

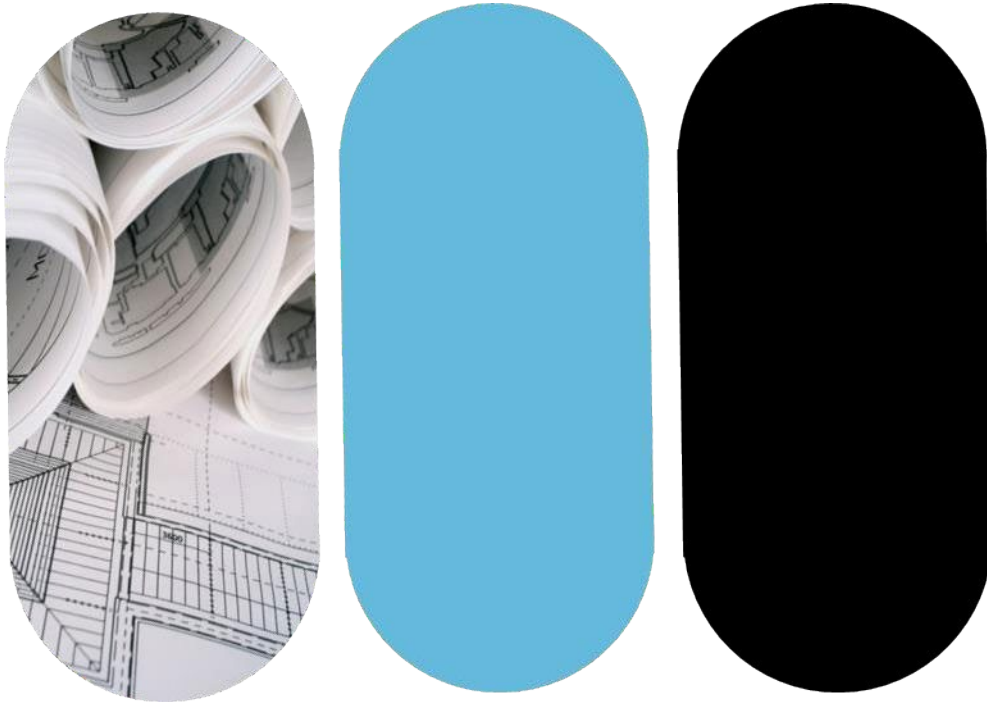


 Part of Shakespeare Martineau

Bellway Homes Limited

Land off Desford Lane, Ratby

PLANNING STATEMENT



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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Marrons on behalf of Bellway Homes (the Applicant) and forms part of a Reserved Matters planning application for residential development of 225 dwellings at the site known as 'Land off Desford Lane, Ratby', Leicestershire.
- 1.2 The application site comprises of 12.2ha of agricultural land, which benefits from outline planning permission following the publication of an Appeal Decision on 28th February 2024 (ref: APP/K2420/W/23/3330774). The original application was refused by Hinckley and Bosworth Borough Council (HBBC) on 1st September 2023 (ref: 21/01295/OUT).
- 1.3 This Statement should be read in conjunction with the range of other supporting technical documents and plans submitted as part of this application including:
- Location Plan - 082404-BEL-EM-SS04
 - Presentation Planning Layout - 082404-BEL-EM-SS01
 - Supporting Planning Layout – 082404-BEL-EM-SS02
 - Storey Heights Layout – 082404-BEL-EM-SS03
 - Tenure Layout – 082404-BEL-EM-SS04
 - Unit Type Layout – 082404-BEL-EM-SS05
 - Material Distribution Layout – 082404-BEL-EM-SS07
 - Street Scenes 01 to 05 - 082404-BEL-EM-SS01 to SS05
 - Housetypes & Garages
 - Elevations
 - Design and Access Statement
 - Landscape Strategy Plan – 12963-FPCR-XX-XX-DR-L-0001-P02
 - Biodiversity Net Gain Assessment
 - Acoustics Assessment (29158-ENV-401)
- 1.4 The purpose of this Planning Statement is to demonstrate that the proposed development accords with the development plan and, as such, planning permission should be granted.



