



PLANNING STATEMENT

ALLISON HOMES

STANTON UNDER BARDON



PLANNING STATEMENT

On behalf of: Allison Homes

In respect of: Stanton Under Bardon

Date: September 2025

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1.0 Introduction

- 1.1 This Planning Statement (the 'Statement') has been prepared on behalf of Allison Homes (the 'Applicant') by DPP, to assist Hinckley and Bosworth (the 'Council') in their consideration of a full planning application which seeks permission for the erection of 27 dwellings with associated access, parking, landscaping, and drainage (the Proposed Development'), on land to the rear of no.9 Meadow Lane, Stanton Under Barbon (the 'Site').
- 1.2 The Statement takes the following structure:
- Chapter 2: Site Description
 - Chapter 3: Proposed Development
 - Chapter 4: Planning History
 - Chapter 5: National Planning Policy Context
 - Chapter 6: Local Planning Policy Context
 - Chapter 7: The UK Housing Crisis
 - Chapter 8: Planning Assessment
 - Chapter 9: Planning Balance
- 1.3 The Statement should be read alongside the following plans and documents:
- Highway Contours & External Levels Plan - 25518-RLL-25-XX-DR-C-2600 P01
 - House Type Planning Pack
 - Location Plan - P25-1507 DE 01-001A
 - Planning Layout - P25-1507_DE_01-001A
 - Presentation Layout - P25-1507_DE_01-003
 - Material Distribution Plan - P25-1507_DE_01-004A
 - Enclosure Plan - P25-1507_DE_01-005A |
 - Refuse Strategy Layout - P25-1507_DE_01-007A |
 - Illustrative Landscape Masterplan 1 P25-1768-EN-0001-S1-REV
 - Noise Impact Assessment- 12754.1001A
 - Air Quality Assessment - 12754.2001
 - Initial Phase II Works Letter - GML25101
 - Drainage Strategy - 25518-RLL-25-XX-DR-C-2500-P01
 - Flood Risk Technical Note & Drainage Strategy - 25518-RLL-25-XX-RP-C-0001
 - Arboricultural Report and Impact Assessment- AWA6724
 - Landscape Summary Report - GL2527
 - Written Scheme of Investigation For An Initial Evaluation By Trial Trenching
 - Design & Access Statement - P25-1507
 - Transport Statement - P25-150
 - Preliminary Ecological Appraisal, Preliminary Roost Assessment and Biodiversity Impact Assessment - 2439_Stanton 2_Rev 1

2.0 Site Description and Context

- 2.1 The Site is 0.85 hectares, adjoining the settlement of Stanton under Bardon, a village approximately 13km northwest of Leicester and close to Junction 22 of the M1. An aerial image of the Site is provided in Figure 1 below:



Figure 1: Aerial Image of the Site edged in Red

- 2.2 The Site is bounded by a hedgerow on each boundary with hedgerow trees to the north and east. Immediately to the west there are a number of residential dwellings and gardens running along the entire western boundary of the Site. Further to the west is Main Street
- 2.3 To the north, lies the built-up area of Stanton under Bardon whilst to the south Allison Homes are currently progressing with a housing development, approved under references 22/00527/OUT & 24/00828/REM.
- 2.4 Further to the south, there is a collection of dwellings at the junction of Thornton Lane and Main Street. Beyond the hedgerow and hedgerow trees to the east is land in agricultural use.
- 2.5 Stanton under Bardon can be characterised as a linear settlement with Main Street being the main road through it. The northern quarter of the village features a single line of dwellings that front Main Street, whilst the southern proportion of Main Street features more in-depth development.
- 2.6 On the western side of Main Street there is in depth development formed by the loop of Everard Crescent and the cul-de-sac of Preston Close, both of which extend approximately 130m perpendicular to Main Street. On the eastern side of Main Street, the settlement boundary extends further, approximately 200m to 220m from Main Street. This is due to the nature of

development which features a number of cul-de-sacs that flank the fields to the rear of the school.

- 2.7 The Site also lies close to the A511 which provides access to Junction 22 of the M1 and A50 allowing access to the City of Leicester, Coalville and Loughborough along with a wide number of villages and settlements surrounding the area.

Local Services and Facilities

- 2.8 Stanton under Bardon provides a good range of services and facilities within walking distance of the Site, with facilities falling within the (National Travel Survey) average walk trip distance as well as within the 'walkable neighbourhoods' definition, including a primary school, the village hall and a local store. A list of local services and facilities and their distances is provided in Figure 2 below:

Destination	Distance from the site
Old Thatched Inn	200m
St Mary and All Saints	450m
Stanton under Bardon Community Primary School	450m
Stanton under Bardon Village Hall	600m
Stanton under Bardon Allotments	600m
Stanton Stores	600m
South Charnwood High School	2.9km
Appletree Day Nursery, Markfield	3.6km
Markfield Community and Sports Centre	4.0km
The Co-operative Food, Markfield	3.9km
Londis, Markfield	4.3km
Morrisons	8.1km

Figure 2: Facilities and Services in proximity to the Site

- 2.9 National Cycle Network ('NCN') Route 63 is located approximately 2.2km south of the Site at the Stanton Lane/Main Street/Bagworth Lane junction in Thornton. This provides a predominantly on-road cycle route, with traffic-free sections, to the larger towns of Leicester and Swadlincote. On-road cycling in and around Stanton under Bardon is considered to be safe and convenient due to the residential nature of the area and 30mph speed limit through the village, and low levels of traffic through the settlement.

3.0 Planning History

- 3.1 A search on Hinckley and Bosworth's online public access portal shows two planning applications of relevance, both of which are for the Allison Homes site being currently being developed and considered to constitute 'Phase 1' to the immediate south of the Site. The first is an outline planning permission for:

"Outline Application for proposed development of up to 50 dwellings (all matters reserved, except access)"

- 3.2 The application was presented to Planning Committee on 6th June 2023 with a recommendation of approval subject to the signing of a Section 106 Agreement. At that meeting the Council resolved to approve the scheme.
- 3.3 Within the planning officer's report for Planning Committee (the 'Committee Report'), the principle of development is discussed. The Committee Report acknowledged that the Core Strategy (2009) and the Site Allocations and Development Management Policies Development Plan Document (2016) ('SADMP') are over five years old and therefore the policies within both should be assessed against the NPPF (at the time, the 2021 version) for inconsistencies.
- 3.4 The Committee Report finds common ground between the NPPF and Policy 12, 15 and 16 of the Core Strategy which restricts development outside of settlement boundaries due to the desire to direct new developments to the most sustainable locations. Whilst it is acknowledged that the Phase 1 site is close to the existing settlement and that there are services within Stanton under Bardon, the Committee Report considered that the development failed to comply with Policy DM4 of the SADMP and Policy 12 of the Core Strategy.
- 3.5 Notwithstanding the above, the Committee Report accepts that the 'tilted balance' is engaged as per paragraph 11 of the NPPF due to the fact that, at the time of that decision, the Council were unable to demonstrate a five year supply of housing land. When discussing this, paragraphs 78 and 79 of the 2021 NPPF (paragraphs 82 and 83 in the 2024 version) are quoted as they support housing for local needs and housing where it will enhance or maintain the vitality of rural communities.
- 3.6 In addition to this, the Committee Report highlights the draft Local Plan 2020 – 2039 aspiration for approximately 157-186 dwellings in Stanton under Bardon over the plan period and the fact that Phase 1 would deliver almost a third of this requirement; this was given moderate positive weight in the planning balance.
- 3.7 Further, the housing mix proposed was given positive weight and the policy compliant affordable housing provision was given significant positive weight. The fact that all of the dwellings across the Phase 1 site met the Nationally Described Space Standards and include a mix of smaller properties was also given positive weight.

- 3.8 Regarding other material matters, Leicestershire County Council confirmed that there would be no unacceptable impact on the road network, including when considered cumulatively with known developments coming forward and that the access point onto Main Road was acceptable. With regards to the 'Flying Horse Roundabout', a financial contribution of £4,884 per dwelling was requested to help pay for improvements resulting from increased traffic flows and reduce congestion. Bus passes and travel packs were also requested to ensure new residents have adequate access to other transport modes.
- 3.9 Regarding character, the Committee Report states that the development would result in a change of character of the land but notes that the land, as existing, lacks any features *"above ordinary value"*. As such, and given the fact that the land is adjacent to the settlement boundary and built form, the development was described as *"not incongruous to the surrounding area"*. This, coupled with the proposed landscape buffers was considered to have an acceptable impact on the character of the area when viewed against Policy DM4 of the SADMP.
- 3.10 In addition to the above, matters relating to flood risk, drainage, ecology, archaeology and trees were all considered to be acceptable with relevant mitigation.
- 3.11 Overall, the Committee Report concluded that the development was not supported by some policies within the SADMP however the impacts were not significant and therefore, with the 'tilted balance' applied and the moderate and significant weight from the market and affordable housing respectively, the application was recommended for approval. Planning Committee members subsequently approved the application.
- 3.12 The second application is the approval of reserved matters in respect of the above outline permission. The description of development is as follows:
- "Approval of reserved matters (layout, scale, appearance, landscaping and access other than vehicular access) of outline planning permission (ref: 22/00527/OUT) for residential development of 50 dwellings."*
- 3.13 Permission was granted on the 28th of March 2025 subject to various conditions including amendments to access and landscaping.
- 3.14 The above reserved matters application established an appropriate site layout and mix of housing as per the planning officer's Planning Committee report. Following an initial Planning Committee, work was undertaken to improve garden sizes to ensure they met the guidance within the Good Design Guide as this was expressed as a concern my councillors. The level of planting and on-site open space was also considered to be sufficient to mitigate the views from the south and ensure a soft edge to Stanton under Bardon.
- 3.15 In addition to the above, various application to discharge conditions have been submitted relating to both of the above applications in order to enable development of Phase 1 to commence.

4.0 The Proposed Development

Layout

- 4.1 The proposed layout is illustrated in Figure 3 below, with access taken off the internal road connecting within Phase 1 and Main Street.
- 4.2 Each of the dwellings will be served by a private driveway, parking and rear garden.



