

Ref: LR/02023/Application

15th May 2024

Submitted via Planning Portal

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire LE10 0FR

Dear Sirs

Outline Planning Application

**Residential Development by Manor Oak Homes, DJ Blackburn, J Hodder, L Walters & S Sands
Land East of Leicester Road, Earl Shilton**

On behalf of Manor Oak Homes, DJ Blackburn, J Hodder, L Walters & S Sands, please find enclosed an outline planning application relating to land to the east of Leicester Road, Earl Shilton. The application seeks approval for:

Outline planning application (with all matters reserved except for means of access and scale) for the erection of up to 33 dwellings, including affordable housing, public open space, landscape planting, sustainable drainage system and new access arrangements from the un-named road.

The application is being submitted electronically via the Planning Portal (**Reference: PP-13012895**) and is supported by the drawings and documents detailed on the enclosed schedule. Payment of £10,054.20 being the correct fee, plus the £70.00 (incl. VAT) planning portal service charge, has been made via the planning portal.

The planning application proposes a residential development comprising up to 33 dwellings, including the provision of a mix of dwelling types (of which 20% would be affordable housing), public open space, landscape and habitat enhancements, a range of measures to reduce carbon emissions, a sustainable drainage system, improved pedestrian and cycle connections to the town centre and the facilities it offers and new access arrangements from the un-named road to the north.

The submission of this application is focussed on responding positively to the ongoing housing delivery difficulties being experienced in the Borough and follows from the helpful and positive response received from officers of HBBC and other statutory consultees, including the highway and minerals authority, during pre-application

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discussions. The scheme the subject of this application, together with the nature and scope of the documents and drawings that it comprises, has been influenced by the feedback received.

The proposed development would deliver a high quality, sustainable residential development designed to:

- **Boost Housing Supply:** A shortfall against the Borough's 5 year housing requirement has existed for some time. Manor Oak Homes has a demonstrable track record of delivering high quality schemes in a timely manner and the Council can therefore be certain that the benefits of increased housing delivery from the proposed development would be realised in the short term (i.e. within 5 years).
- **Provide Affordable Housing:** There is an acute and long-standing need for affordable housing in Hinkley & Bosworth Borough and in Earl Shilton itself. To help meet this need the proposal would provide up to 7 high-quality affordable dwellings in a mixture of tenures.
- **Provide New Publicly Accessible Open Space:** The proposal would deliver multi-functional green infrastructure comprising areas of public open space, recreation and children's play areas, ecological areas, sustainable urban drainage features and walking and cycling routes. This provision would increase access for new and existing residents to open space encouraging well-being and facilitating a healthier lifestyle.
- **Deliver Economic Benefits:** The proposed development would provide investment in the local economy, creating jobs during construction at a time of great economic uncertainty and leading to increased spend in the local area due to an increase in the resident population.
- **Enable Sustainable Travel:** The proposed development is designed to prioritise sustainable and active modes of travel, including walking, cycling, bus travel and electric vehicles. Improvements are proposed to existing pedestrian and cycle facilities, including the provision of a crossing westwards across Leicester Road. All dwellings would be provided with electric vehicle charging points.
- **Incorporate Sustainable Drainage Systems (SUDS):** A series of sustainable drainage measures are proposed within the development, including a naturally designed attenuation basin area in the public open space that would sustainably accommodate surface water from the site including during higher rainfall events plus a further 40% storage to account for climate change.
- **Reduce Carbon Emissions:** The proposed dwellings would be designed to achieve Future Homes and Buildings Standard securing reductions in carbon emissions through the use of a fabric first approach and all electric energy strategy. The development would also incorporate low carbon renewable energy technologies including Air Source Heat Pumps. Roof spaces across the site designed to accommodate Solar Photovoltaics.
- **Reduce Water Use:** Water efficient fittings would be provided in all homes to reduce water consumption to 110 litres per person per day in line with the government's higher water efficiency standard.
- **Utilise Sustainable Construction:** The buildings would be designed to make use of sustainable materials to reduce the environmental impacts of construction and waste minimisation strategies would be employed throughout construction.

The application is submitted in outline with all matters other than access and scale reserved, but it is supported by a Parameter Plan (Drawing No. PPL-01) that sets the spatial parameters for development and an Indicative Sketch Layout (Drawing No. ISL-01), which shows the form the proposed built development could take. The scheme and the rationale behind it, is described in detail in the Design and Access Statement. Together these documents and plans provide the framework for securing a high quality, beautiful and sustainable development at the reserved matters stage.