2. THE SITE AND SURROUNDING AREA

2.1 The relevant matters in respect of the site and its characteristics in respect of this Statement are:

- The application site comprises 12.2ha of agricultural land, which benefits from outline planning permission following an allowed appeal on 28th February 2024 (ref: APP/K2420/W/23/3330774). This followed a refused by the Council on 1st September 2023 (ref: 21/01295/OUT).
- The site is located approximately 0.75km from the centre of Ratby via Desford Lane.
- The site slopes from the northwest to southeast, with the highest points of the site being at the proposed access point to Desford Lane.
- Vehicle access to the site is provided from Desford Lane to the west of the site, in the form of a priority-controlled T-junction, as approved as part of the outline permission.
- The site is highly sustainable and is well located for local services and facilities in Ratby, such as Ratby Primary School, the Church of St Philip & St James, Ratby Sports Club, Ratby Medical Centre, Co-op and Costcutter, Masons Chemist, public houses and Ratby Library. It is within walking distance of bus stops along Station Road.
- Ratby Primary School is located 0.5 miles away. It is generally recognised that 1.2 miles represents the maximum preferred walking distance for school trips and, therefore, the local school is within reasonable walking/cycling distance.
- The site has good access to a range of further facilities and services in various larger settlement, including Glenfield, Kirby Muxloe and Leicester. Glenfield is also home to a good selection of retail shops, supermarkets, restaurants and pubs.



- The 27 bus service operates frequently from Station Road (within walking distance to the north of the site) to Glenfield and Leicester city centre. This service runs 7 days a week, running from 6am to 9pm every hour during the week and Saturdays, and hourly between 9am to 5pm on Sundays.
- Additionally, Leicester Train Station is also accessible via the 27 bus service to the city centre. Services are then available from this station to destinations including London St Pancras, Birmingham, Sheffield and Nottingham.



3. THE PROPOSED DEVELOPMENT

3.1 This section provides a detailed description of the proposed development.

DESCRIPTION OF DEVELOPMENT

3.2 The application seeks reserved matters permission for the residential development of the Land off Desford Lane, Ratby.

3.3 The description of development is as follows:

“Reserved Matters application in respect of appearance, landscaping, layout, scale and internal access for the erection of 225 dwellings with public open space, landscaping and sustainable drainage system (Outline reference: 21/01295/OUT)”

3.4 The proposed development comprises the following components:

- The development of 225 new homes;
- The provision of 40% affordable housing in line with the signed S106 Agreement;
- A net developable Area of 7.92ha as defined on the Presentation Planning Layout (dwg: 082404-BEL-EM-01);
- Vehicle access from Desford Lane, as approved via outline application 21/01295/OUT, and additional pedestrian links to Desford Lane;
- Diversion of the Public Right of Way in the western extent of the site;
- The creation of areas of open space and green infrastructure planting;
- Sustainable Drainage measures by way of attenuation storage and the use of existing sewer infrastructure for foul effluent.

3.5 The proposals have been designed sensitively to take into account the constraints and opportunities of the site. The scheme will provide a high



quality, attractive and distinctive housing scheme with appropriate house types, associated landscaping and access.

PLANNING HISTORY

- 3.6 The site benefits from outline planning permission following the publication of an Appeal Decision on 28th February 2024 (ref: APP/K2420/W/23/3330774). The original application was refused by the Council on 1st September 2023 (ref: 21/01295/OUT). 26 conditions are attached to the Inspectors Decision Notice.
- 3.7 Pre-Application advise was sought in advance of the Reserved Matters application with a meeting held with Officers on 12th September 2024. Discussion was held in respect of the proposed layout, housetype designs and detailed design considerations and guidance.
- 3.8 The Applicant took the pre-application response on board in preparing the submitted reserved matters application.
- 3.9 In addition to the Pre-Application advise, the applicant signed a Planning Performance Agreement (PPA) with the Council dated 30th October 2024. The PPA includes an application timetable, scope of application and post submission obligations. The PPA confirms that the Council will aim to report the application to the relevant Planning Committee for determination within 13 weeks of the validation of the application unless otherwise agreed with the applicant.



4. THE DEVELOPMENT PLAN

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that a planning application is determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 The development plan for the purposes of this application comprises of the Core Strategy which was adopted in December 2009 and the Site Allocations and Development Management Policies Development Plan Document which was adopted in July 2016.