Figure 3: Proposed Site Plan

Housing Mix

- 4.3 Overall, there will be a total of 27 dwellings, comprising a policy compliant mix of open market units and affordable:

Table 1: Proposed Housing Mix

No. of Beds	No. of units	Percentage
1-bed	0	0%
2-bed	9	33.33%
3-bed	11	40.74%
4-bed	7	25.92%

Appearance

- 4.4 The abovementioned dwellings will consist of detached and semi-detached properties, all of which will be two storeys and designed to match that of the Phase 1 development. Detached garages are also proposed for seven of the plots. The materials proposed are a mixture of red brick, buff brick, render, grey and red roof tiles and UPVC windows and doors, again to match the materials being utilised in Phase 1.
- 4.5 Internally, shared surfaces together with ample landscaping will also be used to further soften and filter views of the proposal.

Landscaping

- 4.6 The north, west and eastern boundaries of the Site will be screened by existing and proposed trees, whilst tree planting throughout the Site will ensure a pleasant integration of the proposed dwellings.

5.0 National Planning Policy Framework ('NPPF')

National Planning Policy Framework (December 2024)

Introduction

- 5.1 The NPPF was updated in December 2024 and supersedes all previous versions of national planning policy guidance documents. The NPPF sets out the government's requirements and objectives for the planning system in England, in order to ensure that decision making is positive, sustainable, and provides for necessary development in the right areas.
- 5.2 Paragraph 2 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. It also confirms that the Framework must be taken into account in preparing the development plans and is a material consideration in planning decisions.

Presumption in Favour of Sustainable Development

- 5.3 The NPPF seeks to ensure that a positive framework for decision making is implemented, with the core principle of the NPPF being the presumption in favour of sustainable development. Sustainable development provides economic benefits to the country (by contributing to a strong responsive and competitive economy), social benefits (through supporting vibrant and healthy communities), and an environmental role (by protecting and enhancing our natural, built, and historic environment).
- 5.4 Paragraph 10 of the Framework goes on to state that:

"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development".

- 5.5 As set out at paragraph 11, with regard to decision taking, this means:

"Approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Plan-making

- 5.6 Paragraph 34 states that:

“Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every 5 years, and should then be updated as necessary. Reviews should be completed no later than 5 years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every 5 years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.”

Maintaining Supply and Delivery of Housing

5.7 Paragraph 61 confirms that:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.”

5.8 Paragraph 62 states that:

“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be exceptional circumstances, including relating to the particular demographic characteristics of an area which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”

5.9 Paragraph 66 states that:

“Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures”

5.10 Paragraph 73 indicates that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.”

5.11 Referring to rural housing, Paragraph 83 states that:

“Housing should be located where it will enhance or maintain the vitality of rural communities.”

And that:

“Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

5.12 Paragraph 78 states that:

“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been significant under delivery^{of} housing over the previous three years, to improve the prospect of achieving the planned supply; or

c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”

Promoting Healthy and Safe Communities

Paragraph 96 sets out that decisions should aim to achieve healthy, inclusive, and safe places, and beautiful buildings, through promoting social interaction specifically through mixed-use developments.

5.13 Paragraph 98 states that:

“Planning Policies and decisions should:

a) Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

b) Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."

Promoting Sustainable Transport

- 5.14 Paragraph 116 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.

Making Effective Use of Land

- 5.15 Paragraph 124 states 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."

Achieving Well-Designed Places

- 5.16 Paragraph 131 indicates that the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.
- 5.17 Paragraph 135 confirms that planning policies and decisions should create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 5.18 Paragraph 181 notes 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 sets out that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Conserving and Enhancing the Natural Environment

- 5.19 Paragraph 187 states that:

"Decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

5.20 Paragraph 196 further states that planning decisions should ensure that:

- " a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);*
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.”*

6.0 Local Planning Policy Context

Introduction

- 6.1 The Hinckley and Bosworth Local Plan 2006-2026 (the 'Local Plan') consists of the following documents:
- Core Strategy adopted in December 2009 ('Core Strategy')
 - Site Allocations and Development Management Policies DPD ('SADMP') adopted in 2016
- 6.2 In addition to the above, there is the Hinckley Town Centre Area Action Plan DPD and Earl Shilton and Barwell Area Action Plan DPD.

Core Strategy DPD (Adopted 2009) ('Core Strategy')

- 6.3 The Core Strategy is the Council's current principal planning policy document that sets out the vision, objectives, spatial strategy and planning policies for the entire Borough. As it was adopted in 2009 and has not been subject to a full review since, it is not considered to be up-to-date and therefore all of the policies must be assessed for consistency against the NPPF. This position was agreed as part of the Phase 1 development.
- 6.4 Within the Core Strategy, Stanton under Bardon is classed as a Rural Village which are those described as villages which have more limited services than Key Rural centres. As a minimum, they must have a primary school, community and/or leisure facilities and bus service. In the settlement hierarchy, Rural Villages are second tier behind Key Rural Centres, and the Core Strategy states that car travel will be required in most cases. Housing figures for each Rural Village vary and the spatial strategy for each is listed within Policy 12 below.
- 6.5 **Policy 12 Rural Villages** indicates that the Council will support housing development within rural areas and settlement boundaries that provide a mix of housing types and tenures. It will also support any development that complies with the local needs of rural villages.

In addition, it states that, in Stanton under Bardon, the Council will:

- *"Allocate land for the development of a minimum of 30 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Stanton under Bardon, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.*
- *Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Stanton under Bardon as detailed in the Council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary."*

- 6.6 **Policy 14 Rural Areas: Transport** indicates that the Council will support accessibility in rural areas by supporting the delivery of public transport, development in accessible locations, and requiring developer contributions where necessary.
- 6.7 **Policy 15 Affordable Housing** indicates that a minimum of 2090 affordable homes will be provided in the Borough from 2006 to 2026 and at least 480 dwellings will contribute to this target in rural areas. Within rural areas it is expected that on a site of 4 dwellings or more; or 0.13ha or more, 40% of this provision should be affordable housing.
- 6.8 **Policy 16 Housing Density, Mix and Design** states that on all sites of 10 or more dwellings the Council will require a mix of housing types, taking into account the type of provision that is likely to be required. All developments of 10 or more dwellings are required to meet a 'very good' rating against the Build for Life unless it can be demonstrated that this is not viable on the particular site.

Proposals for new residential development will be required to meet a minimum net density of:

- *"At least 40 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Early Shilton;*
- *At least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets."*

In some circumstances a lower density may be acceptable.

- 6.9 **Policy 24 Sustainable Design and Technology** indicates that residential developments in rural villages such as Stanton under Bardon, will be expected to meet the sustainability targets set out in Building a Greener Future.

Site Allocations and Development Management Policies DPD ('SADMP')

- 6.10 SADMP is the principal document which allocates land to deliver the development requirements outlined in the Core Strategy relating to housing, employment, recreation, green spaces, community uses and leisure uses. The document also includes development management policies which apply across the Borough when determining planning applications. Alongside the SADMP is also the Borough wide Policies Map which defines the allocations and other areas of interest. The relevant policies of the SADMP are listed below.
- 6.11 As can be seen from Figure 4 below, the Site is located outside of but immediately adjacent to the settlement boundary for Stanton under Bardon, and therefore it is not within the settlement limits.

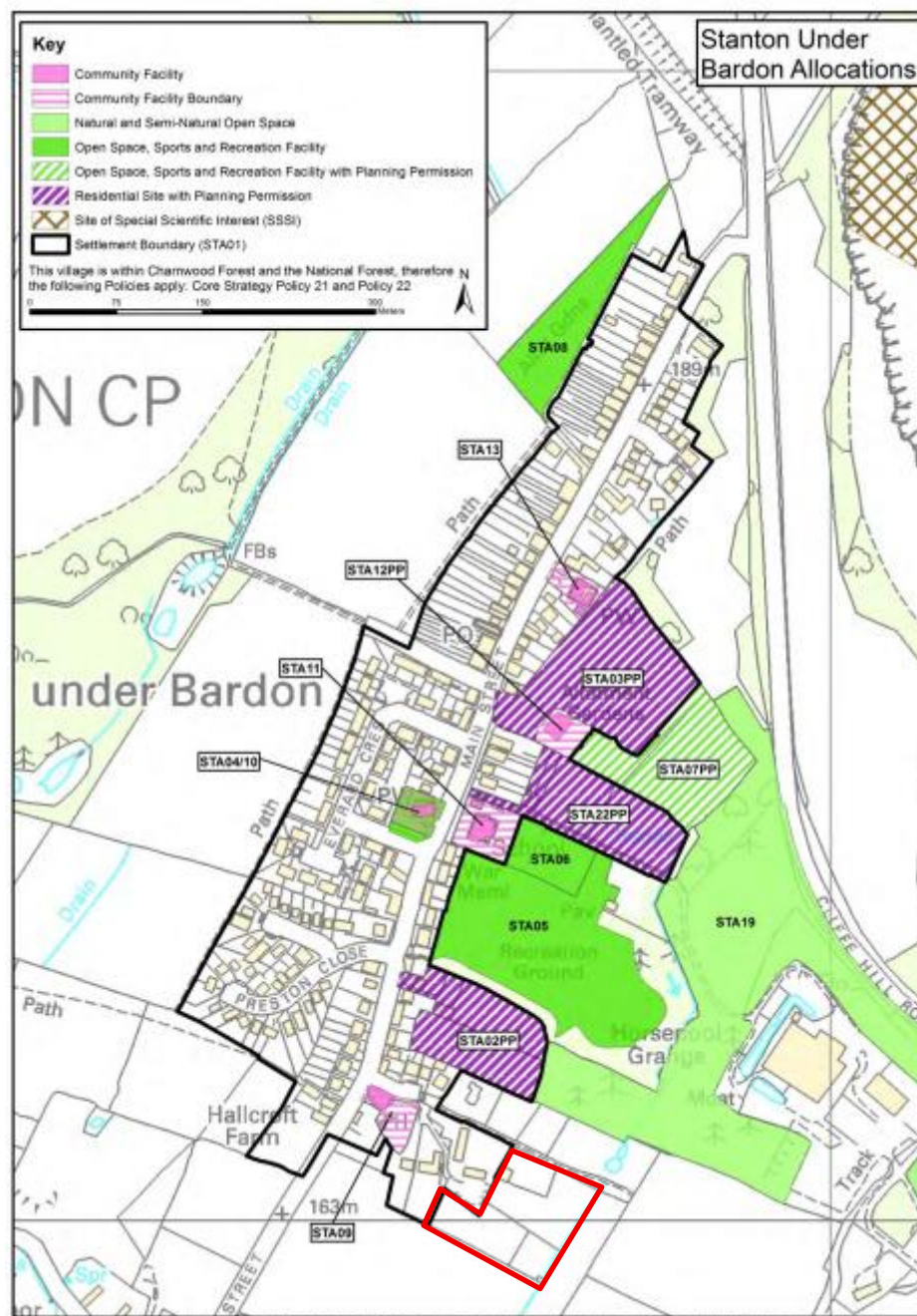


Figure 4: Extract from the SADMP showing Stanton under Bardon and the Site edged in red

- 6.12 **Policy DM1 Presumption in Favour of Sustainable Development** indicates that planning applications that accord with the local plan will be approved without delay, unless material considerations indicate otherwise. The policy also indicates that where policies are out of date then the Council will grant permission unless material considerations indicate otherwise.
- 6.13 **Policy DM3 Infrastructure and Delivery** states that where development will create a need to provide additional or improved infrastructure, amenities or facilities, these will be provided directly and indirectly through the appropriate mechanisms.

