2.7 The Site sits outside of any Conservation Areas, and there are no Listed Buildings within proximity to the Site.
- 2.8 The Site is well-located to an extensive range of facilities and services located within Burbage and the neighbouring town Hinckley, which is the sub-regional centre of the Borough as stated in the Local Plan (December 2009), and all of which are easily accessible via sustainable transport modes.
- 2.9 There are bus services along Sapcote Road, approximately 205m from the Site, and include services such as the LC14 and X6. These services run frequently throughout the week and provide links to areas such as Hinckley, Fosse Park, Coventry and Leicester.
- 2.10 The closest rail station is Hinckley Station, approximately 3km from the Site, which is managed by East Midlands Railway. The station provides rail connections to cities such as Leicester and Birmingham.

Planning History

- 2.11 The LPA's Public Access records confirm relevant planning applications / decisions relating to the Site as set out in Table 1.

Application Reference	Description	Decision / Date
25/00197/REM	Reserved Matters submission for the appearance, layout and scale of development for 238 no. dwellings (southern parcel) pursuant to outline planning permission 23/00673/OUT.	Submitted 04/03/2025 Still Pending Determination (at time of submission)
25/01061/NMA	Non material amendment to planning permission 23/00673/OUT. Amendment to wording of conditions.	Still Pending Determination (at time of submission)
23/00673/OUT	Residential development of up to 343 dwellings (Class C3), including provision of public open space, associated infrastructure and all matters (access only) (re-submission of 22/01037/OUT) reserved except access.	Granted 08/04/2024
22/01037/OUT	Residential development of up to 343 dwellings (Class C3), including provision of public open space, associated infrastructure and all matters reserved except access	Refused 30/03/2023

Table 2.1: Planning History

- 2.12 An Outline Application for a residential development of up to 343 dwellings (Class C3), including provision of public open space, associated infrastructure and all matters reserved

except access was put in on the 1st November 2022 and was refused on the 30th March 2023. There were two reasons for refusal associated with the application stating that the proposal failed to demonstrate safe and suitable access as well as the impact of the proposed development on the local highway network.

2.13 The application was subsequently resubmitted on 7th July 2023 and was then approved on 8th April 2024.

2.14 Following the approved Outline Permission, the Site has been split into two separate development parcels. A reserved matters application was submitted by Jelson Homes for the appearance, layout, and scale of development for 238 units. dwellings on land south of Sapcote Road, Burbage, Leicestershire. This application is still pending determination.

2.15 The Outline Permission includes a number of planning conditions for matters to be considered alongside any application for RMC being subsequently submitted, as listed below.

2.16 Condition 4 states:

Any reserved matters application shall be accompanied by a scheme which details the proposed housing mix for the relevant phase of the development which should be in accordance with the Council's adopted Development Plan and the housing needs of the area. The development shall then be completed in accordance with the approved details.

Reason: To ensure an appropriate housing mix to meet the housing needs of the locality is provided in accordance with Policy 16 of the Core Strategy 2009.

Section 5 of this statement includes details of the housing mix and a statement to satisfy this condition.

2.17 Condition 8 states:

A 'Building for a Healthy Life' assessment shall be submitted as part of the reserved matters submission details for this development. The details of the development shall incorporate the 12 considerations set out within the 'Building for a Healthy Life' document (Homes England) and parameters shall be agreed with the local planning authority and implemented on site in accordance with the approved details and retained thereafter.

Reason: To ensure the development is appropriate to the local area and meets amenity standards in accordance with policy DM10 of the Site Allocations and Development Management Policies DPD, Policy 16 of the Core Strategy, and the Good Design Guide SPD.

A Building for a Healthy Life` assessment has been submitted alongside this application.

2.18 Condition 19 states:

No approval of reserved matters shall take place until such time as the following details have been submitted to and approved in writing by the Local Planning Authority. Any subsequent design must be carried out in accordance with these approved details.

a. Modelling updated to the reflect upper end climate change allowance for both the proposed and existing scenarios.

b. Full details of flood compensations areas supported by revised modelling, unless modelling/layout demonstrates that compensation is not required.

c. Details demonstrating finished floor levels are set at least 300mm above the modelled 1 in 100 year plus upper end climate change allowance.

d. Full consideration of source control SuDS.

Reason: To prevent flooding by ensuring the satisfactory placement and level of development relative to the existing watercourses and to minimise off-site surface water pollution risk in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Details regarding the matters identified in Condition 19 will be submitted during the reserved matters application process. It has been agreed with the Council that this information would not be a validation requirement of any reserved matters application and is needed prior to a decision upon the Reserved Matters application.

Section 3 | Proposed Development

- 3.1 This Application seeks RMC the erection of 105no. dwellings including details of appearance, landscaping, layout and scale of development for approval, pursuant to the Outline Permission, which was itself granted in April 2024 at land north of Aston Flamville Road, Burbage, Leicestershire

Housing Mix and Affordable Housing

- 3.2 As required by Condition 4 of the Outline Permission, this Application includes full details of the proposed housing mix across the Site. Additionally, the Outline Permissions and associated Section s106 agreement requires 20% affordable housing to be delivered on Site, which is split into 50% affordable housing for rent, 25% shared ownership dwellings and 25% market discount.
- 3.3 In this respect, the following housing mix for the 105no. dwellings is:

Market Housing Mix		
	Number	% of Total Housing
2 bed	4	5
3 bed	41	49
4 bed	39	46
5 bed	0	0
Total	84 (80%)	100%

Table 3.1: Market housing mix

Affordable Housing Mix		
	Number	% of Total Housing
1 bed	4	19
2 bed	9	43
3 bed	8	38
4 bed	0	0
Total	21 (20%)	100%

Table 3.2: Affordable housing mix

Layout

- 3.4 The Proposed Development features a clear and legible layout, structured around a centrally located spine road, that connects to a network of secondary streets and shared private drives.
- 3.5 The proposed layout has been influenced by the site-specific constraints and also takes cues from the neighbouring Phase 1 proposals and the illustrative masterplan from the outline permission to ensure the scheme integrates well with the neighbouring Phase and provides a degree of uniformity without being void of its own visual interest and character.

- 3.6 The guiding principles of the layout make effective and efficient use of the land with dwellings orientated to address the street frontages, perimeter landscaping and green space, and a drainage basin to towards the north corner of the Site which also provides a softer boundary with countryside land to the north and functions as an area of accessible open space for residents.
- 3.7 An entry green space which incorporates walking routes, a play area (LEAP) and landscaping provide a welcoming feature and sense of arrival, surrounded by a curated mix of house types, architectural styles, and materials.
- 3.8 The layout of development seeks to maximise the development potential allowed by the outline permission alongside, alongside provision of sufficient space for landscaping, green spaces and the internal road layout.