Core Strategy (2009)

Core Strategy Policy 7: Key Rural Centres

4.3 Policy 7 says that to support the Key Rural Centres and ensure they can provide key services to their rural hinterland, the council will support housing development within settlement boundaries.

Core Strategy Policy 11: Key Rural Centres Standalone

4.4 Policy 11 states that to support the local services in Ratby and maintain rural population levels the council will allocate land for the development of a minimum of 110 new homes. The policy also requires new development to respect the character and appearance of the Ratby Conservation Area by incorporating locally distinctive features of the conservation area into the development.

Core Strategy Policy 14: Rural Areas: Transport

4.5 Policy 14 supports accessibility within the rural areas, with developers required to contribute towards these initiatives through developer contributions and/or land where they meet the tests set out in national guidance. This includes viable, high quality public transport network between the Key Rural Centres and their nearest urban centre and between the Rural Villages and their nearest Key Rural Centre or urban centre.



Core Strategy Policy 15: Affordable Housing

- 4.6 Policy 15 says that to support the provision of mixed, sustainable communities, a minimum of 2090 affordable homes will be provided in the borough from 2006 to 2026. At least 480 dwellings will contribute to this target in rural areas, including rural exception sites brought forward via Policy 17 Rural Needs. To achieve this target, the council will expect a proportion of affordable housing to be provided on eligible sites.
- 4.7 The on-site target for affordable housing at Ratby is 40%. The policy goes on to state that for all sites, the tenure split will be 75% social rented and 25% intermediate housing.

Core Strategy Policy 16: Housing Density, Mix, and Design

- 4.8 This policy emphasises that the council requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required.
- 4.9 All developments of 10 or more dwellings are required to meet a 'very good' rating (16 or more positive answers out of 20) against the Building for Life criteria, unless it can be demonstrated that this is not viable on the particular site.
- 4.10 The policy goes on to say that proposals for new residential development will be required to meet a minimum net density of at least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets.

Core Strategy Policy 19: Green Space and Play Provision

- 4.11 This policy sets standards used to determine where improvements to green space and play areas are needed or where new facilities are required.

Core Strategy Policy 24: Sustainable Design and Technology

- 4.12 The policy states that residential developments in Key Rural Centres and



Rural Villages will be expected to meet the sustainability targets set out in Building a Greener Future.

Site Allocations and Development Management Policies Development Plan (2016)

Policy DM1: Presumption in Favour of Sustainable Development

4.13 This policy says that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

4.14 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise

Policy DM3: Infrastructure and Delivery

4.15 Policy DM3 says that where development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism.

Policy DM4: Safeguarding the Countryside and Settlement Separation

4.16 This policy states that to protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development.

Policy DM6: Enhancement of Biodiversity and Geological Interest

4.17 Policy DM6 say that Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.

4.18 Major developments in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.



4.19 On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

4.20 International and Nationally Designated Sites will be safeguarded. Development which is likely to have any adverse impact on the notified features of a nationally designated site will not normally be permitted.

Policy DM7: Preventing Pollution and Flooding

4.21 Policy DM7 says that adverse impacts from pollution and flooding will be prevented. This will be ensured through proposals demonstrating a number of elements including that they will not contribute to poor air quality and no adverse impact on water quality or drainage function of water bodies.

Policy DM10: Development and Design

4.22 This policy states that Developments will be permitted providing that the following requirements are met:

- a. *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, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features;*
- b. *The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*
- c. *It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d. *The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- e. *It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*



- f. It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;*
- g. Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;*
- h. An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*
- i. It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.*

Policy DM11: Protecting and Enhancing the Historic Environment

- 4.23 The policy states that the Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets.
- 4.24 All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate:
- a. An understanding of the significance of the heritage asset and its setting; and
 - b. The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and
 - c. How the benefits of the proposal will outweigh any harm caused; and
 - d. Any impact on archaeology in line with Policy DM13.

Policy DM12: Heritage Assets

- 4.25 This policy says that all development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.



Policy DM13: Preserving the Borough's Archaeology

- 4.26 The policy states that where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset.
- 4.27 Where applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains.