- 6.14 **Policy DM4 Safeguarding the Countryside and Settlement Separation** indicates that the countryside will be safeguarded from unsustainable development and development will only be considered sustainable where it is for recreation purposes, involves a re-use or change of use, it significantly contributes to economic growth or job creation, relates to the provision of renewable energy developments, relates to the provision of rural worker accommodation.
- 6.15 **Policy DM6 Enhancement of Biodiversity and Geological Interest** requires development proposals to demonstrate how they conserve and enhance features of nature conservation and geological value, including long term future management.
- 6.16 **Policy DM7 Preventing Pollution and Flooding** indicates that adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that there will be no adverse impacts on water quality, ecological value, daylight, noise, air quality, land instability or flooding.
- 6.17 **Policy DM10 Development and Design** sets out a series of criteria that must be met for developments to be considered acceptable. These include no adverse impacts on future or existing residents, enhancement of the character of the surrounding area, use of materials that respect nearby buildings, ensuring high quality landscaping, providing sustainable drainage, and maximising opportunities for the conservation of energy.
- 6.18 **Policy DM17 Highways and Transportation** indicates that development proposals will be supported where they maximise the use of the existing public transport network, ensure convenient and safe access for walking and cycling, demonstrate no adverse highways impacts, and supported by a Transport Statement.

Charnwood Forest Landscape Character Assessment (June 2019)

- 6.19 Stanton under Bardon is classified as a rural village within the adopted Core Strategy and is designated as falling within Charnwood Forest and the National Forest Areas.
- 6.20 The Charnwood Forest Landscape Character Assessment was prepared by the Council in 2019. This assessment breaks down the larger, borough-scale landscape character areas into smaller landscape types. In this assessment, the Council identifies the Site as being situated within the south-eastern periphery of the 'Thringstone/Markfield Quarries and Settlement' Landscape Character Area, which is outlined in Figure 5.
- 6.21 The key characteristics of this Landscape Character Area include the following:
- Undulating landform heavily affected by extensive quarrying;
 - Mix of land uses including arable, pasture, woodland, as well as quarrying and associated spoil mounds;
 - Fields enclosed by hedgerows with hedgerow trees, as well as some walls and fences;

- Linear villages of Thringstone, Whitwick, and Stanton-under-Bardon, with a small number of scattered farms. Markfield is a large, clustered village located on higher ground. Settlements link along roads, with the A511/A50 corridor passing through;
 - Several Public Rights of Way (PRoW) through the area, with the Ivanhoe Way looping through;
 - A rich heritage of quarrying in the area, with Bardon Hill Quarry evident on Ordnance Survey maps dating back to 1884; and
 - Large-scale, expansive views from higher levels, often close to quarries. Background noise from industrial areas and settlements.
- 6.22 The landscape Character Assessment for Charnwood Forest defines this as a protected area due to its historic significance.
- 6.23 Footnote 7 of the NPPF defines protected areas as habitat sites, Sites of Specific Scientific Interest (SSSI), Green Belt, Local Green Space, National Landscapes (formerly Areas of Outstanding Natural Beauty), National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets, and areas at risk of flooding or coastal change.
- 6.24 However, despite this, there is not a clear or definitive source to find out what a protected area is. It could be that policies mean a proposed development may affect the setting of a protected area, whilst not necessarily being specifically covered spatially by one of these areas with a policy restriction.
- 6.25 In such circumstances where the Local Plan is considered out of date, there is a lack of five year housing land supply, or the LPA have failed to meet the housing delivery test, a 'tilted balance approach' is applied as per paragraph 11d, which states that where there are no relevant or in date policies, then a proposal should be approved unless the adverse impact of doing so would significantly and demonstrably outweigh the benefits.

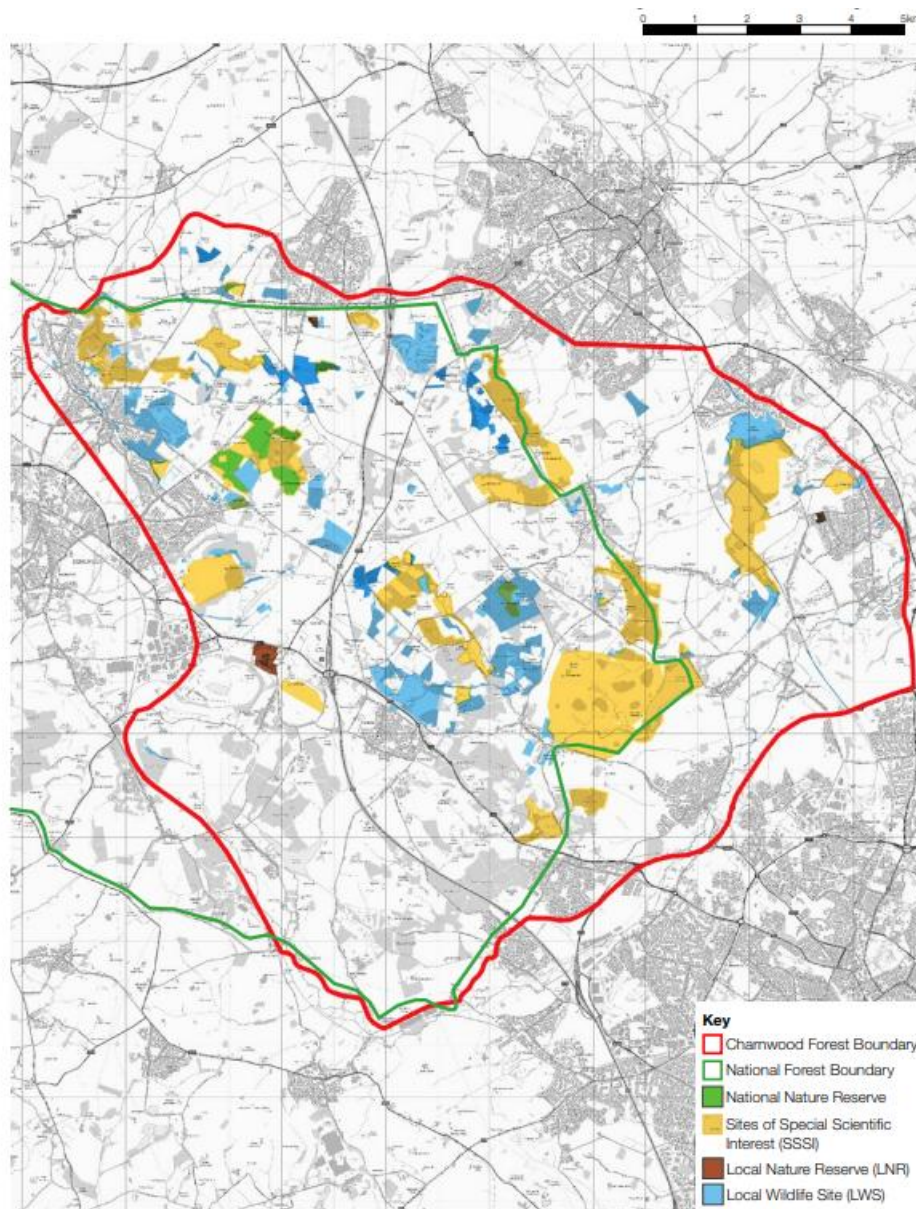


Figure 5: Environmental Designations Map from Charnwood Forest Landscape Character Assessment

Hinckley and Bosworth Emerging Local Plan – Regulation 18 Draft ('Local Plan 2024- 2045')

- 6.26 The Council are currently in the process of reviewing the Local Plan, which will guide development to 2045. The emerging plan underwent a Regulation 18 consultation between 31st July 2024 until the 27th of September 2024. This was considered necessary as emerging evidence was suggesting that the previous spatial strategy consulted on to date may not be deliverable. In addition, changes to national planning policy have taken place that needed to be considered, as well as a strategy to address Leicester City Council's unmet housing.