Scale

- 3.9 As previously outlined, the proposed dwelling mix comprises a combination of 2 to 4-bedroom units across a range of house types.
- 3.10 The scale of dwellings proposed within the Site includes a mix of building heights of 2 and 2.5 storey dwellings, to add variety along the street scene.

Appearance

- 3.11 The proposed dwellings include a mixture of architectural features including, projecting gables, bay windows, porches, dual frontage which add character to the street scene. Additionally, a mix of materials including brick and render are used to provide interest to the site and provide 'landmark plots' (as shown on the Materials Plan (dwg no. 3509 BL-600) to allow for way finding within the development.

Landscaping

- 3.12 Landscaping will include a series of soft and hard landscaping including new tree, shrub and hedgerow planting, as well as new amenity and meadow grassland. Finer details will be provided at a later stage, as agreed with the LPA as part of the informal pre-application discussions (as detailed later in this section).
- 3.13 The indicative landscape strategy demonstrates that the scheme will provide an attractive setting for the wider development whilst making an important contribution to the character and quality of the environment.

Access

- 3.14 Details concerning access were approved in the Outline Permission application (23/00673/OUT) which were considered acceptable.
- 3.15 Access consists of a four-arm roundabout located off Aston Flamville Road which will serve both this development and the adjacent Jelsons phase of development.
- 3.16 This main spine road leads through the Site connecting to a number of secondary streets. A number of shared private drives branch off both the central spine road and the secondary streets.

- 3.17 The road layout within the scheme has been designed in accordance with the standards outlined in the Leicestershire Highway Design Guide. In this regard, it has been confirmed that waste disposal, maintenance, and delivery vehicles can all access the Site via the proposed access, with appropriate turning and manoeuvrability space provided.
- 3.18 The scheme includes a route which connects the pedestrian crossing points of the roundabout to link with the routes proposed in 'phase 1' of the southern area of the wider outline site, which encourages pedestrian and cycling opportunities and connectivity to the wider village of Burbage.
- 3.19 Parking is provided on plot for all dwellings generally following 1 x car parking for 1-bedroom dwellings, 2 x car parking for 2 – 3-bedroom dwellings and 3 x car parking for 4+ bedroom dwellings. Garage sizes are in line with the requirements of the Leicestershire Highways Design Guide and are therefore counted as spaces. Cycle storage is included for each plot.

Pre-Application Advice

- 3.20 Prior to the submission of the Application, the Applicants undertook informal pre-application discussions with the LPA (Matt Judruch - Team Leader) with a virtual meeting taking place on 12 March 2026. A written record of the meeting was agreed on 18 March 2026, a summary of which is provided below:
- The housing mix and green space requirements will be combined across the wider Site (Phase 1 and Phase 2) in the absence of planning permission or the S106 requiring a phase-by-phase approach to detailed design and delivery. Subsequently, it was confirmed and agreed that variations to the preferred mix will be considered acceptable on balance provided that combined, the two phases broadly align with the relevant evidence base study (Housing Need Study, 2024).
 - Cond 19 (detailed drainage design) is not a validation requirement but is required prior to determination of the RM.
 - It is agreed that the RM application will include an indicative landscape strategy at submission with finer details to be provided during the determination or attached to a pursuant RM approval via condition.
 - The RM application will include the following as required by the outline permission: Housing Mix statement (within planning compliance statement); Affordable Housing Statement (within planning compliance statement); Building for Healthy Life Assessment and detailed plans pack (including: Site layout plan, House type pack with floor plans and elevations, Floor Space/Accommodation Schedule, Street Scenes, Parking plan, Materials Plan and Boundary Treatments Plan).
 - A non-material amendment (reference: 25/01061/NMA) to amend the wording of conditions 12, 13, 16, 17, 18, 19, 20, 21, 22, 23 and 25 attached to the outline permission to allow for phased development of the site. This will be determined prior to the determination of any RM applications.
- 3.21 As a result of the pre-application discussions, the Proposed Development has been amended to reflect the advice and comments of offers.

Section 4 | Planning Policy Context

- 4.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 The Development Plan for the purposes of determining this Application consists of The Hinckley and Bosworth Core Strategy DPD (adopted December 2009) ["the Core Strategy"], the Site Allocations & Development Management Policies DPD (adopted July 2016) and the Burbage Neighborhood Plan 2025-2026 (made May 2021).
- 4.4 In addition to the Development Plan, applications should have regard to the National Planning Policy Framework (2024) ["the NPPF" or "the Framework"] and National Planning Practice Guidance ["the PPG"], which are material considerations in any decision.
- 4.5 Other material considerations in this case include the Council's supplementary planning documents and its emerging Local Plan.

Development Plan

Hinckley and Bosworth Core Strategy DPD (adopted December 2009)

- 4.6 The Core Strategy was adopted in excess of 5 years ago in December 2009. As set out in Paragraph 33 of the NPPF, it is a legal requirement under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulation 2012 for all local plans to be reviewed to take into account changing circumstances affecting the area, or any relevant changes in national policy no later than 5 years from their adoption. In this respect, the Council began a review of the Local Plan in January 2018, and most recently held a Local Plan Regulation 18 consultation (from 17 October to 28 November 2025). The LPA are aiming for a public consultation on the submission of the Draft Plan (Regulation 19) for 6 weeks from March to April 2026 – it is understood that these timescales have been delayed, and an early summer consultation is expected.
- 4.7 The Proposals Map associated with the Core Strategy shows there are no policy designations for the Site.

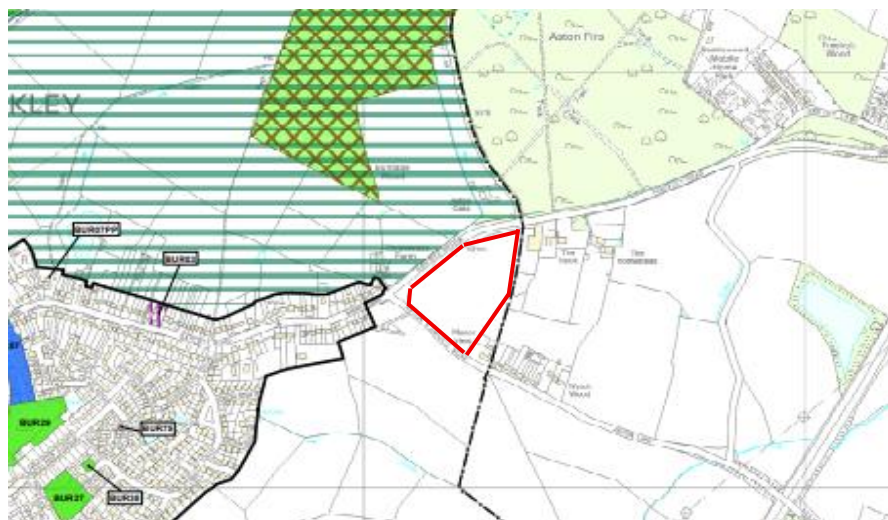


Figure 4.1: Hinckley and Burbage policies map (2016)

- 4.8 The planning policies considered to be relevant to this Application are listed below. These policies are considered further in section 5 of this Statement.