Policy DM17: Highways and Transportation

- 4.28 This policy says that development proposals will be supported where they:
- Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services; and cycling to services and facilities; significant movement;
 - Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;
 - Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement;
 - That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised;
 - Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe.
- 4.29 Furthermore, where appropriate, improvements will be required to be undertaken to the highways and transportation network to limit any significant impacts arising from the development (taking into account cost effectiveness).

Policy DM18: Vehicle Parking Standards



- 4.30 All proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design. Any development will be expected to provide disabled parking provision.

Local Plan Regulation 18 Consultation (July – September 2024)

- 4.31 Following the publication of a Regulation 18 Draft Plan in June – August 2021 and a Regulation 19 Draft Plan in February – March 2022 the Council have undertaken a further Regulation 18 consultation in July – September 2024.
- 4.32 This followed an extension to the plan period to 2041 as set out within the December 2022 Local Development Scheme (LDS). A further update to the LDS was published in February 2024 and set out the Council's intention to undertake a further Reg 18 and 19 consultation at that time. The latest LDS identifies Submission of the Plan as being prior to the 30th June 2025 with adoption in January or February 2026.
- 4.33 The latest Regulation 18 draft plan was considered necessary as emerging evidence was suggesting that the previous spatial strategy may not have been deliverable. In addition, changes to national planning policy have taken place that needed to be taken into account and the discussions around Leicester City Council's un-met housing and employment need has been finalised.
- 4.34 The draft plan contains proposed strategic level development sites (over 500 dwellings or one hectare of employment land), proposed major residential development sites (101 to 499 dwellings) and a set of draft strategic policies to support them. The remaining non-strategic development allocations (residential sites below 100 dwellings and employment sites below one hectare) and non-strategic planning policies will follow in the Regulation 19 pre-submission version of the plan.
- 4.35 The draft Local Plan has a plan period of 2020-2041 and proposes a



Development Strategy (Policy SP02) which includes the provision of 13,862 dwellings in line with the latest Statement of Common Ground. The Council may need to review this approach in light of the wording contained within the latest consultation draft NPPF.

- 4.36 Ratby remains a Key Rural Centre which provide a range of services to meet most of the day to day needs of residents and act as a focal point to help meet the needs of the surrounding rural communities.
- 4.37 No strategic housing allocations are identified at Ratby within the Reg 18 draft plan.
- 4.38 NPPF Paragraph 48 is clear that weight can be given to relevant policies in emerging plans according to their stage of preparation, the extent of unresolved objections and degree of consistency with the Framework. In this regard, it is considered that limited weight can be applied to the policies within the Reg 18 draft Local Plan at this stage.



5. THE NATIONAL PLANNING POLICY FRAMEWORK AND OTHER MATERIAL CONSIDERATIONS

- 5.1 The National Planning Policy Framework 2023 (NPPF) is a material consideration in planning decisions. It confirms the statutory status of the development plan as the starting point for decision-making (paragraph 2).
- 5.2 Annex 1 of the NPPF confirms that the policies in the Framework should be taken into account in dealing with applications from the day of its publication (paragraph 224). Due weight should be given to existing development plan policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given) (paragraph 225).
- 5.3 At the heart of the Framework 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 (part c).



6. ASSESSMENT OF THE PROPOSED DEVELOPMENT

6.1 The application should be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

6.2 The following considerations are set out below:

- Principle of Development
- Layout
- Appearance
- Landscaping
- Scale
- Internal Access
- Biodiversity Net Gain
- Planning Balance

Principle of Development

6.3 The site benefits from outline planning permission following the publication of an Appeal Decision on 28th February 2024 (ref: APP/K2420/W/23/3330774, 21/01295/OUT) for up to 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point. All matters reserved except for means of access.

6.4 Therefore, the principle of development at the site is already established and it is the reserved matters to be considered as part of this application.

Layout

6.5 Core Strategy Policy 16 states that all developments of 10 or more dwellings are required to meet a 'very good' rating (16 or more positive answers out of 20) against the Building for Life criteria, unless it can be



demonstrated that this is not viable on the particular site.

