



Planning Statement

Land at 29 Sapcote Road, Burbage

Outline planning application for the erection of 2 detached dwellings

June 2023



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Project Client:

Ms. R. G. Martin and Ms. R. E. Martin

Project Location:

Land at 29 Sapcote Road, Burbage

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1. Introduction

- 1.1. This Planning Statement has been prepared to support an outline planning application (“The Application”) submitted to Hinckley and Bosworth Borough Council (“The Council”) for the proposal of a residential development of 2 detached dwellings at Land at 29 Sapcote Road, Burbage (“The Site”).
- 1.2. The application is submitted by Planning and Development Consultants, Andrew Granger & Co Ltd., on behalf of Ms. R. G. Martin and Ms. R. E. Martin (“The Applicant”)
- 1.3. This Planning Statement provides an assessment of the site, its characteristics, and an appraisal of the surrounding land uses. It also examines national and local planning policy relevant to this application and outlines the proposed development submitted for consideration by Hinckley and Bosworth Borough Council.
- 1.4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.
- 1.5. We consider that the following assessment demonstrates that the proposals for the site represent sustainable development, in line with the definition outlined in the Framework. It provides a range of social, economic, and environmental benefits.
- 1.6. To establish how the development will assist toward delivering housing to meet the identified housing needs and to justify how the site is deliverable, available and – subject to the grant of planning permission – achievable immediately, this statement is set as follows:
 - Site appraisal and Context – provides assessment of the site and the character of its surroundings;
 - Planning Policy Context – outlines the national and local planning policy relevant for consideration as part of the development;
 - Development Proposal – describes the proposal, the material considerations and the mitigation proposed;
 - Principle of Development – assesses the principle of development at this location;
 - Planning Considerations – identifies the benefits of the proposed development alongside mitigation measures;
 - Conclusions – offers the overall outcome of considerations.
- 1.7. In addition, this Statement should be considered alongside the following supporting documentation:
 - Highways Technical Note
 - Proposed Site Plan

- Preliminary Ecological Appraisal

2. Site Appraisal and Context

- 2.1. The application site, shown below outlined in red, comprises an area of approximately 1,902.84 sq. m., within Burbage, a village within the Hinckley and Bosworth Borough Council. The existing dwelling, 29 Sapcote Road benefits from a private drive accessed off Sapcote road and is located within a residential area.



Figure 1: Location Plan

Figure 2: Proposed Site Plan



- 2.2. The site is bordered to the north by an existing residential dwelling and garden space, with the access track leading to the property forming the eastern boundary of the site. Agricultural land is situated beyond. To the south and west of the site, there are existing residential dwellings.
- 2.3. The village of Burbage is located approximately 1.7 miles from Hinckley and 12 miles from Leicester. Key services and facilities available within these settlements include public transport links, education facilities and employment opportunities.
- 2.4. There is no relevant planning history associated with the site.
- 2.5. Further details on the application site are set out within the accompanying documents.

3. Planning Policy Context

National Planning Policy Framework (February 2019)

- 3.1. The National Planning Policy Framework [NPPF] (“the Framework”) was first published in March 2012. It has since been revised in July 2018; further minor amendments were then adopted in February 2019 and the framework was revised again in July 2021. It sets out the Government’s planning policies for England and provides a framework within which local communities and their authorities can produce distinctive local and neighbourhood plans, which reflect the needs and priorities of the locality.
- 3.2. The Framework’s purpose in the planning system is to contribute towards achieving sustainable development and positive growth, with a presumption in favour of sustainable development at the heart of decision-taking (Paragraph 11).

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) 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.

- 3.3. The planning system has three overarching objectives in the pursuit of sustainable development, these include the following clear statements to support growth (Paragraph 8):
 - *To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure;*
 - *To support strong, vibrant and healthy communities, by ensuring that sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;*
- 3.4. Paragraph 12 of the Framework states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-taking. However, ‘local planning authorities may take decisions that

depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.

