



PLANNING, DESIGN AND ACCESS STATEMENT

**INCORPORATING:
BUILDING FOR HEALTHY LIFE
ASSESSMENT, AND,
AFFORDABLE HOUSING
STATEMENT**

ALLISON HOMES

STANTON UNDER BARDON



PLANNING, DESIGN AND ACCESS STATEMENT

On behalf of: Allison Homes

In respect of: Stanton Under Bardon

Date: August 2024

Reference: R001

Author: ML/WM/HW

DPP Planning

One Park Row

Leeds

LS1 5HN

Tel: 0113 819 7280

E-mail: info@dppukltd.com

www.dppukltd.com

Contents

1.0	INTRODUCTION	4
2.0	SITE DESCRIPTION AND CONTEXT	6
3.0	PLANNING HISTORY	8
4.0	NATIONAL PLANNING POLICY CONTEXT	13
5.0	LOCAL PLANNING POLICY CONTEXT	19
6.0	THE PROPOSED DEVELOPMENT	26
7.0	RESERVED MATTERS	30
8.0	AFFORDABLE HOUSING STATEMENT	35
9.0	BUILDING FOR A HEALTHY LIFE ASSESSMENT	37
10.0	CONCLUSION	42

Figures & Tables

Figure 1: Aerial Image of the Site edged in Red	6
Figure 2: Facilities and Services in proximity to the Site	7
Figure 3: Indicative Layout as submitted as part of the Outline Permission	8
Figure 4: Extract from the SADMP showing Stanton under Bardon and the Site edged in red	21
Figure 5: Proposed Layout	26

Table 1: Proposed Market Housing Mix	27
Table 2: Proposed Affordable Housing Mix	27
Table 3: Proposed Affordable Housing Mix	36
Table 4: Market Housing Mix	38
Table 5: Affordable Housing Mix	38

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 Borough Council (the 'Council') in their consideration of a reserved matters submission for the erection of 50 dwellings with associated landscaping and highways works (the 'Proposed Development') on land off Main Street, Stanton under Bardon ('the Site').
- 1.2 The Proposed Development will seek the approval of reserved matters pursuant to outline planning permission, reference number 22/00527/OUT (the 'Outline Permission'). which was granted permission on the 26th of June 2024 for up to 50 dwellings. The Outline Permission secured approval for up to 50 dwellings and the access to the Site from Main Street.
- 1.3 This submission has been made following pre-application discussions with the Council as the Local Planning Authority ('LPA'). Full details of this engagement are discussed within Section 3.0 of this Statement, titled 'Planning History'.
- 1.4 The Proposed Development provides details of the following matters, relating to Condition 2 of the Outline Permission:
- The layout of the development;
 - Scale of the development
 - Appearance of the development; and
 - Proposed landscaping.
- 1.5 The Statement takes the following structure:
- Chapter 2: Site Description and Context
 - Chapter 3: Planning History
 - Chapter 4: National Planning Policy Context
 - Chapter 5: Local Planning Policy Context
 - Chapter 6: The Proposed Development
 - Chapter 7: Reserved Matters (Condition 2)
 - Chapter 8: Affordable Housing Statement
 - Chapter 9: Building for a Healthy Life Assessment
 - Chapter 10: Conclusion
- 1.6 The Statement should be read alongside the following plans and documents:

Document	Author	Reference
Drainage Strategy	BMC	24005-BMC-24-XX-DR-C-2001 P01
Plans		

Document	Author	Reference
Location Plan	Allison Homes	SUB-LP-001
Proposed Site Plan	Allison Homes	SUB-PL-001 Rev A
Landscaping Plan	Allison Homes	SUB-ML-001
Proposed House Types, Floorplans	Allison Homes	Housetype Planning Pack
Levels Plan	Rodgers Leask	24018-RLL24-XX-DR-C-2000 P01
Streetscene Elevations	Allison Homes	SUB-SS-001
Materials Plan	Allison Homes	SUB-ML-001