- 6.6 Policy DM10 in the Site Allocations and Development Management Policies DPD refers to 'Development and Design'. It says that developments will be permitted providing they follow 10 requirements identified within the policy.
- 6.7 As displayed on the Presentation Planning Layout (dwg: 082404-BEL-EM-SS01) the proposal will deliver 225 dwellings in accordance with the outline permission 21/01295/OUT. A net density of 28 dwellings per hectare will be delivered which is reflective of the site's location on the edge of Ratby and need to provide sufficient offsetting to the adjacent commercial business.
- 6.8 The Design and Access Statement (DAS) demonstrates that care has been taken to design the scheme, enhance the features on the site and deliver a sustainable extension to Ratby.
- 6.9 The layout has been developed based on the following principles:
- Creation of a memorable and legible masterplan which has characterful, well-defined, legible streetscapes and which incorporates landscape features, trees and amenity planting.
 - Creation of a clearly delineated private realm.
 - Creation of sufficient cycle & vehicle parking.
 - Provision of a range of accessible new homes.
 - The delivery of distinctive, locally inspired architecture.
- 6.10 The development has been planned positively in order to embody high quality and inclusive design which will provide a landscape-led lower density neighbourhood in a sensitive location.

Appearance

- 6.11 As detailed on the submitted housetype drawings, elevations and Materials Distribution Plan (dwg: 082404-BEL-EM-07), the proposal has sought to engage and represent the local character of Ratby through the use of a suitable palette of material and detailing. Additionally, and in line with the



Good Design Guide SPD, the site design has taken account of the need to ensure that the local identity and heritage of the borough is preserved and enhanced through its design.

Landscaping

- 6.12 A Landscape Strategy Plan (dwg: 12963-FPCR-XX-XX-DR-L-0001) has been submitted which demonstrates the proposed Green Infrastructure for the site is multifaceted in terms of its functionality, aesthetics and diversity. The proposed Public Open Spaces give existing and new residents a range of external areas and community facilities to use and enjoy. The design of the Green Infrastructure has sought to take every opportunity to enhance the retained landscape features, whether in terms of improvements to species diversity in planting or creating protected biodiversity areas.
- 6.13 The proposals include a central corridor of green infrastructure planting, open space and play provision alongside further open space and planting on the site boundaries. A larger area of play provision is located towards the southwest of the site with a total equipped play provision totalling 810sqm in line with the signed S106 Agreement for outline permission 21/01295/OUT. In total approximately 4.28ha of green space is provided within the site which is in excess of the open space and play provision requirements within the S106 Agreement.
- 6.14 Open space trees and native scrub planting along the site boundaries act to contain the site and integrate the scheme into the wider landscape. A number of feature trees are proposed at the entrance to the site and within the central corridor. In total 177 native trees and 26 non-native feature trees are to be planted in the green space surrounding the residential area to increase biodiversity within the Site.
- 6.15 Public Right of Way R41 is proposed to be diverted for a short section within the site before rejoining the original route within the area of open space in the southwestern extent of the site, as displayed on the Supporting Planning Layout.
- 6.16 The proposed development is considered compliant in respect of



landscaping as a reserved matter.

Scale

- 6.17
- The housetypes, floorplans and elevations are submitted for approval and detail the area of each plot alongside its compliance with the Nationally Described Space Standards (NDSS) and part M4(2) of the Buildings Regulations, where required.
- 6.18
- The majority of properties are 2 storey in height, as displayed in the Storey Heights Layout (dwg: 082404-BEL-EM-03), with a limited number of single storey and 2.5 storey dwellings.
- 6.19
- In respect of the proposed housing mix, the Presentation Planning Layout (dwg: 082404-BEL-EM-01) identifies the following housing mix:

	Market	Affordable
1-bed flat		6
2-bed bungalows	4	4
2-bed house		42
3-bed house	50	34
4-bed house	57	4
5-bed house	24	
Total	135	90

- 6.20
- In respect of the proposed tenure split this is 24% Shared Ownership (22 dwellings) and 74% Affordable Rent (68 dwellings). This aligns with the signed S106 Agreement subject to rounding.
- 6.21
- The most recent Housing Need Study (2024) suggests the following housing tenure and size.