Core Strategy (2009):

- Policy 4: Development in Burbage
- Policy 15: Affordable Housing
- Policy 16: Housing Density, Mix and Design
- Policy 19: Green Space and Play Provision
- Policy 20: Green Infrastructure
- Policy 24: Sustainable Design and Technology

Site Allocations & Development Management Policies DPD (SADMP) (2016)

- 4.9 The SADMP allocates land to deliver the development requirements set out in the Core Strategy, such as housing, employment, recreation, green spaces, community and leisure uses. It also includes development management policies which apply across the Borough, and which are used when determining planning applications.
- 4.10 The planning policies considered to be relevant to this Application are listed below. These policies are considered further in section 5 of this Statement.

Site Allocations & Development Management Policies DPD (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- 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

Burbage Neighbourhood Plan 2015-2026 (made May 2021)

- 4.11 The Burbage Neighbourhood Plan was made in May 2021, and forms part of the Development Plan for the purpose of determining any applications which fall within its jurisdiction.

4.12 Relevant policies to this application include:

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout
- Policy 4: Parking
- Policy 10: Landscape Character
- Policy 11: Area of Landscape Sensitivity
- Policy 12: Important Trees

Other Material Considerations

Good Design Guide SPD (2020)

4.13 The Good Design Guide Supplementary Planning Document (SPD) aims to raise design quality in Hinckley and Bosworth borough, while ensuring that the local identity and heritage of the area is preserved and enhanced.

Affordable Housing SPD (February 2011)

4.14 The Affordable Housing SPD expands upon policies contained within the Core Strategy (2009) including policies 15, 16, 17 and 18. The Affordable Housing SPD helps to optimise the provision of affordable housing as part of new housing developments in the Borough; and to encourage the timely delivery of affordable housing.

Leicestershire Highway Design Guide (December 2024)

4.15 The Leicestershire Highway Design Guide sets out Council's policy, principles and technical guidance relating to the delivery and adoption of proposed highway and transportation assets that form part of the new development in the county, for which Leicestershire County Council acts as the Highway Authority.

The Emerging Local Plan

4.16 As referenced earlier in this Section, the Council held a Local Plan Regulation 18 consultation from 17th October to 28 November 2025 in relation to specific new or updated policies and site allocations.

4.17 The adopted Local Development Scheme ["LDS"] to cover the period 2024 to 2045 and was adopted by the Borough Council in March 2025. The LDS sets out the following anticipated milestones associated with the preparation of a new Local Plan:

- Public consultation on submission Draft Plan (Regulation 19) for 6 weeks - March – April 2026 – this has now been updated to start in the summer of 2026
- Submission to Secretary of State (Regulation 22) - November 2026
- Estimated date for examination - Early 2027
- Programmed date for adoption - Late 2027

4.18 The Emerging Local Plan remains in the early stages of preparation and the overall weight to

be afforded to it and its policies in the consideration of applications for planning permission and RMC is therefore limited.

National Planning Policy Framework (2024)

- 4.19 The National Planning Policy Framework (NPPF) (December 2024) is also a material consideration in planning decisions. The sections of the Framework considered relevant to the Application include:
- 4.20 Section 2 seeks to achieve sustainable development, with Paragraph 7 of the NPPF stating that the purpose of the planning system is to contribute to the achievement of sustainable development. Further to this, Paragraph 8 details that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are: economic, social, and environmental.
- 4.21 At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.22 Section 4 relates to decision-making, with Paragraph 39 stating that local planning authorities should approach decisions on proposed development in a positive and creative way and that decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.23 Section 5 of the NPPF supports the Government's objective of significantly boosting the supply of housing.
- 4.24 Section 8 of the NPPF promotes healthy and safe communities, and requires the planning system to promote social interaction, create places which are safe and accessible, and enable and support healthy lifestyles.
- 4.25 Section 9 of the NPPF supports the promotion of sustainable transport and Paragraph 109 states that transport issues should be considered from the earliest stages of development proposals. Paragraph 115 of Section 9 adds that applications for development should ensure that appropriate opportunities to promote sustainable transport can be, or have been, taken up, that safe suitable access to the site can be achieved for all users and, that any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree.
- 4.26 Section 11 of the NPPF promotes the effective use of land and, in this respect, Paragraph 124 details that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.27 Section 12 of the NPPF refers to achieving well-designed places and notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In this respect, Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.28 Section 14 of the NPPF refers to meeting the challenge of climate change, flooding and coastal change and, in this respect, Paragraph 181 of Section 14 details that when determining any planning applications, local planning authorities should ensure that flood risk is not increased

elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Paragraph 182 of Section 14 adds that Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal.

- 4.29 Section 15 of the NPPF refers to conserving and enhancing the natural environment, which includes minimising impacts on and providing net gains for biodiversity.
- 4.30 Section 16 of the NPPF refers to conserving and enhancing the historic environment, with Paragraph 207 detailing that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting with the level of detail proportionate to the assets' importance.

Draft National Planning Policy Framework (2025)

- 4.31 The Government began its consultation on a revised NPPF on 16th December 2025, alongside other changes to the planning system. A draft NPPF has been published as part of this consultation ["the Draft NPPF"], which ran until 10th March 2026.
- 4.32 Whilst the Draft NPPF is at an early consultation stage and therefore attracts only limited weight, it is nevertheless considered to be a material consideration in the determination of this Application. Importantly, it continues to emphasise the need to significantly boost the supply of new homes in accordance with Government's ambition to deliver 1.5m million homes over Parliament and maintains the requirement for local planning authorities to demonstrate a supply of deliverable housing sites.
- 4.33 Accordingly, these principles remain consistent with the current NPPF (December 2024) and therefore reinforce the existing approach to addressing housing need. In this context, the Draft NPPF provides further support to the established need to deliver new housing and reinforces the weight that should be afforded to boosting the supply of homes in determining the Application.