- 6.27 As per the Local Development Scheme published in March 2025, which is the latest available, a further public consultation is expected in September 2025 in respect of Regulation 18 stage. The publication of the Regulation 19 draft is then expected in March 2026, with a submission to the Secretary of State in November 2026. Adoption of the new Local Plan is therefore not expected until late 2027 and therefore it holds no weight in decision making; although it does indicate the direction of travel and future needs for the Borough.
- 6.28 The Local Plan 2024-2045 sets out the Council's preferred strategy that they will seek to adopt in the near future. The Local Plan 2024-2045 sets out a number of relevant policies. The most relevant policies have been outlined below.
- 6.29 As per the Core Strategy, Stanton under Bardon is classified as a Rural Village within the Regulation 18 Draft. These are maintained as a second-tier settlement behind Key Rural Centres and excluding the urban area.
- 6.30 **SP01 Sustainable Development** reiterates the purpose of the planning system as set out within the NPPF and indicates that development that accords with the Local Plan 2024-2045 will be approved without delay.
- 6.31 **SP02 Development Strategy** sets out the key spatial strategy in the Borough and seeks to direct new housing development to the most sustainable locations based on the settlement hierarchy. The policy indicates that a minimum of 13,862 will be provided within the plan period, though this includes 4,072 dwellings already committed.
- 6.32 **SP05 Mitigating and Adapting to Climate Change** indicates that proposals will be supported where they support the Council becoming carbon neutral by 2050 through minimising the need to travel, making efficient use of land, supporting active travel, and supporting sustainable travel, amongst other things.
- 6.33 **SP06 Flood Risk** indicates that planning applications for development proposals that require a Flood Risk Assessment will be required to address the actual and residual risk from all forms of flooding and the impact of climate change.
- 6.34 **SP07 Renewable and Low Carbon Energy** sets out that low carbon development will be supported where all reasonable steps to mitigate any adverse impacts have been undertaken and the proposed development accords with other policies of the Plan.
- 6.35 **SP08 High Quality Design** sets out that the Borough Council will require a high-quality standard of design, architecture, inclusivity and place making that also aligns with design codes such as *Building for a Healthy Life* (BHL) which is the updated national design code for new residential developments, replacing *Building for Life 12*. Developed with Homes England, NHS England, and the Ministry of Housing, BHL is a design framework promoting healthy, inclusive, and sustainable places through 12 considerations across three themes: Integrated Neighbourhoods, Distinctive Places, and Streets for All.

Bagworth, Thornton & Stanton-under-Bardon Emerging Neighbourhood Plan – Regulation 16 Draft ('Neighbourhood Plan 2023-2039')

6.36 The Neighbourhood Plan 2023-2039 sets out the Parish Council's preferred strategy for the area. A Regulation 16 Consultation was undertaken for six weeks in March and April 2025 and the feedback from this is being collated. The next step is for an independent examiner to review the neighbourhood plan and provide any recommended amendments. No timeframe for this review is available online and therefore it is unclear when the neighbourhood plan will be adopted.

6.37 **Policy H2 Housing Mix** requires new housing development proposals to provide a mixture of housing types. More than 80% of units should be 3-bed or lower.

6.38 **Policy H3 Affordable Housing Provision** requires housing development proposals which include affordable housing to provide a mix of housing types and sizes based on the assessment of housing need (2019) or later. Any affordable housing should be designed to be indistinguishable from market housing and must be evenly distributed through the development.

6.39 **Policy H5 Design Standards** states

"All commercial and residential proposals of one or more properties, replacement dwellings and extensions will be supported where they meet the following building design principles to a degree that is appropriate to the development.

- *development should enhance the character of the area in which it is situated and be carried out sensitively,*
- *any proposals should clearly show how the general character, scale, density and layout of the site fits in with the character of the surrounding area. Contemporary and innovative materials and design are supported where positive improvement can be demonstrated without detracting from the historic context,*
- *care should be taken to ensure that the development does not disrupt the visual impact of the street scene or adversely affect any wider landscape views,*
- *owing to the poor public transport and existing parking and congestion problems, sufficient off-road parking should be provided, a minimum of two car parking spaces per two bedroomed houses, three parking spaces per three bedroomed house and above.*
- *development should be enhanced by landscaping with existing trees, elevations and hedges preserved whenever possible to promote biodiversity. Wherever possible, plots should be enclosed by native hedging, wooden fencing or walls in keeping with the local style, 26 V12 – 09/2024*
- *development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology such as solar panels, rainwater harvesters and provision for charging an electric vehicle. These features should not adversely detract from the visual amenity of the current street scene,*

- *roof and wall construction should follow technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites.*

The recommended 'switch-off' times for lights during the active bat season are as follows:

March GMT 18.30, March BST 19.30, April 20.30, May 21.15, June 21.45, July 21.30, August 20.45, September 19.45, October BST 18.45 and October GMT 17.15

- *security lighting should be operated by intruder switching, not on constantly. Site and sports facility lighting to be switched off during 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire and Rutland Environmental Records Centre 2014. Maximum light spillage onto bat foraging corridors should be 1 lux,*
- *hedges (or fences with ground-level gaps) should be available for property boundaries that maintain connectivity of habitat for hedgehogs,*
- *all major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity. Where possible, all non-major development should look to incorporate these same SuDS principles into their designs, and*
- *all residential development should ensure appropriate provision for the storage of waste and recyclable materials."*

6.40 **Policy ENV3 Biodiversity Protection and Enhancement** requires all new development to safeguard habitats and species.

6.41 **Policy TT1 Traffic Management** states

"With particular regard to the rural highway network of the Parishes and the need to minimise any increase in vehicular traffic all housing and commercial development must:

- a) "be designed to minimise additional traffic generation and movement through the village;*
- b) incorporate sufficient off-road parking;*
- c) not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;*
- d) provide any necessary improvements to site access, communal parking and the highway, network either directly or by financial contributions;*
- e) and make provision for the improvement and where possible the creation of footpaths and cycleways to key village services."*

- 6.42 **Policy TT2 Electric Vehicles** requires residential development of one or more dwellings to provide 7kW cabling or better, if feasible, to the most practical point in the home to facilities subsequent installation of a home electric vehicle charging point.

7.0 The UK Housing Crisis

Background

- 7.1 This chapter looks at the housing crisis in the UK. When it comes to the cause of the housing crisis, it is generally agreed in the numerous reports that have been produced over the years, that for many decades the UK has not been building sufficient house to meet the Country's housing need.
- 7.2 The Barker review was conducted in 2004 and was set up as a response to the lack of supply and responsiveness of the UK housing industry. The Barker review noted that in 2001 the construction of new houses in the UK fell to its lowest level since the second world war. The Barker review also noted that over the ten years up to 2002, output of new homes was 12.5% lower than for the previous ten years.
- 7.3 The Barker review went on to point out that the new supply only accounted for 1% of the housing stock and as such this resulted in high house prices as demand was overwhelming supply. The Barker review revealed that the predominant issues in relation to the supply of new housing comprised of the following factors:
- The supply of land;
 - The planning system; and
 - Slow development
- 7.4 The housing crisis identified by the Barker review explicitly linked the lack of supply of homes to affordability and inequality; concluding that the lack of supply would result in the increase in house prices and lack of affordability and inequality.
- 7.5 This was reinforced through the *Sustainable Communities: Building for the Future*. The Forward by the then deputy Prime Minister, John Prescott, stated that;
- "For more than 30 years this country lost its way. All governments failed to meet housing need. We built housing in a way that failed to put the needs of communities first. We did not invest for the long-term."*
- 7.6 In 2015, Brandon Lewis announced that the Conservative Government were committed to building 1 million new homes by 2020 to tackle the housing crisis.
- 7.7 In 2016, the House of Lords Select Committee on Economic Affairs report 'Building More Homes' acknowledged that the Government's target of one million new homes by 2020 is not based on a robust analysis. The House of Lords Select Committee on Economic concluded that to address the housing crisis at least 300,000 new homes are needed annually for the foreseeable future. The select committee stated that one million homes by 2020 will not be enough.
- 7.8 The 2017 Housing white paper entitled *Fixing our Broken Housing Market* indicated that the housing market in England is broken and that this acts as the greatest barriers to progress in

Britain. The white paper indicated that since the 1970's there had been, on average, 160,000 homes built each year in England and goes on to point out that there is a consensus that we need between 225,000 to 275,000 or more new homes per year to keep up with population growth and to start to tackle years of under-supply.

7.9 The 2017 Housing white paper discusses three major problems. First, that over 40% of local planning authorities do not have a plan that meets the projected growth in households in their areas. Secondly, the pace of the development is too slow, and this is also linked to the implications of not having robust local plans in place as permission can often be contested which delays the process. Finally, the very structure of the housing market makes it harder to increase supply.

7.10 In response to the Housing white paper, Homes England were established by the Government. Homes England developed a five-year Strategic Plan to cover the period from 2018 to 2023 in order to help to tackle the housing crisis. The forward to this document by Sir Edward Lister states that:

"At the most basic level, we have not been building enough homes. This has led to soaring house prices and rising rents."

And

"The government has a clear ambition to increase the levels of housebuilding. The aim is to be delivering 300,000 new homes a year on average."

And

"This five-year strategic plan sets out our ambitious new mission and the steps we will take with industry to respond to the long-term housing challenges facing this country."

7.11 Boris Johnson in his Conservative conference in October 2020 made a promise to:

"Fix our broken market".

7.12 A Government White Paper (published under the 2019 to 2022 Johnson Conservative government) aimed at tackling the UK housing crisis is entitled Planning for the Future and was published in August 2020. Mr Johnson in his foreword blames the outdated planning system for building *"nowhere near enough homes in the right places."* Furthermore, Mr Johnson goes on to state that:

"Getting homes built is always a controversial business. Any planning application, however modest, almost inevitably attracts objections and I am sure there will be those who say this paper represents too much change too fast, too much of a break from what has gone on before. But what we have now simply does not work."

"So, let's do better. Let's make the system work for all of us. And let's take big, bold steps so that we in this country can finally build the homes we all need and the future we all want to see."

- 7.13 In addition, the former housing minister Robert Jenrick, sets out in the white paper, that these proposals will be the most:

“Radical reforms since the second world war that will help us build the homes our country needs.”