- 3.5. Section 5 of the Framework (*‘Delivering a sufficient supply of new homes’*) seeks to support the Government’s objective of significantly boosting the supply of homes, with Paragraph 60 confirming that the objective should be achieved by bringing forward a sufficient amount and variety of land where needed.
- 3.6. Paragraph 69 recognises the important contribution that small and medium sized sites can make to meeting the housing requirement for an area and are often built-out relatively quickly. This is further emphasised with the recommendation that local planning authorities should support the development of windfall sites, to ensure a good mix of sites.
- 3.7. Furthermore, in respect of development in rural locations, Paragraph 79 highlights the importance of identifying ‘opportunities for villages to grow and thrive, especially where this will support local services’.
- 3.8. The Government attaches great importance to good design through the NPPF, identifying it as a ‘key aspect of sustainable development, creates better places in which to live and work, and helps to make development acceptable to communities’ (Paragraph 124).
- 3.9. Section 16 (*‘Conserving and enhancing the historic environment’*) focuses on the need to protect and conserve heritage assets, along with providing guidance on the impact of development proposals on designated and non-designated heritage assets. Paragraph 203 states that ‘in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.
- 3.10. In respect of Decision-Taking, Paragraph 38 states that:

‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield land registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’

Local Development Plan

- 3.11. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The local planning authority for Burbage is Hinckley and Bosworth Borough Council.
- 3.12. The development plan documents in the Local Plan 2006 to 2026 are comprised of:
 - Core Strategy DPD

- Site Allocations & Development Management Policies DPD

3.13. The principal housing policies contained within this document are outlined below.

Hinckley and Bosworth Core Strategy DPD (Adopted December 2009)

3.14. The Hinckley and Bosworth Core Strategy was adopted in December 2009 and sets out the first part of the Borough's development strategy, policies, and proposals, which will guide land use and development in the district up to 2026.

3.15. Policy 4 'Development in Burbage' seeks to address the small pockets of deprivation in Burbage, support the Burbage local centre and support Hinckley's role as a sub-Regional Centre through:

"Allocate land for the development of a minimum of 295 new residential dwellings, focused primarily to the north of Burbage, adjacent to the Hinckley settlement boundary to support the Hinckley sub regional centre."

3.16. Policy 24 'Sustainable Design and Technology' seeks to ensure that all development in Hinckley, Burbage, Barwell and Earl Shilton will meet the standards set out in the Code for Sustainable Homes.

Hinckley and Bosworth Site Allocations and Development Management Policies DPD (Adopted July 2016)

3.17. The Site Allocations and Development Management Policies DPD was adopted in July 2016 and sets out the second part of the borough's development, policies, and proposals, which will guide land use and development in the district up to 2026.

3.18. The housing requirement set out in the Core Strategy for Burbage was 295 homes, the Site Allocations Justification Paper highlighted a residual requirement of 46 homes in Burbage as of the 1 September 2014.

3.19. Policy DM1 'Presumption in Favour of Sustainable Development' sets out the Council's commitment to promoting sustainable development in line with the presumption in favour of sustainable development in the Framework (paragraph 11).

3.20. Policy DM6 'Enhancement of Biodiversity and Geological Interest' seeks to protect and enhance sites of biodiversity and geological conservation interest. Where, *"development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals of their future management"*.

3.21. Policy DM7 'Preventing Pollution and Flooding' aims to ensure that development proposals do not result in any adverse impacts upon people's quality of life or quality of the environment.

- 3.22. Policy DM10 ‘Development and Design’ provides a guide on the key considerations which the Council will take into account when assessing the design of new development. It sets out that development will be permitted where:

“a. It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion”.

- 3.23. DM17 ‘Highway and Transportation’ sets an importance for new development to be undertaken in such a way that highway safety is not adversely affected. It ensures that proposals will demonstrate a safe access to the highway and ensure that the local highway network will continue to function effectively.

- 3.24. Policy DM18 ‘Vehicle Parking Standards’ sets out that all proposals for new development *“will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. Public transport and cycle provision) and appropriate design”.*

Emerging Local Plan

- 3.25. The District Council are now progressing with a new Local Plan, to align with Leicester and Leicestershire Strategic Growth Plan. The Plan will replace the adopted Hinckley and Bosworth Core Strategy (adopted 2009).

