

15<sup>th</sup> July 2024

REPORT FOR MYPAD2020 PREPARED BY JON BRADBURY (MRTPI) OF JEB PLANNING

FURTHER PLANNING STATEMENT TO ACCOMPANY SUBMISSION OF REVISED PLANS AND TO  
COMMENT ON CONSULTEE AND PUBLIC COMMENT IN RELATION TO RESERVED MATTERS  
APPLICATION 24/00294/REM

Introduction

I have been instructed to make this submission on behalf of MyPad2020 to accompany the amended plans that revise and provide clarifications of the scheme. I have also provided a planning view for the applicant where needed on the points raised in the public comment on this application. This submission is accompanied by the following plans and reports: -

Phase 1 Drainage Plan and Review of Phase 1 Attenuation Basin Capacity

Overall Site Plan Demonstrating the capacity of the Open Space Area to Accommodate 2 Phases

Revised Block Plan

Proposed Materials Distribution Plan

Proposed Boundary Treatments Plan

Proposed Maintenance Plan

Revised Potential Phasing Plan

Issues Raised within the Consultation Responses

LCC Ecology- Query the provision of bird and bat boxes and updated badger survey which were required as outline conditions- These matters will be addressed in subsequent condition discharge application.

LCC Drainage-Request a revised Surface Water Drainage Strategy to address the fact that the 55 dwellings are all within the eastern field- A Phase 1 Drainage Plan and Review by Drainage Consultants is included with this submission and demonstrates that the proposed drainage arrangement has the necessary capacity for phase 1. The drainage of the site is also covered by a condition on the outline permission which will be addressed through a condition discharge application.

LCC Highways- Made a number of observations on the internal road layout relating to its adoptability- These suggested amendments have been taken on board in the revised layout plan for the development submitted.

Section 106 Monitoring Officer- Suggest that the reserved matters should detail the precise boundaries of the open space area and the typologies of the open space provided. Draw attention to the fact that the outline permission includes condition 5 which requires the layout to broadly reflect the illustrative masterplan. Highlight the absence of a link between the housing and the proposed open space and question the useability of the open space accordingly- The revised plans address the

## REPORT FOR MYPAD2020 PREPARED BY JON BRADBURY (MRTPI) OF JEB PLANNING

issues raised. The typologies of the open space are shown on the revised plans and the area available can accommodate the needs of phase 1 and a potential phase 2. The revised potential phasing plan shows how a phase 2 could be accommodated without breaking beyond the western extent of housing shown on the illustrative plan the subject of condition 5 and accordingly the purpose of this condition would not be compromised. The revised layout drawings indicate a footpath link to be created between the housing and the open space which can be the subject of a planning condition.

#### Points Raised by Parish Councils and General Public

Both Osbaston and Barlestone Parish Councils have commented on the scheme as the proposal lies within Osbaston parish but abuts Barlestone. In addition, 7 individual letters have been submitted by members of the public. The points raised can be summarised as follows: -

1. The proposed scheme does not resemble that granted outline permission as more houses are proposed over 2 phases.
2. The application is promoted as being an extension of Barlestone but lies within the parish of Osbaston which is protected from development as it is a hamlet.
3. More protection is needed for biodiversity and none of the trees should be removed along the pathway and the hedge to the rear of Gregory Road should be protected.
4. The scheme will lessen the separation between the settlements of Barlestone and Osbaston.
5. The scheme will place a great strain on the village infrastructure of Barlestone as the GP surgery is already overstretched and the Primary school is full. Are Section 106 monies being offered up to address this?
6. There are problems with speeding along Barton Road which have been raised with the Local Highway Authority and the scheme should look at traffic calming measures.
7. Parking is a concern along Barton Road and resources are needed to address this.
8. The proposed density is unacceptable.
9. The additional numbers shown on the second phase are unacceptable.
10. No access is provided from the housing to the open space.
11. The land between the housing and the play space could be left as a wasteland.
12. Concerned over flooding as the attenuation basin appears smaller and flooding occurred in February 2024.
13. Removal of the hedgerow along the southern frontage will harm wildlife.
14. The bus stop should be relocated to protect the amenity of residents of Gregory Road.
15. The primary school and playgroup do not have capacity and it may not be feasible to extend them forcing people to travel elsewhere.
16. Bats are located in the area and should be protected.
17. The additional housing is not needed in Barlestone either from existing residents or people wanting to move there and recently built properties in the village have not been occupied.
18. The locality lacks an adequate bus service to provide travel choices for residents.
19. Which parish council will serve the development, and will they be funded?
20. A condition on the outline permission requires broad accordance with the masterplan. This scheme is very different from the masterplan with no detached houses and 20% increase in the total number.