- 7.14 In the Planning for the Future white paper the reasons for the lack of supply, were again, laid at the door of the local plans system, noting that as of June 2020 still only 50% of local authorities have a local plan despite it being statutory requirement. The white paper also indicates that on average it takes 7 years to develop a local plan and even when it is adopted, often the policies are out of date as soon as they are adopted creating further delays.
- 7.15 The white paper goes onto indicate that despite the housing target being 300,000 new dwellings per year, in 2019, (even though it was the highest figure for the past 30 years), this target was still not being met.
- 7.16 In January 2022, the House of Lords Built Environment Committee published its report on ‘Meeting Housing Demand’. The report concluded that despite the Government’s target to deliver 300,000 homes per year and one million homes by 2025, the number of homes built will likely fall short of the target. Identified barriers to meeting the housing demand include skills shortages, lack of available land, resources for LPAs, the reduced role of SME housebuilders, inadequate support for social housing provision, and delays in the planning system. Without a reduction of these barriers, the report concludes that it will not be possible to get close to the Government’s target.
- 7.17 The Meeting Housing Demand report also recommends that the Government should consider options to update the calculation of housing targets as soon as possible to more accurately reflect the need for housing. It is therefore clear from the report that there is an acute need for housing across the country and more should be done to encourage smaller sites to come forward.
- 7.18 In February 2022, the Conservative Government published their own research briefing note on ‘Tackling the Under-Supply of Housing’ in which it is stated only 216,000 new homes were supplied in 2020/21, down from 243,000 the previous year. This is despite the repeated commitment to build 300,000 new homes per year by the mid-2020s. This again highlights the acute need to increase housing delivery.
- 7.19 Following Rishi Sunak’s call for a general election on the 22nd May 2024, Labour released their manifesto on the 13th June 2024 which identified a key number of planning reforms to promote housebuilding. This included the restoring of mandatory housing targets, reforming and strengthening the presumption in favour of sustainable development and taking direct action to ensure that planning authorities have up-to-date local plans. The goal of these reforms is to deliver 1.5 million new homes during the next parliamentary term. In his speech at the launch of the manifesto, Keir Starmer emphasised this vision, stating that:

“This changed Labour Party has a plan for growth: we are pro-business and pro-worker. The party of wealth creation. We will reform the planning rules – a choice ignored for 14 years – and build the homes and infrastructure you need.”

7.20 Labour was elected to power in July 2024 and quickly published a revised draft of the NPPF, proposing to reverse many of the changes introduced by the previous Conservative Government in the 2023 version of the NPPF.

7.21 Rachel Reeves in her first speech as Chancellor laid out plans to rebuild Britain and tackle the housing crisis, stating on the 8 the July 2024 that:

“Our antiquated planning system leaves too many important projects getting tied up in years and years of red tape before shovels ever get into the ground. And to take the urgent steps necessary to build the infrastructure that we need, including one and a half million homes over the next five years. The system needs a new signal. This is that signal. First, we will reform the National Planning Policy Framework, consulting on a new growth-focused approach to the planning system before the end of the month, including restoring mandatory housing targets.”

7.22 In a speech at Westminster on the 20th July 2024, Angela Raynor addressed the national planning policy changes and the ongoing housing crisis, stating:

“Mr Speaker, we’re facing the most acute housing crisis in living memory. 150,000 children in temporary accommodation. Nearly 1.3 million households on social housing waiting lists. Under 30s less than half as likely to own their own home, compared to in the 1990s. Rents are up 8.6% in the last year. Total homelessness at record levels. There are simply not enough homes.”

7.23 The NPPF submitted in December 2024, largely follows Labour’s pre-election promises to increase housing delivery and support economic growth and to allow growth in the Green Belt (the grey belt). In particular, a new standard methodology has been introduced. The Government published an article in light of the changes to the NPPF entitled *“Planning overhaul to reach 1.5 million new homes¹”* which states that the changes to the planning system will aim to generate a national total of around 370,000 net additional homes per year, an uplift on the 300,000 target that has not been met in over 50 years.

7.24 Following the publication of the 2024 NPPF, Deputy Prime Minister Angela Rayner sent an open letter to housing industry stakeholders, outlining the key changes the Government has introduced to address the urgent need to meet housing demand and achieve 1.5 million homes across 5 years². In January, Angela Rayner took questions from the Housing, Communities, and Local Government Select Committee, where she discussed the potential for a Planning and

¹ <https://www.gov.uk/government/news/planning-overhaul-to-reach-15-million-newhomes#:~:text=On%20the%20NPPF%20consultation%3A,facing%20the%20most%20acute%20affordability>

² <https://www.gov.uk/government/publications/letter-from-the-deputy-prime-minister-to-housing-industrystakeholders-building-the-homes-we-need>

Infrastructure Bill to promote housebuilding, alongside the already implemented 2024 NPPF changes and funding for new planning officers to achieve the new housing targets³.

- 7.25 It is clear that the UK remains in the midst of a countrywide housing crisis. Further, there appears little evidence of the UK addressing this in the short-term. The incoming Labour Government has recognised this critical issue and hope to increase housing delivery. However, what is very clear from the guidance and research papers published, is that the only viable means out of the housing crisis is through granting more permissions and increasing the rate of house building.
- 7.26 In simple terms, this means facilitating the building of new housing. Refusing planning permission for residential development, where no specific harm is arising, is clearly contrary to the aims and objectives of the Government in arresting the housing crisis.

³ <https://environment-analyst.com/brn/110755/planning-and-infrastructure-bill-set-for-march>

8.0 Planning Assessment

8.1 This chapter of the Statement will consider the following issues:

- Legal Position
- The Development Plan
- The Weight to be Given to the Development Plan
- The Weight to be Given to the Emerging Local Plan
- The Tilted Balance
- The Principle of Development
- Other Material Considerations
 - Transport and Highways
 - Ecology
 - Arboriculture
 - Flood Risk
 - Drainage
 - Housing Mix
 - Air Quality
 - Lighting
 - Noise
 - Contamination
- Sustainable Development
 - Economic
 - Social
 - Environmental

The Legal Position

8.2 Section 38(6) of the Planning and Compulsory Purchase Act and Section 70(2) of the Town and Country Planning Act 1990 states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

8.3 Decisions can be made which depart from the development plan where material considerations in a particular case indicate that the plan should not be followed. We will now turn to consider whether or not the development plan should be followed.

The Development Plan

8.4 The development plan consists of the following documents:

- Core Strategy adopted in December 2009 ('Core Strategy')

- Site Allocations and Development Management Policies DPD ('SADMP') adopted in 2016
- The Hinckley Town Centre Area Action Plan DPD; and
- The Earl Shilton and Barwell Area Action Plan DPD.

8.5 The latter two documents are not relevant in the context of the Proposed Development.

8.6 Paragraph 34 of the NPPF requires local plans to be reviewed at least once every five years and updated as necessary. As far as we are aware the Local Plan has not been reviewed and given the significant changes brought into effect by the revisions to the NPPF in December 2024 it is clear that neither the Core Strategy nor the SADMP are up to date.

The Weight to be Given to the Development Plan

8.7 Where a local plan is not up to date paragraph 11 of the NPPF asks decision makers to identify the most relevant policies in relation to the determination of an application.

8.8 In this case the Site falls outside, but adjacent to the settlement boundary for Stanton under Bardon on the policies map and therefore falls within the countryside.

8.9 Stanton under Bardon is classified as a Rural Village in Core Strategy Policy 12 'Rural Villages'. This policy indicates that the Council will support housing development within settlement boundaries whilst Policy 17 'Rural Needs' indicates that small scale developments that meet a local need and are adjacent to the settlement boundary will be permitted provided that the need has been identified and cannot be met within the settlement boundary. In addition, Policy DM4 'Safeguarding the Countryside and Settlement Separation' aims to protect the open character of the countryside and prevent unsustainable development.

8.10 The Proposed Development is therefore contrary to the development plan, however the policies map, settlement limits and above policies are not up-to-date as per paragraph 34 of the NPPF which requires local plans to be reviewed at least once every five years.

8.11 Given the above, we note that Policy DM1 of the SADMP, which relates to the presumption in favour of sustainable development, confirms that planning applications that accord with the local plan will be approved without delay, unless material considerations indicate otherwise, but goes on to indicate that where policies are out-of-date, as they are here, then the Council will grant permission unless material considerations indicate otherwise.

The Weight to be Given to the Emerging Local Plan

8.12 Public consultation on the Regulation 18 version of the Local Plan 2024 to 2045, which sets out the Council's preferred spatial strategy, was carried out in July to September 2024. The Council acknowledges that the Local Plan should be updated to reflect the new NPPF, including reviewing the evidence base. As such, the Local Development Scheme states that the next stage will be a further 6-week Regulation 18 consultation to be carried out from September 2025, with the adoption scheduled for late 2027. The Local Plan 2024-2045 therefore is at a very early stage in

the plan preparation process and no weight can be given to it in determining the Proposed Development.

Local Housing Need

Tilted Balance

- 8.13 Further, and in addition to the above, paragraph 78 of the NPPF states that local planning authorities should identify a five-year supply of housing land which should be updated annually and that this should be calculated against either the housing requirement set out in adopted plans or, where strategic policies are more than five years old, against the local authorities local housing need.
- 8.14 As has already been discussed, the Core Strategy was adopted in 2009 and has not been reviewed, resulting in it being not up to date. The Core Strategy sets the housing requirement within the Borough. Given the age of the Core Strategy and the fact that it has not been reviewed it is clear that the Borough's five-year supply of housing land should be calculated against the local housing need and not the housing requirement stated within the Core Strategy.
- 8.15 Planning Practice Guidance ('PPG') sets out how to calculate the housing need figure using the standard method⁴ and this is considered to take three steps: firstly, to establish a baseline based on the existing housing stock in the area, secondly, to make an adjustment to this to take into account affordability, and finally, to implement a 5% buffer. These steps and the calculations are outline below:

Step 1 – setting the baseline – 0.8% of existing housing stock for the area

- The latest live tables on dwelling stock⁵ show that Hinckley and Bosworth had 52,758 dwellings within its area. 0.8% of this would therefore be 422.064.

Step 2 – an adjustment to take account of affordability

- PPG then states that the baseline figure is adjusted to account for affordability in the area, which is done using the median workplace-based affordability ratios for the five most recent years. Again, for Hinckley and Bosworth, this is shown as 8.01
- PPG also states that the housing stock baseline should be increased by 0.95% for every 1% that the affordability ratio is above 5%. For Hinckley and Bosworth, this results in an adjustment factor of 1.5719⁶.
- The result of the above increases the housing need calculation to 663⁷.

⁴ Paragraph: 004 Reference ID: 2a-004-20241212 available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁵ Table 125 available at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

⁶ $((8.01-5)/5) \times 0.95 + 1 = 1.5719$

Step 3 – implementing a 5% buffer

- The final step in calculating the housing need is to apply a 5% buffer as per paragraph 78 of the NPPF *“to ensure choice and competition in the market for land”*. When this is applied, the annual housing need increases to 696 dwellings per year⁸.