National Planning Policy Guidance

- 4.34 The National Planning Practice Guidance ["the PPG"] is an online resource that provides supplementary guidance to the planning policies and other content within the most up-to-date edition of the NPPF.
- 4.35 The PPG provides advice and guidance on a range of matters relevant to determination of the Application, including design, heritage, the supply of housing and the determination of planning applications.

National Design Guide

- 4.36 The National Design Guide ["the NDG"] sets out the characteristics of well-designed places and demonstrates what good design means in practice through a range of guiding principles. The NDG forms part of the PPG and is to be read alongside separate guidance with the PPG on the design process and associated tools.

Section 5 | Planning Assessment

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Proposed Development is considered below within the context of the Development Plan and national planning policy and guidance including the NPPF and PPG; along with other material considerations.
- 5.2 The Proposed Development will be considered in respect of the following key issues, before undertaking a planning balance exercise to weigh its benefits against any residual adverse impacts:
- Principle of Development;
 - Layout, Scale and Appearance;
 - Housing Mix and Affordable Housing Provision;
 - Highways;
 - Flood risk and Drainage;
 - Open Space Provision;
 - Landscaping;
 - Ecology;
 - Sustainability;
 - Other Material Considerations.

Principle of Development

- 5.3 The principle of the Site's residential development was established in the granting of the Outline Permission in April 2024, for the development of up to 343 dwellings, which remains extant and allows applications for reserved matters to be made until 07 April 2026.
- 5.4 A reserved matters application was submitted in March 2025 for 238no. dwellings including matters of appearance, layout and scale of development on land south of Sapcote Road, Burbage, Leicestershire (Ref: 25/00197/REM). This application is currently still pending determination.
- 5.5 Permission. The proposed new dwellings will contribute to the delivery of new housing within the district, and against the backdrop of the Council's shortfall in housing delivery as set out in later sections of this Statement. By maximising the development limit allowed by the Outline Permission, the proposals also make full and efficient use of the land which is identified as being suitable for housing following a critical assessment of the Sites' development potential
- 5.6 With the reduced weight afforded to Policy DM4 (Safeguarding the Countryside and Settlement Separation) given the application of the 'tilted balance' (see paragraphs 5.62) the Neighbourhood plan which supports development adjacent to the settlement boundary, and the evidence base which underpins the emerging Local Plan which identifies the application Site as the most suitable location for sustainable growth for Burbage, the principle of development is acceptable. Furthermore, the proposals also align with Sections 2 and 5 of the NPPF, namely Paragraph 61 in terms of significantly boosting the supply of homes and seeking to meet an area's identified housing need.

Layout, Scale and Appearance

5.7 Policy DM10 expects development to complement and enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features, and that the use and application of building materials respect the materials of existing adjoining/neighbouring buildings and the local area generally. Further, NPPF Paragraph 131 sets out the standards for high-quality design, which should be aspired to in all new developments. The Good Design SPD provides more detailed guidance with regards to new residential development. Policy DM4 (i) states development should not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside.

5.8 The proposal has been designed in line with the principles of the Good Design Guide SPD.

Layout

5.9 The Proposed Development features a clear and legible layout, structured around a centrally located spine road, that connects to a network of secondary streets and shared private drives.

5.10 The proposed layout has been influenced by the site-specific constraints and also takes cues from the neighbouring Phase 1 proposals and the illustrative masterplan from the Outline Permission to ensure the scheme integrates well with the neighbouring Phase and provides a degree of uniformity without being void of its own visual interest and character.

5.11 The guiding principles of the layout make effective and efficient use of the land with dwellings orientated to address the street frontages, perimeter landscaping and green space, and a drainage basin towards the northern corner of the Site which also provides a softer boundary with countryside land to the north and functions as an area of accessible open space for residents. The layout includes a variety of street typologies in line with the Good Design Guide.

5.12 An entry green space which incorporates walking routes, a play area (LEAP) and landscaping provide a welcoming feature and sense of arrival, surrounded by a curated mix of house types, architectural styles, and materials.

5.13 The deliberate layout of the development seeks to maximise the development potential allowed by the Outline Permission alongside provision of sufficient space for landscaping, green spaces and the internal road layout, the density is acceptable when assessed against relevant policy.

Scale

5.14 The Proposed Development introduces a well-balanced mix of building heights, predominantly featuring 2-storey homes. To enhance visual interest and create a dynamic streetscape, a small number of 2.5-storey dwellings are also included. This variety contributes to a neighbourhood character which provides articulation and visual interest while remaining entirely appropriate and respectful to the local context.

Appearance

5.15 With regards to appearance, the Proposed Development offers a high-quality and visually appealing architectural approach, drawing on traditional styles and varied house types to create a distinctive and characterful environment. This design intent follows the Applicants proven track record in delivering attractive schemes through a range of house types and sizes. The use of high-quality materials, detailed brickwork, and varied roofscapes enhances visual interest and contributes to a strong sense of place.

- 5.16 Feature dwellings are strategically placed throughout the Site, including on corners plots, acting as visual markers whilst enhancing the number of active frontages, resulting in a greater level of natural surveillance across the development.
- 5.17 A boundary treatment plan has been submitted with this application (dwg no. 3509 BL700), which incorporates a range of boundary treatments ensuring a high-quality character of development in line with the principle of the Good Design Guide SPD.
- 5.18 The development includes a variety of architectural features and materials to provide an interest in the street scene; with careful placement of dwelling types to ensure continuity in building lines and design quality.
- 5.19 In summary, the layout, scale and appearance of the Proposed Development have been considered as part of the iterative design process to deliver a high-quality development. The proposals are therefore acceptable and in accordance with Core Strategy Policy 16 (Mix and Design), 19 (Green Space and Play Provision), Site Allocation and Development Management Policies DPD policy DM10 (Development and Design), the Neighbourhood Plan Policy 2 (Design and Layout) and relevant guidance within the identified SPD. The proposals are also in accordance with Sections 11 and 12 of the NPPF, specifically Paragraphs 129 and 135, in terms of making the most efficient use of land; ensuring that development functions well and adds to the overall quality of the area; and is visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Housing Mix and Affordable Housing Statement

- 5.20 The Outline Permission requires details of the housing mix (condition no. 4) to be submitted with any RM application.