	Market	Affordable home ownership	Affordable housing (rented)	
			General needs	Older persons
1-bedroom	5%	20%	25%	40%
2-bedrooms	35%	50%	35%	60%
3-bedrooms	40%	25%	30%	
4+-bedrooms	20%	5%	10%	

- 6.22
- There is broad consistence between the proposed housing mix and that



identified within the Housing Need Study (2024)

- 6.23 It is considered that the scale of the application and proposed housing mix conforms with local policy and will ensure a well-designed and sustainable development for future residents.

Internal Access

- 6.24 The internal junctions have been designed in line with the latest highways design guidance and a logical road hierarchy will be delivered including primary and secondary streets alongside private drives. This is displayed on the Presentation Planning Layout submitted as part of the application.
- 6.25 Internal pedestrian connections have been considered with footpaths forming a perimeter route and connections to the Public Right of Way along the western boundary. Further internal routes are provided along the green corridor allowing for easy permeability throughout the development.

Biodiversity Net Gain

- 6.26 A Biodiversity Net Gain Assessment has been undertaken on the basis of the Landscape Strategy Plan submitted as part of the application as required to discharge Condition 11 of the outline permission. The Assessment concludes a total net gain of 10.05% in habitat units and 16.73% in hedgerow units on site as required by the condition, notwithstanding the outline application was lodged prior to the implementation of mandatory biodiversity net gain on 12th February 2024.
- 6.27 Further detail is contained in the Section 7 in respect of the condition discharge.

Planning Balance

- 6.28 The principle of development is established at the site given it benefits from outline planning permission with the reserved matters application dealing with Layout, Appearance, Landscaping, Scale and Internal Access as required by condition 1.



- 6.29 The proposal complies with both the development plan and national policy, as well as the requirements of the outline conditions and S106 Agreement, as such planning permission should be granted.



7. DISCHARGE OF CONDITIONS

- 7.1 The Appeal Decision issued 28th February 2024 (ref: APP/K2420/W/23/3330774, 21/01295/OUT) contains 26 conditions which are considered further below.

Condition 1

- 7.2 Condition 1 defines the 'reserved matters' as layout, scale, appearance, landscaping and internal access.

Condition 2 & 3

- 7.3 Conditions 2 and 3 place a 3 year timeframe on the submission of a reserved matter application and a 2 year timeframe on the implementation of development following approval of the reserved matters application.

- 7.4 In line with the requirements, the reserved matters application is being submitted within a 3 year timeframe.

Condition 4

- 7.5 Condition 4 identifies the approved plans:
- Site Location Plan (CAS/5249/108 Rev B)
 - Proposed Access Strategy (1726/16 Rev E)
 - Proposed Access Arrangements (1726/15 Rev H)
 - Proposed Toucan Crossing (1726/19 Rev C)

Condition 11

- 7.6 As required by Condition 11 a biodiversity net gain plan ensuring a net gain in biodiversity of at least 10% be submitted for approval.
- 7.7 In line with the requirements of Condition 11, the submitted Biodiversity Net Gain Assessment, alongside the Landscape Strategy Plan, include details of baseline habitat data, habitat creation and enhancement. The Assessment concludes a total net gain of 10.05% in habitat units and 16.73% in hedgerow units.
- 7.8 On this basis, the submission of the Biodiversity Net Gain Assessment and



Landscape Strategy Plan is considered sufficient to discharge conditions 11.

Condition 23

- 7.9 Condition 23 requires the submission of a noise investigation and mitigation strategy detailing how occupants of dwellings on the site will be protected from adverse noise effects arising from the adjacent Stonecroft works to be submitted as part of the reserved matters.
- 7.10 As required, an Acoustics Assessment is submitted which identifies that the modeling undertaken has demonstrated that, based on the presentation layout, BS 8233's lower-level criterion of 50 dB LAeq,16hr will be satisfied across the Site through the provision of standard 1.8m high close boarded timber fencing.
- 7.11 With regards to internal acoustic conditions, embedded façade mitigation measures have been suggested in order to achieve internal noise level criteria in line with BS 8233 and ProPG which, for the majority of the Site, would require standard thermal double glazing and standard direct airpath trickle ventilators. However, for the most exposed dwellings, high performance glazing combined with high-performance acoustic through wall ventilators will likely be required.
- 7.12 The submission of the Acoustics Assessment is considered sufficient to discharge conditions 23.