8.16 Given the above, the five-year housing land requirement is 3,480 dwellings.

8.17 By utilising the above figures, the housing supply position can be calculated by using the list of available sites referenced in the Council’s Five Year Housing Land Supply (‘5YHLS’) Statement. This document states that the Council are able to demonstrate a supply of land for 2,415 dwellings.

8.18 Given the local housing need as calculated above and noting the available housing land supply position we calculate that the Council can only demonstrate a 3.47-year supply of housing land; significantly less than the mandatory requirement.

8.19 As a result of the above, the Council cannot demonstrate a 5YHLS and therefore the so called tilted balance is engaged as per paragraph 11(d) of the NPPF.

Leicester’s Unmet Need

8.20 In addition to the above, it has been clear for a number of years that Leicester City Council have been unable to provide sufficient housing to meet their needs, resulting in a 2023 Housing Delivery Test figure of 57% and the presumption in favour of development being engaged.

8.21 In January 2024, the Council signed a Statement of Common Ground (‘SoCG’) with Leicester and the other Leicestershire councils to set out how the region would meet Leicester’s housing need across all signatories.

8.22 Based on the SoCG it was agreed that a further 102 dwellings per annum would be added to Councils housing requirement, with the potential for a further 85 dwellings per annum; although the latter is disputed by the Council.

8.23 Taking the above into account, this would increase the Council’s housing requirement to either 798 or 883 dwellings per year across the plan period. Such figures would result in the Council only having either a 3.03 year or a 2.73 year housing supply respectively.

8.24 The above further demonstrates the acute need for housing within the Council’s area and the country as a whole.

⁷ $422.064 \times 1.5719 = 663.4424016$

⁸ $663.4424016 \times 1.05 = 696.61452168$

Summary

- 8.25 Given the above, it is clear that the ‘tilted balance’ under paragraph 11 of the NPPF is engaged, the effect of which is that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 8.26 Given all of the above, it is clear that both the Core Strategy and the SADMP are not up to date and with regard to housing matters in particular they are out of date.

Principle of Development

- 8.27 Given the above, it has been clearly established that the development plan is not up-to-date as it has not been subject to a review in the last five years and as the Council cannot demonstrate a 5YHLS the Core Strategy and the SADMP are up to date. As such, the most important policies in the development plan for determining this application, which are the housing policies and associated policies which seek to control development beyond the settlement limits, are out-of-date.
- 8.28 The Site also does not form part of a protected area, nor does it affect assets of any particular importance. It is located immediately adjacent to the existing settlement boundary of Stanton under Bardon which is defined as a Rural Village as per Policy 12 of the Core Strategy. This policy states that the Council will support housing development within rural areas and settlement boundaries, as well as any development that meets local need.
- 8.29 For Stanton under Bardon specifically, the Core Strategy states that land for a minimum of 30 dwellings will be allocated and, given that the Core Strategy plan period is at an end, it is considered that these have been delivered. However, this does not prevent additional dwellings being approved given that they would contribute to the Borough-wide housing needs and given that the housing crisis has worsened since the Core Strategy was adopted in 2009.
- 8.30 Looking forward, the Local Plan 2024-2045 sets out that Rural Villages will still contribute towards new housing growth, especially where it maintains local services. Given the size of the Proposed Development, it would fall under the ‘non-strategic’ definition within part 2d of Policy SP02 which will contribute to housing in Key Rural Centres and Rural Villages. Where necessary, it is stated that specific sites will be identified by the Regulation 19 plan, and it is the Applicant's intention to support this approach for the Site in any future consultation.
- 8.31 Turning to the Council’s determination of the Phase 1 development, given that there remains an unmet housing need and lack of a five-year housing land supply it is clear that the same rhetoric and decision making process should apply to the Proposed Development. The Committee Report in discussing the principle of development for Phase 1 agreed that the ‘tilted balance’ applies. Therefore, although there was a general non-compliance with Policy DM4, the fact that the

development was adjacent to the existing settlement and related well, both visually and in terms of services, the impacts were considered to be not significant and did not justify refusing the application in light of the 'tilted balance'. It is considered that the same conclusions are applicable to the Proposed Development.

- 8.32 Both adopted and emerging policies also recognise the role that housing growth can have in supporting rural communities by maintaining demand for shops, schools and bus routes.
- 8.33 Given the above, it is considered that the development of the Site for residential purposes is acceptable in principle subject to other material considerations. Planning permission should only be refused where these other material considerations amount to significant and demonstrable harm; these are high hurdles to overcome. This was the conclusion made when determining the Phase 1 development and it is considered to apply again in this instance.

Other Material Considerations

- 8.34 We will now go onto consider the Proposed Development against the various policy and technical matters associated with a development of this type and in this location in order to assess whether they individually or cumulatively amount significant harm. The following have been identified as relevant:

- Housing Mix & Density
- Design, Landscaping & Character
- Transport & Highways
- Ecology
- Trees
- Flood Risk & Drainage
- Archaeology & Heritage
- Air Quality
- Noise
- Contamination

Housing Mix & Density

- 8.35 Policy 16 of the Core Strategy states that a mix of house types should be provided on developments of 10 dwellings with a density of at least 30 dwellings per hectare for sites adjoining Rural Villages.
- 8.36 The proposed housing mix has been discussed in Table 1 and it consists of a mix of 2-bed (33.33%), 3-bed (40.74%) and 4-bed (25.92%) dwellings with an even spread across the Site. A policy compliant level of affordable housing (40%) will also be offered, equating to 10 dwellings. Due to the discussions held around the Phase 1 development relating to no Registered Provider wanting to take on the units, the Applicant welcomes discussions with the Council as to which units proposed would be most appropriate and their tenure. The Applicant is willing to enter into a Section 106 Agreement as necessary to secure the affordable housing provision.

- 8.37 The proposed housing mix has been compared with the 2019 Housing Needs Study figures that was carried out to support the Local Plan 2024-2045. This is shown in Table 2 below.

Table 2: Proposed housing mix compared with the 2019 Housing Needs Study

House Type	Quantity	% of Housing	2019 Housing Needs Study Requirement	Difference
1 bed	0	0%	5%	-5%
2 bed	9	33.33%	30%	+3.33%
3 bed	11	40.74%	45%	-4.26%
4+ bed	7	25.92%	20%	+5.92%

- 8.38 As can be seen above, the Proposed Development is close to the Housing Needs Study requirement and is considered to be appropriate in this instance.
- 8.39 With regards to affordable housing, as mentioned above an appropriate mix will be provided and agreed in discussion with the Council.
- 8.40 With regards to density, 27 dwellings are being proposed across a total area of 0.85 hectares which equates to a density of 31.76 dwellings per hectare. This figure achieves the minimum of 30 dwellings per hectare as set out by Policy 16 of the Core Strategy.
- 8.41 Given the above, it is clear that the Proposed Development is compliant with the Core Strategy in providing an appropriate mix and density of dwellings.

Design, Landscaping & Character

- 8.42 Paragraph 131 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and that food design is a key aspect of sustainable development. As part of that, paragraph 135 states that places that are safe, inclusive and accessible, and which promote health and wellbeing should be created through planning policies and decisions.
- 8.43 At a local level, Policy 16 of the Core Strategy states that all development of 10 or more dwellings should meet a 'very good' rating against the Build for Life standard unless it can be demonstrated as unviable; this is discussed in the submitted Design and Access Statement. In addition, Policy DM10 of the SADMP sets out that development should not have adverse impacts on future or existing residents, should enhance the surrounding area, use sympathetic materials, and ensure high quality landscaping.
- 8.44 Furthermore, Policy DM4 of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse impact on the character of

the countryside, does not undermine the separation between settlements, does not exacerbate 'ribbon development', and contributes to the delivery of the National Forest Strategy.

- 8.45 With regards to the above, the Proposed Development seeks to maintain and continue the design approach established in Phase 1 to the immediate south. The same house types and the same approach to the layout of the estate have been applied, and therefore, as this has been considered acceptable previously, it is considered to be an appropriate design response.
- 8.46 In addition, the landscape scheme has been designed to extend both Phase 1 and the character, features and settlement pattern of the local area. In the determination of Phase 1, the Council concluded that there would be an inevitable change of character through the introduction of built form, but noted that the existing field was not considered to be of high value. Neither was the proposal considered to be incongruous in the landscape given that housing is visible immediately to the north in views from the south. The same was considered to be true when viewed from nearby footpaths. It is considered that the same conclusions are applicable to the Proposed Development.
- 8.47 Turning to the Proposed Development, the Site is considered to be less important in the landscape than that of Phase 1 due to its smaller size and location further north which means it will be screened in any views from the south. In order to maintain the level of screening provided by the existing boundary, trees and hedgerows are retained as much as possible, with just three trees lost on the southern boundary and none on the eastern. Tree planting on the western boundaries will both help to screen the development from existing residents and line the public footpaths that run through the middle of the Site. Planting on the eastern side of the Site will also reinforce the existing hedgerow and help to filter the Proposed Development from the surrounding countryside and, alongside Phase 1, will provide a continuous edge to the settlement.
- 8.48 To support this position, a Landscape Summary Report has been prepared by Golby & Luck which concludes that there will be a moderate to minor adverse impact, predominantly from views from those using the footpaths. However, this will reduce in the long term to a minimal adverse impact once planting matures and given that the Site benefits from an immediate relationship with the settlement. This will mean that the Proposed Development will be consistent in character with that of the wider area.
- 8.49 Given the above, it is clear that whilst there will be a change in character from a field to built form, this is not incongruous in the area, and the proposed landscaping will help the new development blend into the landscape.
- 8.50 Full details of the landscaping and design are available in the submitted plans, and it is considered that they are compliant with paragraph 131 of the NPPF, Policy 16 of the Core Strategy and Policy DM10 and Policy DM4 of the SADM.