Housing Mix

- 5.21 The detailed housing mix proposed for Phase 2 has been influenced following a review of the relevant local policy and supporting guidance (namely Core Strategy policy 15, 16 and the Good Design Guide SPD, respectively) and the latest evidence base (Housing Needs Study, 2024). In addition to this the submitted Phase 1 RM application (ref. 25/00197/REM) [pending determination] has also been considered when determining the housing mix for the site, as the housing mix needs to be considered 'site wide' rather than a phase-by-phase basis.
- 5.22 Informal pre-application discussions with the Team Leader (Matt Jedruch) have confirmed that the housing mix requirements will be combined across the wider Site (i.e. Phase 1 and Phase 2, and not in isolation). Modest variations to the preferred mix will therefore be considered acceptable on balance provided that combined, the two phases broadly align with the local market demand.
- 5.23 The housing mix for the Site (drw no. 3509 BL-008 – Technical Planning Layout) is broken down in the following table:

Market Housing Mix		
	Number	% of Total Housing
2 bed	4	5
3 bed	41	49
4 bed	39	46

5 bed	0	0
Total	84 (80%)	100%

Table 5.1: Market housing mix

	Affordable Housing Mix	
	Number	% of Total Housing
1 bed	4	19
2 bed	9	43
3 bed	8	38
4 bed	0	0
Total	21 (20%)	100%

Table 5.2: Affordable housing mix

- 5.24 In isolation, the proposed mix for Phase 2 over-provides with regards to 3 and 4 bed properties and under-provides with regards to 1 and 2 bed properties when assessed against the Housing Needs Study (2024). However, when viewed alongside the proposed Phase 1 mix which over-provides 1 and 2 bed properties in lieu of 3 and 4 bed properties, the Site wide average mix broadly aligns with the evidence base and the requirement of relevant local policy (CS16 and SPDs) which require a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking account most up to date housing needs data.
- 5.25 For robustness, the combined market housing mix across both Phases is set out below:

Bedroom Nos.	LPA preferred mix (Housing Needs Study 2024)	Phase 1 mix	Phase 2 mix	Total	Average Provision
1 bed	5%				
2 bed	35%	56 (29%)	4 (5%)	60	22%
3 bed	40%	93 (49%)	41 (49%)	134	49%
4 bed	20%	37 (19%)	39 (46%)	76	29%
5 bed		5 (2%)		5	
Total		191 (80%)	84 (80%)	275	

Table 5.3: Combined market housing mix

- 5.26 Across the wider Site (Phase 1 and 2 combined), the market housing mix provides a healthy provision of 2, 3 and 4+ bed properties - with a subtle focus on 3 and 4 bed properties. Whilst this provision is slightly above the LPA preferred mix, it is not considered to represent a significant deviation such that the provision of other house sizes are materially affected.

Supporting text and guidance also confirms that a degree of flexibility is to be applied to housing mix on a site-by-site basis.

- 5.27 Specifically, Core Strategy supporting text (paragraph 4.56) recognises the mix within sub-markets is likely to be needed to modify to take account of local circumstances. Core Strategy supporting text (paragraph 4.55) also recognises that greater densities of smaller units on wider sites can limit space available for family households to grow and increase demand for larger family homes. This supports the subtle 'over-provision' of larger homes across the Site.
- 5.28 Bloor Homes also have evidence from other sites in Hinckley and the wider region which support extremely limited demand for smaller 2- bed properties as these have proved difficult to sell given the reduced demand for this type of property. This proposal does not contain any market 1-bedroom properties as there is no market for 1-bedroom houses and there are no market apartments proposed for this development as it would not be suitable to provide apartment blocks within this development.
- 5.29 The proposed housing mix is therefore considered to be in general accordance with the required housing mix of Core Strategy Policy 16. Bloor Homes use their experience and knowledge of the local market to develop the housing mix on Site based on the needs of the market. Based on this information and reviewing the site as a whole the development would provide a suitable housing mix to meet the needs of the community.

Affordable Housing

- 5.30 The Section 106 of the Outline Planning permission requires 20% of all dwellings on site to be affordable with a split of 50% affordable housing for rent, 25% shared ownership dwellings and 25% market discount.
- 5.31 This application includes a total of 21 affordable dwellings. The tenure is split in accordance with the Section 106 requirements, however due to the uneven number rounding has had to be undertaken to get to whole numbers (for example 50% of 21 is 10.5 so this is rounded up to 11). The tenure is broken down into:
- 11 x Affordable Housing for Rent
- 5 x Shared Ownership Dwellings
- 5 x Affordable Discount Market
- 5.32 The housing mix for affordable housing is broken down into affordable rent and affordable shared ownership. The breakdown for each is shown in the tables below:

Affordable Housing for Rent				
Bedroom Nos.	LPA preferred mix (Housing Needs Study 2024)	Phase 1 mix	Phase 2 mix (this application)	Total
1 bed	25%	7 (29%)	4 (36%)	11 (31%)
2 bed	35%	9 (38%)	4 (36%)	13 (37%)
3 bed	30%	6 (25%)	3 (28%)	9 (26%)
4 bed	10%	2 (8%)		2 (6%)
Total		24	11	35

Table 5.4: Affordable Rent housing mix across both Phases

Shared Ownership + Market Discount				
Bedroom Nos.	LPA preferred mix (Housing Needs Study 2024)	Phase 1 mix	Phase 2 mix (this application)	Total
1 bed	20%	2 (17%)		2 (6%)
2 bed	50%	13 (57%)	5 (50%)	18 (55%)
3 bed	25%	8 (35%)	5 (50%)	13 (39%)
4 bed	5%			0
Total		23	10	33

Table 5.5: Shared Ownership + Market Discount housing mix across both Phases

- 5.33 Across the wider Site (Phase 1 and 2 combined), the affordable housing composition provides a mix of 1 to 4 bed properties with an emphasis on 2 and 3 bed properties for which the greatest demand for is identified, followed by 1 bed and then a small provision of 4 bed dwellings in phase 2.
- 5.34 The Affordable Housing tenure split is in accordance with the S106, with Phase 2 affordable provision made up of 50% affordable housing for rent, 25% shared ownership and 25% discount market sale.

- 5.35 The affordable housing mix is generally in accordance with the housing mix identified within the Housing Needs Study 2024 and is therefore in accordance with Policy 15 and 16 of the Core Strategy
- 5.36 This Section of the Planning Compliance Statement constitutes the 'Affordable Housing Statement' as required by the Outline Permission.
- 5.37 The Proposed Development will help meet identified local housing needs and support the creation of mixed, balanced and inclusive communities – as required by policy 16 of the Core Strategy.
- 5.38 In summary, the proposal provides sufficient housing mix to meet the housing needs of the area and affordable housing in line with the requirements of the Outline permission, Section 106 and relevant local policy. The Application also accords with Section 5 of the NPPF, namely Paragraphs 61 and 63 which outline the need for new development to provide an appropriate mix of housing types, sizes and tenures for the local community, respectively.