- 3.26. The new Local Plan is progressing through its Regulation 19 Consultation.

- 3.27. Policy SS02 ‘Development Strategy’ contained in the Draft Local Plan sets out that development in the borough will provision for a minimum of 9,124 dwellings during the period of 2020-2039 including:

“a. 3,854 dwellings already completed or committed including allocations in made neighbourhood plans, planning permissions or resolutions to grant permission; and

e. 1,170 homes on small site windfalls.”

- 3.28. Policy SS05 ‘Development in Burbage’ will support Burbage’s role as a key local centre with strong links to the Hinckley urban area.

Burbage Neighbourhood Made Plan (May 2021)

- 3.29. Burbage Neighbourhood Plan was adopted in May 2021 sets out the parish’s development, policies, and proposals, which will guide land use and development in the parish from 2015 to 2026.

- 3.30. Policy 1 of the Neighbourhood Plan ‘Settlement Boundary’ states that residential development on land within or adjacent to the settlement boundary, will be supported subject to complying with other development plan policy.

- 3.31. Policy 2 ‘Design and Layout’ sets out the standards for any future development in Burbage, where, development *“must respect its surroundings, and where appropriate, should follow an existing pattern of development and should retain existing important natural features on the site”*.
- 3.32. Paragraph 13.2 concerns ‘Housing Density’, it states that all residential and commercial development will be in accordance with the Framework (adopted 2019), Chapter 12 ‘Achieving Well-Designed Places’ regarding design, layout and scale.
- 3.33. Paragraph 13.4 sets out that all development should *“conserve the variety of housing is characteristic to the village and should include an appropriate mix of units, in terms of size and tenure, to meet the needs of the community”*.
- 3.34. Policy 4 ‘Parking’ addresses the Parish’s concerns for parking, it states that:
- “At least two off-street, car parking spaces shall be provided within the curtilage for each new 2 bed or larger dwelling developed within the Parish unless it is unachievable, for example in an infill plot in a row of terraces, where such a parking space would disrupt the frontage pattern of the terrace”*.

Supplementary Information

- 3.35. The Residential Land Availability Monitoring Statement (April 2022) sets out the housing trajectory and five-year housing land supply for Hinckley and Bosworth Borough Council. It shows a five-year housing land supply of 4.84 years, triggering Paragraph 11 of the Framework, presumption in favour of sustainable development.

4. Development Proposal

- 4.1. The application seeks outline planning permission for the erection 2 detached dwellings located to the sides of the existing dwelling at 29 Sapcote Road.
- 4.2. In order to demonstrate that a suitable scheme can be achieved and delivered, the applicant has undertaken extensive pre-planning work and a master planning exercise. This is detailed further below.
- 4.3. The key aspects forming the proposal include:
 - The erection of a 2 detached dwellings;
 - Areas of open space and landscaping
 - Vehicular and pedestrian access from existing private drive directly off Sapcote Road
- 4.4. The application is accompanied by sketch model drawings to demonstrate how the development would be delivered. These have been informed by the following external reports and assessments:
 - Preliminary Ecological Appraisal
 - Highways Technical Note
 - Site Location Plan
 - Proposed Site Plan

5. Principal of Development

Development in Burbage

- 5.1. The application site compromises an existing residential dwelling and private garden within the Burbage village boundary. In line with Paragraph 47 of the NPPF, applications are required to be determined in accordance with the adopted development plan, with proposals that accord with the plan to be approved without delay (Paragraph 11c). As such, a key consideration for the application is demonstrating that the principle of development in this location is acceptable.
- 5.2. In the Borough's Local Plan, Burbage is characterised as a local centre and will support Hinckley's role as a sub-regional centre.
- 5.3. Policy 4 'Development in Burbage' sets out a provision for a minimum of 295 new residential dwellings to be allocated for development, primarily focused to the north of Burbage.
- 5.4. The location of the site and the village means that development would not cause any issues in terms of coalescence of settlements and, due to its location adjacent to the existing built form of the village, lends itself to creating an inclusive development.
- 5.5. Furthermore, the proposed new development would connect to the existing footpath provision on the private drive off Sapcote Road which would provide pedestrian access to the local services and facilities.