2.0 Site Description and Context

- 2.1 The Site adjoins the settlement of Stanton under Bardon, a village approximately 13km north-west of Leicester and close to Junction 22 of the M1. The Site is approximately 2.37 hectares (ha) in size. 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 bound by a mature hedgerow with hedgerow trees to the north and west. Immediately to the northeast there are a number of residential dwellings and gardens running along the entire north-eastern boundary. Further to the north in general, lies the built-up area of Stanton under Bardon. Beyond the hedgerow to the west of the Site is Main Street which is the sole route into Stanton under Bardon from the south. A further mature hedgerow forms the south-eastern boundary, and a post and rail fence form the south-western boundary. Beyond the south-eastern and south-western boundaries there are agricultural fields. Further to the south, there is a collection of dwellings at the junction of Thornton Lane and Main Street.
- 2.3 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 deeper development. For example, on the western side of Main Street there is 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.

- 2.4 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

- 2.5 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

- 2.6 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 just one planning application of relevance which is that of the Outline Permission which was for:
- "Outline Application for proposed development of up to 50 dwellings (all matters reserved, except access)"*
- 3.2 The application relating to the Outline Permission 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. The decision notice was issued on the 26th June 2024 with 25 conditions attached.
- 3.3 As part of the Outline Permission, the access from Main Street was approved and these works are currently subject to an application under Section 278 of the Highways Act 1980 (as amended). The Proposed Development does not intend to alter the approved access arrangements into the Site however it is noted that a non-material amendment is being submitted separately to address some unforeseen discrepancies relating to the footway and the ownership of the adopted highway.
- 3.4 Whilst all other matters except access were reserved (landscaping, layout, appearance, and scale), an indicative layout was submitted as part of the Outline Permission. This plan is shown in **Figure 3** below and includes an area of soft landscaping along the south-eastern and south-western boundaries, and the retention of the Public Right of Way ('PRoW') that runs through the centre of the Site.



Figure 3: Indicative Layout as submitted as part of the Outline Permission

Pre-Application Enquiry June 2024

24/10069/PREMAJ

- 3.5 Prior to this submission, a pre-application enquiry in respect of the Proposed Development was submitted to the Council to gain feedback on the layout and requirements for the reserved matters. The enquiry was submitted in May 2024 and written feedback was provided in July 2024.
- 3.6 A summary of the technical responses are provided below:

Coal Authority

- Confirmed that the Site falls within the Coal Authority's defined Development Low Risk Area and has no specific comments to make.

Hinckley and Bosworth Borough Council ('HBBC') Drainage

- Confirmed that the Site falls within Flood Zone 1.
- The Environment Agency Surface Water mapping indicates some risk of surface water flooding near to the eastern boundary of the Site. The Drainage Strategy for the development should include suitable measures to mitigate the risk of flooding from surface water.
- The surface water drainage system should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the Site, and ensure that surface water runoff does not increase flood risk elsewhere.
- The use of infiltration drainage is preferred, subject to the Site being free from contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced

If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

Leicestershire County Council ('LCC') Drainage

- Confirmed that the Site falls within Flood Zone 1.
- The risk of flooding from surface water mapping shows significant areas of the Site to be at very low risk from surface water flooding with some parts located within high risk areas near the aforementioned watercourse.
- The lead local flood authority ('LLFA') would expect any surface water drainage proposal to seek to infiltrate unless demonstrated to be unfeasible. Such demonstration should include infiltration testing in accordance with BRE Digest 365 Soakaway Design. Should this not be appropriate, the LLFA would expect runoff from the Site to be discharge to the next most appropriate receptor at rates and volumes no greater than the event specific greenfield values. Over the lifetime of a development, it is possible that the overall impermeable area contributing to surface water runoff within the Site could significantly increase (known as

‘urban creep’). Sensitivity testing of a 10% increase in impermeable area should therefore be included where appropriate to ensure that surface water drainage designs can cope with future increases in impermeable area

Environment Agency

- The Environment Agency in their response provided generic advisory feedback for planning applications.