Highways

- 5.39 The access into the site has been approved through the Outline Planning Permission. The internal roads have been designed to accord with the Leicestershire Highways Design Guide.
- 5.40 Policy DM18 requires development to have an appropriate level of parking provision. The proposal includes parking for all dwellings with a general provision of 2 x parking spaces for dwellings 2 – 3-bedroom and 3 x parking spaces for 4-bedroom dwellings.
- 5.41 Garage sizes are in line with the requirements of the Leicestershire Highways Design Guide and are therefore counted as spaces.
- 5.42 This is in accordance with the parking standards of the Leicestershire Highways Design Guide and is therefore in accordance with Policy DM18 of the SADMP.

Flood risk and Drainage

- 5.43 Policy DM7(Preventing Pollution and Flooding) requires developments to not adversely impact the water quality or drainage function of water bodies in the borough and not create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated.
- 5.44 The outline planning application was supported by a Flood Risk Assessment, and the planning permission includes a number of conditions requiring further details to be submitted, namely Conditions 19 to 23. All conditions, except Condition 19 require the details to be submitted prior to commencement or occupation and are not required as part of this reserved matters submission. Condition 19 requires flood modelling information and other information to be submitted prior to determination of the reserved matters application; this information will be provided during the determination of the application. The non-material amendment application to allow for phasing of the development will be necessary to allow this condition to be discharged for each individual site.
- 5.45 Given this position, no additional drainage and flood risk details have been submitted with this reserved matters; however, given these issues were addressed at the outline planning application stage the development is considered to be in accordance with Policy DM7 of the SADMP. Details pertaining to the surface water and foul water drainage scheme will be

provided as part of the subsequent approval of details applications prior to the commencement of development.

Open Space Provision

- 5.46 The Section 106 for this site identifies the requirements of open space for the site based on 238 dwellings. This breakdown is shown in table 5.6 below.
- 5.47 This application is accompanied by a Landscape Typologies Plan, which identifies accessible natural green space, informal open space and a LEAP. The break down is shown in the table below.

Open Space Typology	S106 Requirement	Phase 1	Phase 2 (this application)	Total
Accessible Natural Green Space	9,250 sqm	9,253 sqm	5,623 sqm	14,876 sqm
Informal Open Space	3,998.4 sqm	33,682 sqm	4,248 sqm	37,930 sqm
LEAP/LAP	856.8 sqm	853 sqm	382 sqm	1,235 sqm

Table 5.6: Open Space Requirements for the site and provision on site

- 5.48 It is clear from table 5.6 that the open space provision on site meets the Section 106 requirements and provides significantly more in all typologies.
- 5.49 The open space provided on site is designed to be fully integrated into the development and easily accessible throughout the development.

Landscaping

- 5.50 Landscaping proposals are included in the form of the submitted Landscape Typologies Plan which includes guiding principles and commitments to a series of soft and hard landscaping including new tree, shrub and hedgerow planting, as well as new amenity and meadow grassland. Finer details will be provided at a later stage, as agreed with the LPA as part of the informal pre-application discussions (see paragraph 3.15-3.16).
- 5.51 Importantly however, the indicative strategy demonstrates that the scheme will provide an attractive setting for the wider development whilst making an important contribution to the character and quality of the environment.
- 5.52 The landscaping of the Proposed Development is considered to be in accordance with Core Strategy policy 20 and Development Management policy DM10. It also accords with Sections 12 and 15 of the NPPF, particularly Paragraphs 135 and 136, which exist to ensure the development is visually attractive as a result of appropriate and effective landscaping; and by promoting the planting of trees across the scheme.

Ecology

- 5.53 The Site is recognised as comprising species-poor grassland with no further survey works required by the outline permission as part of a future RM application. The County Ecologist recommends the existing boundary treatments are retained and enhanced as part of detailed designs, which the Proposed Development does. In doing so this offers commuting and enhanced foraging opportunities for local habitat, microclimates and sheltered area.
- 5.54 With regards to biodiversity, the Outline Permission (submitted July 2023) pre-dates the requirement for the delivery of statutory 10% biodiversity net gain (BNG) (mandated February 2024). Notwithstanding this, local policy DM6 requires proposals to demonstrate how they conserve and enhance features of nature conservation including long term future management measures to deliver biodiversity gains. To secure this, condition 15 of the outline permission requires a Biodiversity Net Gain Strategy (BNGS) and Project Implementation Plan (PIP) to be approved prior to commencement.
- 5.55 This requirement will be dealt with via the discharge of conditions process prior to a lawful start on site being made.
- 5.56 The Proposed Development is in accordance with Policy DM6 (ecology and biodiversity) in that it includes commitments to conserve and enhance features of nature conservation and deliver biodiversity gains. The Application also accords with Section 15 of the NPPF, particularly Paragraph 187 in terms of minimising impacts on and providing net gains for biodiversity.

Sustainability

- 5.57 The dwellings have been designed to accord with the current building regulation (Part L) requirements to ensure the dwellings meet the latest sustainability requirements.
- 5.58 Sustainable construction methods and energy efficiency are incorporated into the scheme as part of the detailed design, promoting a high standard of build and construction for the development.
- 5.59 Best practice sustainability is embraced with consideration to the following an integral of the schemes design:
- Optimum plot orientation for solar gain with south facing windows where possible to maximise sunlight.
 - Ensuring that buildings can be adapted to suit different occupiers needs allowing for the expansion of living areas and storage needs, and where practicable making better use of roof spaces.
 - Inclusive design: creating buildings and an environment that is both attractive and convenient to use, with full regard to accessibility for people with disabilities and/ or impaired mobility.
 - The provision of facilities for refuse, recycling stores, composting and water butts.
 - The provision of appropriate and easily accessible private space and cycle storage for each plot.
 - The use of environmentally friendly and sustainable materials, such as locally sourced / recycled materials, aggregates and recycled timber where practical and feasible.

- Resource / energy efficient buildings, with commitments to micro combined heat and power units; Low flow showers and dual low flush toilets as part of controlled water demand and use. Low carbon lighting, energy controls and management; and double/triple glazing as part of improved insulation.
- 5.60 The development targets a fabric first approach to sustainability. However, the scheme also incorporates full fibre broadband into the Site, EV charging and PB panels in accordance with current building regulations. A significant proportion of plots also be fitted with ASHP in line with current government guidelines for the delivery of the Future Homes Standard.