Condition 24

- 7.13 Condition 24 requires details of how the recommendations of the SCA Ecological Impact Assessment CSA/5249/05, dated September 2021, have been incorporated within layout and landscape matters as part of the reserved matters application.
- 7.14 As set out in Section 6 of this Statement and within the Design and Access Statement, Landscape Strategy Plan and Biodiversity Net Gain Assessment the proposal will deliver a 10% net gain of habitat and hedgerow units and the majority of the hedgerows are to be retained. The



majority of the baseline habitats are to be lost to allow the development for a residential area, but the associated green space with habitat creation proposed in the surrounding area will prioritise habitats that will increase the biodiversity value.

- 7.15 The submission of these documents provide confirmation that the recommendations within the SCA Ecological Impact Assessment CSA/5249/05 have been incorporated and therefore are considered sufficient to discharge conditions 24.

Condition 25

- 7.16 Condition 25 requires the submission of a Building for a Healthy Life Assessment as part of the reserved matters application.
- 7.17 In line with this requirement an Assessment has been integrate into each chapter of the submitted Design and Access Statement and is considered sufficient to discharge Condition 25.



8. SECTION 106 AGREEMENT

- 8.1 It is accepted that as with all new residential development, the proposals will result in an increase in population and will thereby have some impact upon local infrastructure. Not all impacts will be negative (for example increased footfall and revenue for local shops).
- 8.2 A Section 106 agreement has already been agreed in respect of the proposed site in respect of the outline planning application (application reference 21/01295/OUT) and are available to view to the Councils website.
- 8.3 The S106 Agreement identifies a 40% affordable housing requirement and the following tenure split:
- 75% Affordable Housing for Rent;
 - 25% Shared Ownership Dwellings.



9. SUMMARY AND CONCLUSIONS

- 9.1 This Planning Statement has been prepared by Marrons on behalf of Bellway Homes (the Applicant) and forms part of a Reserved Matters planning application for the construction of 225 dwellings at 'Land at Desford Lane, Ratby'.
- 9.2 The development plan for the purpose of this application comprises the Hinckley and Bosworth Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016).
- 9.3 The principle of development is established at the site given it benefits from outline planning permission following the publication of an Appeal Decision on 28th February 2024 (ref: APP/K2420/W/23/3330774, 21/01295/OUT) for up to 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point. All matters reserved except for means of access.
- 9.4 The proposal will deliver 225 new homes at a net density of 28 dwellings per hectare alongside significant areas of open space, green infrastructure planting and attenuation.
- 9.5 The application submission includes all information required under outline conditions 11, 23, 24 and 25 which is sufficient to discharge these conditions as part of the reserved matters determination.
- 9.6 In the context of the three dimensions to sustainable development: economic, social and environmental (listed in the NPPF) the proposal will:
- Provide a significant boost to homes in Ratby at a density appropriate to the site's location, surroundings and site context;
 - Provide a mix of high quality homes of varied sized to suit a range of demographics in wholly sustainable locations;
 - The provision of a policy compliant level of affordable housing



at a time of a housing crisis;

- Have access to a range of services and facilities in Ratby;
- Provide jobs associated with the construction and sale of new homes;
- Lead to additional expenditure capacity of Ratby and the surrounding area to the benefit of local services and facilities boosting their vitality and viability;
- Provide the Council with a significant boost to their economy via council tax payments;
- Provide open space including new planting and a country park;
- Provide a carefully designed and comprehensive SuDS strategy; and
- Make provision for the financial contributions required by the signed S106 Agreement.

9.7 Finally, the site is being delivered by Bellway Homes, a company with record of delivering high quality housing within Hinckley and Bosworth Borough and as such is considered to be readily available without delay if approved planning permission. Bellway Homes are fully committed to the scheme which is especially important when considered in the context of the definition of 'Deliverable' in Annex 2 Glossary of the NPPF. This development would contribute towards the Council's housing need and assist the Council in delivering its housing trajectory.

9.8 Put simply, the proposal accords with the development plan and there are no insurmountable technical issues in the development control sense that should prevent permission being granted for this wholly sustainable development and, therefore, it is respectfully requested that planning permission is granted without delay.