Transport & Highways

- 8.51 Paragraph 116 of the NPPF indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Core Strategy Policy 14 'Rural Areas Transport' indicates that the Council will support developments in accessible locations.
- 8.52 In support of the Proposed Development a Transport Statement ('TS') has been prepared by Hub Transport Planning. The TS states that the Site is in a sustainable location in transport terms due to a number of facilities within walking distance and the presence of sustainable transport routes. Additional amenities are also accessible via bicycle in neighbouring Markfield.
- 8.53 With regards to highways safety, a review of Personal Injury Accident ('PIA') data shows that there have only been two occurrences in the last five years which demonstrates that there are no underlying issues with the local network.
- 8.54 The TS also concludes that the Proposed Development is forecast to generate only 19 two-way AM peak trips and only 21 two-way PM peak trips, which equates to less than one additional car every two minutes. As a result, there will be a negligible impact on the local network.
- 8.55 In addition, as the T-junction with Main Street has already been approved through the Phase 1 development, and given Phase 1 includes roads constructed to an adoptable standard, the proposed access arrangement is considered to be acceptable.
- 8.56 As such, it is clear that the Proposed Development will maintain highways safety and will not have a detrimental impact on the local network. It is therefore compliant with paragraph 116 of the NPPF and Policy 14 of the Core Strategy.

Ecology

- 8.57 Paragraph 8 of the NPPF indicates that planning has an environmental objective which includes improving biodiversity and a 10% mandatory uplift on habitats is now a national requirement. Within the Core Strategy, Spatial Objective 10 is to preserve and enhance the natural habitats and biodiversity of the Borough. Policy DM6 'Enhancement of Biodiversity and Geological Interest' of the SADMP indicates that major developments must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats. The primary objective of this policy is to conserve or enhance and removal or damage of biodiversity on site shall only be deemed as acceptable where it can be demonstrated that the proposal will result in no net loss of biodiversity.
- 8.58 In support of the planning application, a Preliminary Ecological Appraisal, Daytime Bat Walkover and Biodiversity Impact Assessment (the 'Ecology Reports') has been prepared by EMEC Ecology. This report should be read in full, but a summary is provided below.
- 8.59 The Ecology Reports found that the Site was dominated by modified grassland habitat which was in good condition but did not have any strategic significance. Other habitats on the Site included

dense bramble, developed land (sealed surface), artificial unvegetated (unsealed surface), scattered trees, hedgerows, and lines of trees. Only the lines of trees were considered to have high strategic significance, although they only contributed 0.09 units to the baseline value of the Site.

- 8.60 Regarding animal species, several habitats were found that had the potential for nesting birds however any impact could be mitigated by carrying out works outside of the nesting bird season. In addition, whilst there are no waterbodies on the Site, there are a number of waterbodies within 500m of the Site and records of Great Crested Newts ('GCN') in the area. It is intended to apply for a District Level Licence in advance of works should any GCNs be found.
- 8.61 Bats have also been recorded in the wider area, and the Site has been assessed as having a high suitability for foraging and commuting bats, as well as a single building and some trees having the suitability to support roosting bats. Two of the trees surveyed were found to contain potential roosting features and further aerial inspection surveys are recommended.
- 8.62 Overall, the Ecology Reports set out numerous recommendations and mitigation techniques to ensure that the impact on wildlife is as minimal as possible. This includes standard construction methods, clearing habitats outside of nesting seasons, and ensuring further surveys are carried out.
- 8.63 With regards to Biodiversity Net Gain ('BNG'), due to the nature of the Site as undeveloped land, there will inevitably be a loss of habitat post development. The proposals try and retain the most important habitats such as those linear trees and hedgerows along the boundaries. The size of the Site limits the amount of on-site habitats that can be created post development, even with just 27 dwellings being proposed.
- 8.64 Overall, the Proposed Development results in a net loss of habitat units and hedgerow units however the full BNG will be calculated once the layout is fixed. In line with the hierarchy and requirement to provide a 10% uplift in BNG, the Applicant is committed to securing off-site enhancements through off-site enhancements, a local habitat bank if available or via the purchase of national credits.
- 8.65 Given the above, the Proposed Development will not result in an adverse impact on protected species and will contribute towards a 10% biodiversity net gain uplift. The proposals are therefore compliant the NPPF, Spatial Objective 10 of the Core Strategy, and Policy DM6 of the SADMP.

Trees

- 8.66 Paragraph 136 of the NPPF indicates that trees make an important contribution to the character and quality of urban environments, and that existing trees should be retained wherever possible, or else replaced. Policy DM6 of the SADMP indicates that on site features, such as trees, hedgerows, and ponds, should be retained, buffered and managed favourably to maintain their ecological and landscape value.

- 8.67 In support of the Proposed Development, and to understand the impact on existing trees on and in the vicinity of the Site, an Arboricultural Report & Impact Assessment has been prepared by AWA. The report states that there are a total of 34 features comprising 30 individual trees and four groups or hedges. Of these, 4 are considered to be Category B and have 'moderate' value, 29 are considered to be Category C and have 'low' value, whilst 1 is considered to be unsuitable for retention (Category U).
- 8.68 In order to facilitate development, 5 Category C trees and groups will need to be removed as well as 1 Category B tree. The latter is a Lime tree (T31 in the tree survey) which is located on the western boundary and required to be removed due to the access road for plots 3 to 7 and the public right of way. These tree losses are considered to have a minor negative arboricultural impact; however, mitigation is proposed in the form of 15 additional trees which will form part of the wider biodiversity enhancements.
- 8.69 Given the above, it is clear that there are no significant concerns relating to trees and the Proposed Development is compliant with the NPPF and Policy DM6 of the SADMP.

Flood Risk & Drainage

- 8.70 Section 14 of the NPPF indicates that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk. Paragraph 170 sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk and that developments should not increase the risk of flooding elsewhere. SADMP Policy DM7 'Preventing Pollution and Flooding' indicates that adverse impacts from flooding will be prevented by ensuring that developments do not create or exacerbate flooding by being located away from areas of flood risk.
- 8.71 As part of the application submission, a Flood Risk Technical Note & Drainage Strategy has been prepared by Rodgers Leask. This document concludes that the Site lies within Flood Zone 1 and is at a low risk from all types of flooding, including pluvial, groundwater, and infrastructure.
- 8.72 With regards to surface water drainage, it is proposed to drain the Site via gravity to the south where flows will be directed to the attenuation basin approved within Phase 1, with additional below ground storage within the Site. Surface water flows and the attenuation proposed have been designed to account for climate change and a 1 in 30-year rainfall event without any surface water flooding. The proposed system has also been designed to accommodate the 1 in 100 year plus climate change storm event without flooding any buildings.
- 8.73 With regards to foul water, there are no systems currently on the Site. As with the surface water, it is proposed to connect to the foul water sewer being installed as part of the Phase 1 development to the south.
- 8.74 Given the above, it is clear that the Proposed Development will not be increasing the risk of flooding elsewhere and can be appropriately drained. It is therefore compliant with the NPPF and Policy DM7 of the SADMP.

Archaeology & Heritage

- 8.75 Paragraph 207 of the NPPF states that applicants should describe the significance of any heritage assets affected, including any contribution made to their setting, and this includes below ground assets. The paragraph also states that the level of detail provided should be proportionate to the significance of the asset in order to understand the potential impact. This is reflected at the local level through Policy DM13 of the SADMP.
- 8.76 In support of the Proposed Development, a Written Scheme of Investigation ('WSI') has been prepared by On Site Archaeology and submitted as part of the application. The WSI states that the Site has potential to contain remains from the prehistoric period through to the post-medieval period. A geophysical survey was carried out which observed several linear anomalies in the southern portion of the Site that could be of archaeological origin. No evidence of ridge and furrow was observed, nor anything else of archaeological interest. The report states that the next stage is to investigate the anomalies via targeted trenching and discussions with Leicestershire's Archaeological Team conclude that four trenches are appropriate. These will take place in the future and their findings will determine what mitigation measures may be required. The trenching and mitigation can be secured via a pre-commencement condition should planning permission be granted.
- 8.77 No above ground heritage assets are in close proximity to the Site and therefore there will be no impacting arising on above ground assets from the Proposed Development.
- 8.78 As a result of the above, it is considered that the Proposed Development complies with paragraph 207 of the NPPF and DM13 of the SADMP.

Air Quality

- 8.79 Paragraph 198 of the NPPF indicates that new and existing development should be prevented from contributing to unacceptable levels of soil, air, water or noise pollution. From a local policy perspective, it is again policy DM7 of the SADMP that requires development proposals to minimise adverse impacts on air quality and ensure no loss of amenity to future or existing residents.
- 8.80 Given the above, an Air Quality Assessment ('AQA') has been prepared by Apex and submitted as part of this application. The AQA was carried out to understand whether the Proposed Development would expose future residents to poor air quality or cause adverse impacts on sensitive areas during construction and operation.
- 8.81 The AQA establishes that there are no Air Quality Management Areas declared in the area and monitoring data does not show any exceedance of nitrous oxide levels or particulate matter levels. Regarding construction impacts, the potential was considered to be low and can be minimised through good practice mitigation, the details of which can be agreed via a Construction Environmental Management Plan which can be secured by condition. Once operational, the Proposed Development is considered to have a negligible impact on air quality.

- 8.82 Given the above, the Proposed Development will not detrimentally impact on air quality for existing or future residents and is compliant with paragraph 198 of the NPPF and DM7 of the SADMP.

Noise

- 8.83 As previously stated, paragraph 198 indicates that new and existing development should be prevented from contributing to unacceptable levels of soil, air, water or noise pollution. As per the above two sections relating to lighting and air quality, policy DM7 of the SADMP relate to noise pollution. It states that development proposals will not be approved where they lead to increased levels of noise that will detrimentally harm the amenity of residents, both existing and in the future.
- 8.84 Given the above, a Noise Impact Assessment has been prepared by Apex Acoustics and submitted as part of the application. The results of the noise survey carried out showed that existing noise levels are 'relatively modest' and that standard double glazing would be sufficient to achieve appropriate ambient internal noise levels for the new dwellings. As a result, there are no circumstances that require specific attenuation above a typical amount.
- 8.85 As such, it has been demonstrated that the Proposed Development is compliant with the NPPF and Policy DM7 of the SADMP.