Other Material Considerations

- 5.61 The Council cannot demonstrate a 5-year housing land supply (3.9 year @ July 2025, Officer Report 24/01158/OUT). Furthermore, given the Development Plan is more than 5 years old and has not been the subject of a formal review as required by Paragraph 34 of the NPPF, it is now considered out-of-date for the purposes of assessing housing land supply. In accordance with Paragraph 78 of the NPPF, where strategic policies are more than five years old, the housing land supply should be assessed against local housing need calculated using the Government's Standard Method. This has resulted in an increased housing need of 640dpa compared to 432dpa under the previous methodology (equivalent to a 40+% increase).
- 5.62 In the absence of any policies in the Development Plan or NPPF which give specific protection to the Site as defined in NPPF footnote 7, the absence of a deliverable 5 year housing land supply means that the 'tilted balance' of NPPF Paragraph 11(d) is applied in decision-making, whereby planning permission should be granted for sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.63 Combined with the age of the Development Plan, a number of its policies relevant to the proposals are rendered out of date and therefore should be assessed against the policies of the NPPF to determine the appropriate weight to be applied in decision-making. In particular, the spatial strategy policies that seek to direct development no longer reflect current local housing need and cannot be considered up to date for decision making purposes.
- 5.64 This is a significant consideration as it bolsters the principle of development further still, when combined with the RMC application which is coming forward pursuant to the extant outline permission.

Section 6 | Planning Balance and Conclusions

- 6.1 This Planning Statement has been prepared on behalf of Bloor Homes to support an application for residential development comprising 105no. dwellings including appearance, landscaping, layout and scale of development to be considered at land north of Aston Flamville Road, Burbage.
- 6.2 The Site benefits from the Outline Permission, granted in April 2024 under LPA reference 23/00673/OUT, for residential development of up to 343no. dwellings, including provision of public open space and associated infrastructure with all matters reserved except access. The Outline Permission therefore establishes the principle of residential development on the Site. The Outline Permission also establishes the point of access into the Site.
- 6.3 This Statement, alongside the technical documents and the suite of plans and drawings submitted with the Application, demonstrates that the Proposed Development has been designed to meet policy requirements and deliver a high-quality residential scheme. The Application is therefore considered to be appropriate in respect of those matters reserved by the Outline Permission, namely layout, scale, appearance, and landscaping.
- 6.4 Further to this, the Proposed Development constitutes sustainable development as defined by the NPPF and will contribute to economic, social and environmental objectives. The benefits that will result from the Proposed Development include the supply of housing (including affordable homes) in a sustainable location where residents will have access to a wide range of facilities, services and employment opportunities.
- 6.5 The proposal includes the provision of market and affordable housing, which is a significant benefit, with the scheme ensuring the maximum delivery of housing on site whilst over providing open space requirements creating a well-designed scheme which meets all Local Plan Policy requirements. There is no conflict with any development plan policy on this site and therefore no harm identified.
- 6.6 Principles of sustainable development, housing delivery, meeting acute housing need, place-making and good design are at the heart of this proposal and are core themes of the NPPF. It is therefore respectfully requested that the Application is granted reserved matters consent without delay.

Appendix 1 | Compliance with Outline Permission Table

No.	Requirement of Outline Permission	Addressed by
1.	Application for the approval of reserved matters shall be made within two years from the date of this permission and the development shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.	The Application is being submitted before the expiration of 2 years from the date of outline planning permission in April 2024.
2.	No development shall be commenced until plans and particulars of "the reserved matters" referred to in the above conditions relating to the: appearance; landscaping; layout; and scale shall be submitted to and approved, in writing, by the local planning authority. The development shall be carried out in accordance with the approved detailed.	No development will be carried out until plans relating to relating to the: appearance; landscaping; layout; and scale have been approved by the LPA. The development will be carried out in accordance with the approved plan.
3.	No development shall take place until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing plan, unless otherwise agreed in writing with the Local Planning Authority.	This condition will be discharged prior to the commencement of development.
4.	Any reserved matters application shall be accompanied by a scheme which details the proposed housing mix for the relevant phase of the development which should be in accordance with the Council's adopted Development Plan and the housing needs of the area. The development shall then be completed in accordance with the approved details.	The application will be submitted with details regarding the proposed housing mix. The development will be completed in accordance with the approved details.

5.	The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: - Site Location Plan - (7162-L-01 Rev A) received 03/11/22 - Proposed Access Strategy (Tetra Tech A109159-TTE-00-ZZ-DR-H 0004-P07).	The development will be carried out in accordance with the approved plans referenced in Condition 5.
6.	No development in each phase shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels in the relevant phase have been submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.	This condition will be discharged prior to the commencement of development.
7.	No development shall commence in any phase until a scheme that makes provision for waste and recycling storage and collection within that phase has been submitted in writing to and approved in writing by the Local Planning Authority. The details should address accessibility to storage facilities and adequate collection point space at the adopted highway boundary. The approved scheme shall be implemented in accordance with the agreed details.	This condition will be discharged prior to the commencement of development.
8.	A 'Building for a Healthy Life' assessment shall be submitted as part of the reserved matters submission details for this development. The details of the development shall incorporate the 12 considerations set out within the 'Building for a Healthy Life' document (Homes England) and parameters shall be agreed with the local planning authority and implemented on site in accordance with the approved details and retained thereafter.	The application will be submitted alongside a 'Building for a Healthy Life' assessment.
9.	No development approved by this permission shall be commenced in each phase until a scheme for the investigation of any potential land contamination within the relevant phase has been submitted in writing to	This condition will be discharged prior to the commencement of development.

	and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.	
10.	If during development, contamination not previously identified is found to be present at the site, no further development shall take place in the relevant phase until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the first dwelling being occupied in the relevant phase.	This condition will be discharged prior to the occupation of development if during development, contamination not previously identified is found to be present at the site.
11.	Upon completion of the remediation works a verification report shall be submitted to and approved by the Local Planning Authority. The verification report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site.	This condition will be discharged upon completion of any remediation works.
12.	Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will	This condition will be discharged prior to the commencement of development.

	provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development. Site preparation and construction shall be limited to the following hours; - Monday - Friday 07:30 - 18:00 - Saturday 08:00 - 13:00 - No working on Sundays and Bank Holidays	
13.	No development shall commence on the site until such time as a construction traffic management plan, including as a minimum detail of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.	This condition will be discharged prior to the commencement of development.
14.	No part of the development hereby permitted shall be occupied until such time as the access arrangements and proposed footway improvements shown on Drawing A109159-TTE-00-ZZ-DR-H 0004-PO7 have been delivered in full.	This is a compliance condition.
15.	Prior to the commencement of each phase of development, a Biodiversity Net Gain Strategy (BNGS) and a Project Implementation Plan (PIP) for that phase shall be submitted to and approved in writing by the local planning authority, unless a BNGS and PIP have previously been submitted to and approved in writing by the local planning authority for the whole site. The BNGS shall detail proposals to redress loss of biodiversity and the mitigation strategy proposed shall include all on and off-site habitats required to deliver a net gain. The BNGS shall use the Biodiversity Metric 4.0 Calculation Tool unless an amended statutory	This condition will be discharged prior to the commencement of development.