## REPORT FOR MYPAD2020 PREPARED BY JON BRADBURY (MRTPI) OF JEB PLANNING

21. Further development will be targeted.
22. The land was part of a farm which may no longer be viable without the land.
23. The local sewage works is at capacity.
24. Brownfield development should be prioritised.
25. Privacy of residents on Gregory Road will be compromised.
26. The provision of a footway to the south of 1 Gregory Road may not be feasible due to land ownership constraints.

Analysis of the Comment Made and Applicants Response

It is important to remember that outline planning permission has already been granted on the site for 55 dwellings. That permission, which accepts the principle of development within Osbaston Parish and identifies the location of development on the edge of Barlestone as a sustainable location for housing, includes a range of planning conditions and a section 106 agreement which cover the planning issues such as community infrastructure, open space, protection of wildlife, highway safety and drainage. If the development proceeds it will be necessary for the developer to comply with imposed conditions and the section 106 in parallel with the detail of a reserved matters approval. Having regard to this and the relationship between the outline permission and the reserved matters scheme proposed the analysis of the planning issues raised is considered to be reasonably focused on the following points: -

- i) The relationship of the proposal to the outline scheme and particularly condition 5.

Condition 5 of outline planning permission 21/00096/OUT for residential development of up to 55 dwellings seeks to influence the content of a reserved matters submission by linking it to broadly accord with an illustrative masterplan submitted with the outline application. That masterplan seeks to limit development to the eastern field and the eastern half of the western field with the open space to the west of the overall site. Access is shown from Barton Road to the western side of the easternmost field and drainage facilities for both fields are shown at the southeastern corners of the field. No conditions are placed on the outline permission in terms of the housing mix or the density. The purpose of the condition accordingly has been interpreted as seeking to limit the overall spread of built development and preventing the built area of the village spreading beyond the western boundary of housing to the south of Barton Road.

The proposed development is not considered to contradict the aims of condition 5. The reserved matters proposal sits within the built-up boundary proposed on the illustrative masterplan and protects important views and site features. The submitted plans indicate the potential for a second phase of development making good use of the available site, however that scheme would require a separate grant of full planning permission as it would step outside the parameters of the outline permission. Even though that is the case, and no weight should be attached to the indicative layout for a second phase submitted for information, it is clear from the revised plan that the western boundary of the village can still provide an overall boundary achieving the aims of the masterplan in accordance with condition 5 for a composite development.

## REPORT FOR MYPAD2020 PREPARED BY JON BRADBURY (MRTPI) OF JEB PLANNING

In summary on this point there is no contradiction between the outline permission and its conditions and what is proposed with this reserved matters submission as the illustrative masterplan is broadly followed in terms of development spread and no conditions were imposed on dwelling mix or density.

- ii) The relationship between the housing development and the open space.

The concentration of the housing within the eastern field means that there will be a gap between that housing and the open space to be provided. Should a second phase of development be approved in the future that gap will no longer exist, however this cannot be prejudged and the relationship to the open space has to be acceptable for phase 1. In this regard the revised plans show the provision of a footpath link to the open space. This can be a maintained and attractive route and it is only a short walk over relatively flat terrain between the housing and open space. Judged against typical separations of households and their children from open spaces the future residents of the estate will be well served, and the facilities will also be accessible to the wider community. The relationship between the housing and open space is considered to be acceptable and the form of the path and the maintenance of the land around it can be reasonably conditioned. It is also worth noting that the available land at the western end of the site is capable of serving both phases of development should a later application transpire and be supported.

- iii) The housing mix and density and its relationship to its surroundings.

As already mentioned, the outline permission granted does not specify a particular housing mix or density and only imposes an upper cap on the number of units. Therefore, it is considered reasonable to assess the proposal for how it meets known housing needs and responds to the character of the area in terms of density. The response from the councils housing team highlights the nature of the demand for affordable housing in the adjoining village and wider locality. The proposed affordable housing development will make a very valuable contribution to meeting that need, and this should carry substantial weight in the planning balance.

In terms of density the locality is mixed. The estate of houses to the south of the development is dense whilst that to the east is less so. In this context the density proposed is considered to be an acceptable response to the character and appearance of the locality. It is also important to note that government guidance within the NPPF in paragraphs 128 and 129 encourages decision makers to support the efficient use of land at higher densities where, as in this case, no harm would result to the character and appearance of an area.

### Conclusion.

The clarification and modest amendments to this scheme are considered to address the concerns raised by consultees. Many of the issues raised by the public are also addressed. In conclusion the proposal is considered to be an acceptable reserved matters submission that accords with the requirements of the outline planning permission and the policies of the development plan. The scheme will deliver affordable housing to meet identified village and wider needs and the planning balance weighs heavily in favour of approval.

15<sup>th</sup> July 2024

REPORT FOR MYPAD2020 PREPARED BY JON BRADBURY (MRTPI) OF JEB PLANNING