Forestry Commission

- The Forestry Commission responded that as the plans retain the trees currently on the Site in combination with the proposed planting, they have no further comments to make.

Environmental Health (Air Quality)

- No comments provided.

S106 Monitoring Officer

- The S106 officer has suggested that the Applicant should be providing all typologies other than outdoor sports on Site with the development being over 40 dwellings and pointed to the Public Open Space Recreation Study. The justification for this request was that there is no other provision within 400m of the Site and thus future residents will need an equipped area on Site.

Waste Management – Refuse

- If all or part of the new road to the properties is to be private (unadopted) then consideration will need to be given to adequate and safe collection point space at the adopted highways boundary for the placement of all the containers on collection day (up to 2 bins per property at one time).

Affordable Housing

- As this scheme is in a rural area, Policy 15 of the Core Strategy indicates that 40% of the dwellings should be for affordable housing, of which 75% should be for affordable rent and 25% for shared ownership. However, the policy relating to tenure has been superseded by national guidance. Whilst 20 properties should be provided for affordable housing, the tenure split should be determined in line with the NPPF which supersedes the tenure mix set out in the Core Strategy. As such the following are required:
 - Five properties as First Homes
 - Eleven properties for affordable or social rent
 - Four properties for shared ownership
- This would satisfy the current requirements in the NPPF that 25% of all affordable housing should be provided as First Homes, and more than meet the requirement for 10% of all dwellings for affordable home ownership.
- The preferred mix of properties for the affordable or social rented housing on this site would currently be for:

- Four 1-bed, 2-person maisonettes or quarter houses
- Four 2-bed, 4-person houses, and,
- Three 3-bed, 5-person houses.
- Affordable Home Ownership properties should consist of a mixture of 2 and 3 bedroomed houses and should meet Nationally Described Space Standards ('NDSS').
- As the Site is within a Rural Area, the S106 agreement should contain a requirement for applicants for rented properties in the first instance to have a local connection to Stanton under Bardon, with a cascade in the second instance for a connection to the Borough of Hinckley and Bosworth.

LCC Ecology

- The proposed plan shown in the pre-application document is sufficiently similar to the illustrative masterplan submitted at outline stage, that previous LCC Ecology comments remain applicable.
- An updated BNG metric may be required, particularly if the proposed plans change further.
- The off-site BNG enhancements will require securing for 30 years through a suitable S106 or similar.
- The conditioned CEMP will minimise impacts on local ecology during construction, and the conditioned LEMP will demonstrate how biodiversity enhancements (Including off-site), will be managed and maintained for a period of 30 years.

LCC Minerals and Waste

- No comments to make as the Site is not within a mineral safeguarding area.

Leicestershire Police

- No objections provided and standard advisory measures set out for consideration.

Natural England

- No comments provided.

Leicester, Leicestershire & Rutland Integrated Care Board

- Should funding be secured, LLR ICB request that funding of £38,720.00 is allocated for the use at any of the named GP surgeries, and or to develop alternative primary/community healthcare infrastructure that will be directly impacted due to the increase in population linked to this housing development.

Parish Council

- The Parish Council have objected to the Proposed Development on the basis that:
 - The Site is outside the Settlement Boundary;
 - Development would be contrary to Policy DM4 of the SADMP which aims to safeguard the countryside with certain exceptions;
 - Development is contrary to Policy DM9 which aims to safeguard the natural and semi-natural open spaces;

- Additional traffic would have a detrimental impact on the local highways network;
 - Lack of bus services;
 - No school capacity to account for the development;
 - Drainage and sewage facilities are at capacity;
 - Proposed access is deemed to be a safety hazard.
- 3.7 The pre-application advice received has been used to inform the design and considerations for the Proposed Development, however it is worth noting that the Outline Permission secured the principle of residential development for the Site and included a range of supporting documentation, such as a Flood Risk Assessment and Drainage Strategy, that were material considerations.
- 3.8 The above responses should therefore be viewed in this context, and this will be discussed in the following Planning Assessment Section 7.0.