Contamination

- 8.86 Paragraph 196 of the NPPF states that planning policies and decision should ensure that, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 after remediation. From a local policy perspective, again it is policy DM7 of the SADMP that requires new sites to appropriately manage any unacceptable harm to end users, the wider community, and the environment.
- 8.87 With regards to the potential for contaminated land, Geo-Matters have carried out a Phase 2 Investigation on the Site including boreholes, sampling and testing of soils. The results conclude that there is no contamination from pollutants on the Site and therefore no remediation is required. Further testing was recommended to understand a suitable foundation design however this is a specific technical matter and not something that would prejudice developing the Site.
- 8.88 As a result of the above it is clear that the Proposed Development will not lead to an increased risk of contamination for existing or future residents and is therefore compliant with paragraph 196 of the NPPF and Policy DM7 of the SADMP.

Conclusion

- 8.89 Given the above discussions it has been demonstrated that there are no material planning constraints to the Proposed Development, with all matters having no impact or an acceptable impact when factoring in the recommended mitigation. As such, it is clear that there are no

significant or demonstrable adverse impacts that would outweigh the benefits of the Proposed Development as per paragraph 11d of the NPPF. Given that the ‘tilted balance’ is engaged, planning permission should therefore be given.

Sustainable Development

8.90 Paragraph 7 the NPPF defines sustainable development as *“meeting the needs of the present without compromising the ability of future generations to meet their own need”*. It also sets out three overarching objectives of sustainable development, which are interdependent and need to be pursued in mutually supportive ways. At paragraph 8, these overarching objectives are economic, helping to build a strong, responsive and competitive economy; social, to support strong, vibrant and healthy communities, and; environmental, to contribute to protecting and enhancing our natural, built and historic environment.

8.91 To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously. The Proposed Development will contribute to these dimensions and the scheme will deliver important benefits in each area. In this regard, we note the following:

Economic

8.92 The Proposed Development will give rise to a number of economic benefits both during the construction and occupation stages. It is widely accepted that significant benefits are released throughout the construction phase of developments, namely through job creation and by virtue of increased opportunities for existing local businesses in the construction industry and supply chain.

8.93 The extent of the sector’s supply chain employment has been explored through a number of previous studies, most relevant of which is considered to be the Home Builders Federation report on The Economic Footprint of Home Building in England and Wales⁹.

8.94 This report draws on the most recently published UK-based multipliers and other recent ONS data to conclude that for every direct job in construction, between 0.53 and 0.6 additional jobs are supported more widely across the supply chain.

8.95 When taking account of induced employment effects (i.e. employment supported by the wage spending of direct and supply chain workers in construction) it is estimated that between 0.55 and 0.8 jobs are created.

8.96 As such, The Home Builders Federation estimates that for each dwelling built, up to 3.4 jobs are created overall, with between 2.0 and 2.32 jobs per dwelling being created in the construction process itself.

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https://www.hbf.co.uk/documents/13965/The_Economic_Footprint_of_Home_Building_in_England_and_Wales_report_-_September_2024_v.pdf

- 8.97 With this in mind, the Proposed Development would create 93 jobs over the two-year construction period based on 27 dwellings.
- 8.98 The value of these construction jobs can then be calculated into an annual wage generation figure by multiplying the number of jobs set out above by the average annual pay for an individual working in construction. Office for National Statistics ('ONS') data taken from 'Earning and hours worked, region by occupation 2024 – Table 3.7(a)'¹⁸ indicates that the mean annual pay for the East Midlands for 2024 is £32,536. As such, the 54 to 63 direct jobs likely to be created by the Appeal Proposal could generate in the region of £1.7 million and £2.0 million over the two-year construction period.
- 8.99 When calculating the wage generation figure for the 29 to 38 indirect and induced jobs expected to be created it is acknowledged that these are likely to attract lower wages associated with retail sales and supply industry. With this in mind, the mean annual pay in the East Midlands of someone working in 'sales and customer service' is £17,932. Therefore, the wage generation figure associated with indirect construction jobs will be in the region of £520,028 and £681,486 over the two-year construction period.
- 8.100 As such, the wage generation figure associated with all jobs from the Proposed Development is anticipated to be between £2.2 million and £2.7 million over two years.
- 8.101 The value of the Proposed Development during the occupation phase can also be calculated through the likely Council Tax revenue created and the award of the New Homes Bonus to the Council.
- 8.102 Conservatively, for properties within Council Tax Band B in Stanton under Bardon, the Council Tax per dwelling is £1,771.31 for the year 2024/25, meaning the generation of at least £47,000 per annum for the Council. The actual revenue generated by the Council Tax associated with the Proposed Development is likely to be significantly greater.
- 8.103 With regards to the New Homes Bonus, this figure can vary over time, but it is likely to equate to at least £1,771 per unit per year. As the Proposed Development is for 27 new homes, it is likely to generate a capital sum of £47,000 per year to be spent on borough wide improvements.
- 8.104 Further to the above, there will be inevitable economic activity once the new dwellings are occupied through local spending in the area by the future residents. The latest available ONS data for households in the East Midlands¹⁰ show that the average total household expenditure, when excluding housing, rent and fuel costs, is £440.90 per week.
- 8.105 When applying these to the Proposed Development, it becomes evident that the provision of 27 new dwellings will generate a total of £11,904 per week, equating to almost £620,000 per year.

¹⁰

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/datasets/familyspendingworkbook3expenditurebyregion>

- 8.106 Given the above, substantial positive weight can be given to the economic benefits associated with the Proposed Development.

Social

- 8.107 As outlined in Chapter 7 above, there is a housing crisis in the UK. As a country, insufficient houses have been built over a considerable period of time leading to unsustainable house price inflation and a widening in the affordability gap. This development will create 27 new dwellings, including 10 affordable units, that will contribute towards meeting the housing needs of Hinckley and Bosworth and Leicestershire as a whole. Given that the Council cannot demonstrate a five-year supply of housing, there is a clear social benefit in meeting local housing needs and helping the facilities and services in Stanton under Bardon. This should be given significant positive weight.

Environmental

- 8.108 As has already been discussed, the Site lies on the edge of the settlement boundary and there are a number of local facilities in the village. In addition, further services are available in the wider area and accessible via car, bicycle and public transport. The Site is therefore located in a sustainable rural location, and this was supported in the approval of the Phase 1 development to the south.
- 8.109 In addition to the above, the Proposed Development makes a contribution to improving habitats on the Site and in the area by providing a 10% uplift in line with the national requirements. The Site also provides a betterment in terms of surface water drainage when compared to the existing situation.
- 8.110 These provisions should be given moderate positive weight in the planning balance.

Summary

- 8.111 In conclusion, it has been demonstrated that the Proposed Development constitutes sustainable development in that it fulfils the economic, social and environmental dimensions of such development as set out in the NPPF and local policy. This should be given significant weight when determining the application.

9.0 Planning Balance & Conclusion

- 9.1 This Statement has been prepared by DPP on behalf of our client, Allison Homes, in support of a full planning application which seeks the erection of 27 dwellings with associated access, parking, landscaping, and drainage on land to the rear of no.9 Meadow Lane, Stanton under Barbon.
- 9.2 We have shown that both the Core Strategy and the SADMP are not up to date.
- 9.3 It has been demonstrated that the Council cannot provide a five year supply of housing land. We have therefore shown that with regard to housing matters the Core Strategy and the SADMP are out of date.
- 9.4 Further, and as per the requirements set by the Government, we have shown that, the ‘tilted balance’ is engaged. As per paragraph 11d of the NPPF, this means that planning permission should be granted unless there are any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF and policies as a whole.
- 9.5 We have shown, and as reiterated in Table 3 below, that the Proposed Development will result in the following benefits:

Table 3: Benefits of the Proposal

Benefits of the Proposal	Weight
Environmental	
➤ The provision of drainage infrastructure to reduce the risk of flooding when compared to the existing site.	➤ Modest
➤ Provision of off-site biodiversity enhancements in line with the BNG hierarchy.	➤ Neutral
Social	
➤ The provision of market housing in the context of the lack of a five year housing supply.	➤ Significant
➤ The provision of affordable housing in the context of the lack of a five year housing supply and the severe historic under provision and acute need.	➤ Significant
➤ The addition of 27 new dwellings contributing to maintaining the existing	

Benefits of the Proposal	Weight
<p>services within the village.</p> <p>➤ The provision of the expected financial contributions for education and healthcare as per the Phase 1 development to the south.</p>	<p>➤ Modest</p> <p>➤ Modest</p>
Economic	
<p>➤ The creation and securing of construction and support jobs in the region, supporting an approximate £2.2-2.7 million spend in the region over a period of two years.</p> <p>➤ The provision of increased Council tax revenue and New Homes Bonus through the creation of 27 new homes.</p> <p>➤ The provision of additional spend in the area totalling approximately £620,000 per year.</p>	<p>➤ Modest</p> <p>➤ Limited</p> <p>➤ Modest</p>

9.6 Notwithstanding the ‘tilted balance’ being engaged, there are clear benefits to the Proposed Development which cumulatively are considered to be significant.

9.7 However, it is acknowledged that there will be some inevitable harm arising from the Proposed Development, a summary of which is provided in Table 4 below.

Table 4: Harm of the Proposal

Harm of the Proposal	Weight
Environmental	
<p>➤ New development in the countryside, but adjacent to the settlement boundary.</p> <p>➤ Visual intrusion on the countryside and impact on the character of the area.</p>	<p>➤ Modest</p> <p>➤ Minor</p>
Social	

Harm of the Proposal	Weight
<ul style="list-style-type: none"> ➤ Impact on local residents during construction phases. ➤ Additional traffic generated by the development. 	<ul style="list-style-type: none"> ➤ Minor and temporary ➤ Minor
Economic	
<ul style="list-style-type: none"> ➤ No adverse economic impacts can be attributed to the Proposed Development. 	<ul style="list-style-type: none"> ➤ None

9.8 Given all of the above, it is clear that the benefits of the Proposed Development clearly outweigh the harm which, in any event, does not meet the test of 'significant' to prevent granting planning permission as per the 'tilted balance' under paragraph 11d of the NPPF.

9.9 It is therefore clear that Proposed Development is compliant with the development plan and NPPF as a whole and should be approved without delay.