Principle conclusions

- 5.6. Paragraph 47 of the NPPF, states that applications that are required to be determined in accordance with the adopted development plan, with proposals that accord with the plan to be approved without any delay (Paragraph 11c). As such, in accordance with Hinckley and Bosworth's Local Plan Policy 4 'Development in Burbage', the application site is an appropriate location for development.

6. Planning Considerations

Conserving and enhancing the natural environment

- 6.1. Paragraph 174 of the NPPF states that planning decisions made by local planning authorities should contribute and enhance the natural and local environment by minimising impacts on biodiversity, As set out previously within this statement, the site is not subject to any nature conservation designations, and none of this criteria set out at Footnote 7 of the Framework, which would suggest that development should be restricted, are applicable to the application site.
- 6.2. The proposed development will seek to retain the existing boundary hedgerows and trees, as well as provide additional internal planting and landscaping.

Design and Landscape Impact

- 6.3. The Government attaches great importance to good design, identifying that it is a key aspect of sustainable development, whilst creating better places in which to live, work and help to make developments acceptable to communities (Paragraph 126 of the Framework).
- 6.4. The Local Plan policies for Hinckley and Bosworth Borough Council are contained within the Core Strategy DPD (Adopted 2009) and the Site Allocations Development Management DPD (2016). Policy DM10 'Development and Design' in the SADM states that development will be permitted where there would not be significant adverse effect on the privacy and amenity of nearby residents and occupants of adjacent buildings.
- 6.5. Significant consideration has been given to formulating a proposal that makes a positive contribution to the local character and responds positively to the existing form. However, matters of layout and appearance are reserved for determination at a later date.

Access and Movement

- 6.6. Access will be taken from an existing private drive off Sapcote Road.
- 6.7. Pedestrian links from the site to the village will be via existing footpaths along Sapcote Road.

Sustainability

- 6.8. The suitability of the site for the development depends on a number of factors. Paragraph 8 of the NPPF suggest that in order for development to be considered suitable it should achieve a balance of the three overarching objectives: economic, social and environmental factors.

6.9. Table 2 (below) assesses the proposal against the three strands of sustainability together with the benefits and adverse impacts of the proposal:

Factor	Benefits	Adverse Impacts
Economic Role	Increased patronage of local services and businesses which will encourage vitality. Support for the construction of industry with the creation of jobs through construction and related supplies.	None identified. The proposal will not result in the loss of any employment land.
Social Role	Immediately deliverable residential dwelling to meet local housing requirement. New dwelling will deliver a sustainable development in a rural area in line with the Framework.	None identified.
Environmental Role	The retention of trees and hedgerows The site is located in Flood Zone 1 and therefore has the lowest risk of flooding.	None identified.

Planning Balance

6.10. In line with the above assessment, it is considered that there are no adverse impacts that cannot be mitigated, as the proposed application will be in sympathetic to the local character of Burbage and will meet a housing requirement set out by Hinckley and Bosworth Borough Council.

6.11. Consequently, as previously stated, we consider that the significant public benefit means that there are material considerations which would indicate that planning permission should be granted.

6.12. The development supports economic, social, and environmental sustainability to deliver 2 detached dwellings with associated access in an Urban Area that identifies a need for growth. The proposal represents high quality design that has responded positively to the local context.

7. Conclusion

- 7.1. The application for the land at 29 Sapcote Road, Burbage, seeks outline planning consent for the erection of 2 detached dwellings. It has been guided by a range of technical studies, confirming that there are no technical constraints to development.
- 7.2. The application site is located within the settlement boundary of Burbage, and concerns an area of approximately 1,902.84 sq. m. The site is well related to the village and the local facilities available.
- 7.3. We consider that the site is capable of delivering a high quality, residential dwelling which will be in line with an identified need for Burbage, with a proposal that is complementary in character, size, and material to the existing village and local vernacular.
- 7.4. It is our view that there are no impacts, which would significantly or demonstrably outweigh the benefits of the proposal.