	Biodiversity Metric Calculator associated with the Environment Act 2021 becomes mandatory. The PIP shall detail the delivery of ecological BNG mitigation and compensation, in accordance with the approved BNG strategy. The PIP shall include timescales for implementation, and an ongoing management and maintenance plan. The BNGS and PIP shall be implemented, managed and maintained in accordance with the approved details. On completion of each phase, an update of the BNG Strategy shall be submitted to the local planning authority to demonstrate how a BNG has been delivered for that phase.	
16.	No development or site clearance shall take place until an ecological mitigation and enhancement strategy has been submitted to and approved in writing by the LPA. All works are to proceed strictly in accordance with the approved scheme.	This condition will be discharged prior to the commencement of development.
17.	No development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works	This condition will be discharged prior to the commencement of development.

	- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI	
18.	Prior to the commencement of development, a noise assessment to determine which, if any, residential properties are affected by noise from Woodside garage, Burbage dance studio and the road network shall be submitted to and approved, in writing, by the Local Planning Authority. The assessment shall have been undertaken by a competent person, shall include periods for daytime as 0700-2300 hours and night-time as 2300-0700 hours, and identify appropriate noise mitigation measures. All residential units shall thereafter be designed so as not to exceed the noise level criteria as referenced in BS8233:2014 Guidance on sound insulation and noise reduction for buildings.	This condition will be discharged prior to the commencement of development.
19.	No approval of reserved matters shall take place until such time as the following details have been submitted to and approved in writing by the Local Planning Authority. Any subsequent design must be carried out in accordance with these approved details. a. Modelling updated to the reflect upper end climate change allowance for both the proposed and existing scenarios. b. Full details of flood compensations areas supported by revised modelling, unless modelling/layout demonstrates that compensation is not required. c. Details demonstrating finished floor levels are set at least 300mm above the modelled 1 in 100 year plus upper end climate change allowance.	The application will be submitted with details set out in condition 19. The development will be completed in accordance with the approved details.

	d. Full consideration of source control SuDS.	
20.	No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority.	This condition will be discharged prior to the commencement of development.
21.	No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority.	This condition will be discharged prior to the commencement of development.
22.	No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority.	This condition will be discharged prior to the occupation of the development.
23.	No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.	This condition will be discharged prior to the commencement of development.
24.	No development shall take place in any phase until an Arboricultural Method Statement for the relevant phase, including details of the position, species, size and condition of each existing tree and hedgerow on and adjacent to the phase, and identifying those trees and hedgerows to be retained, has first been submitted to and approved in writing by the local planning authority. This shall include full details of measures for the protection of trees and hedgerows to be retained during the course of development. Thereafter, the development shall be carried out in accordance with the approved Arboricultural Method Statement.	This condition will be discharged prior to the commencement of development.

25.	No part of the development hereby permitted shall be first occupied until an amended full Travel Plan which sets out actions and measures with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.	This condition will be discharged prior to the occupation of development.
26.	No dwelling hereby approved shall be occupied unless and until a Public Transport Strategy has been submitted to and agreed in writing by the Local Planning Authority. The Public Transport Strategy shall include details of a bus service that shall: (i) be provided by the developer; (ii) run, as a minimum, between the site (or a location no more than 400m from one of the site's boundaries), Hinckley Railway Station and Hinckley Town Centre; (iii) shall operate either on a demand responsive basis or to a specified timetable; and (iv) shall operate Mondays to Fridays between 0700 hours and 0930 hours, and 1600 hours and 1830 hours. The Public Transport Strategy shall also include details of any bus stop infrastructure that is proposed to be delivered in connection with the proposed service and shall describe when the bus service will be introduced and for how many years it will operate. The Strategy shall be implemented as approved unless, by the time at which it is due to be delivered, an alternative service has already been provided by either the Local Highway Authority or a different developer, and the Local Planning Authority is satisfied that the alternative service will provide appropriate public transport links between the site, Hinckley Railway Station and Hinckley Town Centre.	This condition will be discharged prior to the occupation of development.
27.	No development shall commence until details of the proposed pedestrian link to Dorchester Road have been submitted to and approved in writing by the Local Planning Authority. The proposed pedestrian link shall be provided in accordance with the approved details.	This condition will be discharged prior to the commencement of development.

28.	No development shall commence until details of the proposed pedestrian link from the site to PRoW U56 have been submitted to and approved in writing by the local planning authority. The proposed pedestrian link shall be provided in accordance with the approved details.	This condition will be discharged prior to the commencement of development.
29.	No development shall commence until a scheme of highway improvements for the junction of Burbage Road/Hinckley Road/ Sapcote Road have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in broad accordance with the details shown on (Drawing No. A109159-TTE-XX-XX-DR-H-014-P01). No dwellings shall be occupied until improvements have been made to the Burbage Road/ Sapcote Road/ Hinckley Road Junction in accordance with the approved details, unless by the time at which a scheme is to be submitted for approval or is due to be delivered, a scheme to improve the Burbage Road/ Sapcote Road/ Hinckley Road junction has already been constructed, or is being constructed by another party.	This condition will be discharged prior to the commencement of development.
30.	No development shall commence until a scheme of highway improvements for the junction of Brookside/ Elm Tree Road / Burbage Road have been submitted to and approved in writing by the Local Planning Authority. The improvements shall be designed in broad accordance with the details shown on (Drawing No. A109159-TTE-00-ZZ-DR-H-0033-P01). No dwellings shall be occupied until improvements have been made to the Brookside/ Elm Tree Road / Burbage Road Junction in accordance with the approved details.	This condition will be discharged prior to the commencement of development.
31.	No development shall commence until a scheme of highway improvements at the Park Road/ London Road junction has been submitted and approved in writing by the Local Planning Authority. The improvements shall be designed in general accordance with the details shown on (Drawing No. A109159-TTE-00-ZZ-DR-H-0034-P01). No	This condition will be discharged prior to the commencement of development.

	dwellings shall be occupied until the approved scheme has been implemented in accordance with the approved details.	
32.	No development shall commence until a scheme of footway widening on the western side of Burbage Road between Hinckley Road and Brookside has been submitted to and approved in writing by the Local Planning Authority. The proposed improvements shall be designed in broad accordance with the details shown on (Drawing No. A109159-TTE-00-ZZ-DR-H-0031-P01). No dwellings shall be occupied until the scheme has been provided in accordance with the approved details.	This condition will be discharged prior to the commencement of development.



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