The site lies outside, albeit immediately adjacent to, the existing built-up area of Earl Shilton; one of the borough's urban areas that provides for a number of services and facilities and is the focus for development. For the purposes of planning policy, it comprises greenfield land outside the settlement and in the countryside wherein only a limited list of types of development are permitted. New residential development does not fall within these.

There exists a shortfall in the district's 5 year housing land supply such that 'presumption in favour of sustainable development' is engaged. The consequence of this is that in the absence of a plan-led solution to the problem in the short-term development needs to take place beyond existing settlement boundaries unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposals.

This application proposes exactly the sort of scheme that warrants positive consideration. The application site is extremely well located lying immediately adjacent to the built-up area of the town and so far, as it is enclosed to the north and east by existing built form and will be fully enclosed to the west once committed development on the other side of Leicester Road comes forward, it represents a natural infill that would be well contained, would not be visible from the wider landscape and would not cause any harm to the significance and setting of local heritage assets. The application is supported by a Design and Access Statement and Landscape and Visual Impact Assessment which explain how a carefully designed and high-quality extension could be achieved, which would respect the transition between the existing settlement edge and the countryside beyond and avoid any detrimental impact on the amenities of existing properties. It is of a scale proportionate to the size and function of Earl Shilton and would be an entirely appropriate and complementary addition to the town.

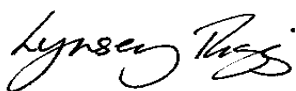
Further, and as the suite of technical documents submitted in support of the application explain, there are no technical constraints to the development of the site and any harm arising to landscape character and visual amenity as a result of the proposals would be localised and limited. This proposal would be deliverable in the short term and increase the supply and choice of housing at one of the main settlements in the borough.

Based on housing delivery alone, the balance weighs in the favour of granting planning permission. However, in addition to the delivery of new housing the site has the capacity to deliver other significant social, environmental and economic benefits, including through the creation of new jobs and an increase in labour supply and expenditure in the local economy, the provision of a substantial amount of publicly accessible open space and a net gain in biodiversity. Regeneration of the town is a key theme throughout the adopted development plan and this development would assist in supporting the regeneration of Earl Shilton by enhancing walking and cycling links to the town centre and by generating additional household expenditure, a proportion of which would be spent at local services in the town potentially aiding in regeneration of the area.

The proposal therefore constitutes sustainable development to which there are no constraints that would either impede its development or swift delivery and its' location would enable the delivery of a logical infill that is proportionate and complimentary to the town.

We trust the enclosed documents and drawings are sufficient to enable the validation of this application. Should you have any queries or require anything further information please do not hesitate to contact myself or my colleague, Geoff Armstrong.

Yours faithfully



Lynsey Rigg (lynsey.rigg@arplanning.co.uk)

Director

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Schedule of Supporting Plans and Documents – May 2024

Planning Application by Manor Oak Homes

Land East of Leicester Road, Earl Shilton

Title	Author
Application Form & Ownership Certificate	Armstrong Rigg Planning
Cover Letter	Armstrong Rigg Planning
Documents	
Arboricultural Impact Assessment	Origin Environmental
Archaeological Impact Assessment	MOLA Archaeology
Biodiversity Net Gain Assessment	Aspect Ecology
Design and Access Statement	Insitu Design
Ecological Appraisal	Aspect Ecology
Flood Risk Assessment and Drainage Strategy	Martin Andrews Consulting
Heritage Assessment	Asset Heritage
Landscape and Visual Impact Assessment	Aspect Landscape Planning
Phase 1 Ground Investigation Report	Geo-Environmental
Planning Statement (incl. Statement of Community Involvement)	Armstrong Rigg Planning
Noise Impact Assessment	Professional Consult
Transport Statement	Martin Andrews Consulting
Drawings - For Approval	Drawing Title
Drawing No. SLP-01	Site Location Plan
Drawing No. PPL-01	Parameter Plan
Drawing No. 923-TA10 (Contained in the Transport Statement)	Proposed Access
Drawings - Illustrative Only	
Drawing No. CMP-01	Concept Masterplan
Drawing No. ISL-01	Illustrative Sketch Layout
Drawing No. 8196/ASP4/LSP (Contained in Landscape and Visual Impact Assessment)	Landscape Strategy Plan