4.0 National Planning Policy Context

National Planning Policy Framework (December 2023)

Introduction

- 4.1 The NPPF was updated in December 2023 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.
- 4.2 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

- 4.3 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).
- 4.4 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”.

- 4.5 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.”*

Maintaining Supply and Delivery of Housing

- 4.6 Paragraph 60 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."

- 4.7 Paragraph 61 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."

- 4.8 Paragraph 66 outlines that:

"Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups."

- 4.9 Paragraph 70 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.

- 4.10 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."

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.

4.11 Paragraph 97 states that:

“Planning Policies 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

4.12 Paragraph 115 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

4.13 Paragraph 123 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

4.14 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.

4.15 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

4.16 Paragraph 160 states that:

“To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);*
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and*
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.”*

4.17 Paragraph 173 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 175 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

4.18 Paragraph 180 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.”

4.19 Paragraph 189 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.”

Emerging NPPF24

4.20 The draft revisions to the NPPF announced on the 30th of July 2024 is open for consultation for eight weeks until Tuesday 24th September 2024. The changes comprise a mix of proposals that either accept or reverse changes made to the December 2023 version following a change in Government.

4.21 The draft largely seeks to provide an increased in housing delivery and economic growth. A summary of the changes notable to this submission are listed below:

- Paragraph 11 now clarifies that if policies to the housing requirement, housing allocations or windfall development are absent or out of date, the presumption in favour of sustainable development applies.
- Deletion the 4 year housing land supply requirement and reintroduces the requirement for Councils to evidence a 5 year housing land supply.
- Proposes a new Standard Method which increases housing requirements in many Local Authorities.
- Paragraph 66 expects that for major developments a mix of affordable housing will be provided which meets identified local needs, across both affordable housing for rent and

affordable home ownership tenures. It proposes to delete the previous requirement for 10% of the total homes to be affordable home ownership (e.g. First Homes).

- 4.22 In summary, the changes reflect the urgent need to address the housing crisis generating a total of around 371,500k net additional homes in the UK per annum..
- 4.23 Due to the early stages in which the draft NPPF is at, no weight at this stage can be attributed to this document. However, it is important to acknowledge the national position and changes anticipated within the Planning Industry to address the undersupply of housing across the UK and to recognise that a revised version of the NPPF is likely to be published before this submission is determined.

5.0 Local Planning Policy Context

Introduction

- 5.1 The Hinckley and Bosworth Local Plan 2006-2026 (the 'Local Plan') consists of the following documents:
- Core Strategy adopted in December 2009 (the 'Core Strategy')
 - Site Allocations and Development Management Policies DPD (the 'SADMP') adopted in 2016
- 5.2 In addition to the above, there is the Hinckley Town Centre Area Action Plan DPD and Earl Shilton and Barwell Area Action Plan DPD.
- 5.3 The Council are currently in the process of reviewing the Local Plan to guide development to 2039. At the time of writing, the Regulation 18 draft is currently being consulted upon as of the 31st July 2024 and the consultation is live until the 27th of September 2024.
- 5.4 In addition to the above, the Bagworth, Thornton and Stanton under Bardon ('BTSuB') Neighbourhood Plan Group are in the process of producing a Neighbourhood Plan. Consultation was carried out in early 2021 however the Council raised numerous issues, including matters relating to the allocation of sites and the need for housing.

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

- 5.5 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. The relevant policies for the Site are set out below:
- 5.6 Within the Core Strategy, Stanton under Bardon is classed as a Rural Village which are 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 .
- 5.7 Housing requirement for each Rural Village vary and the spatial strategy for each is listed within Policy 12 below.
- 5.8 **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 relation to Stanton under Bardon, the Core Strategy indicates that it 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."*

5.9 **Policy 14 Rural Areas: Transport** indicates that the Council will support developments in accessible locations by supporting the delivery of public transport and requiring developer contributions where necessary.

5.10 **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.

5.11 **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 the Core Strategy indicates that a lower density may be acceptable.

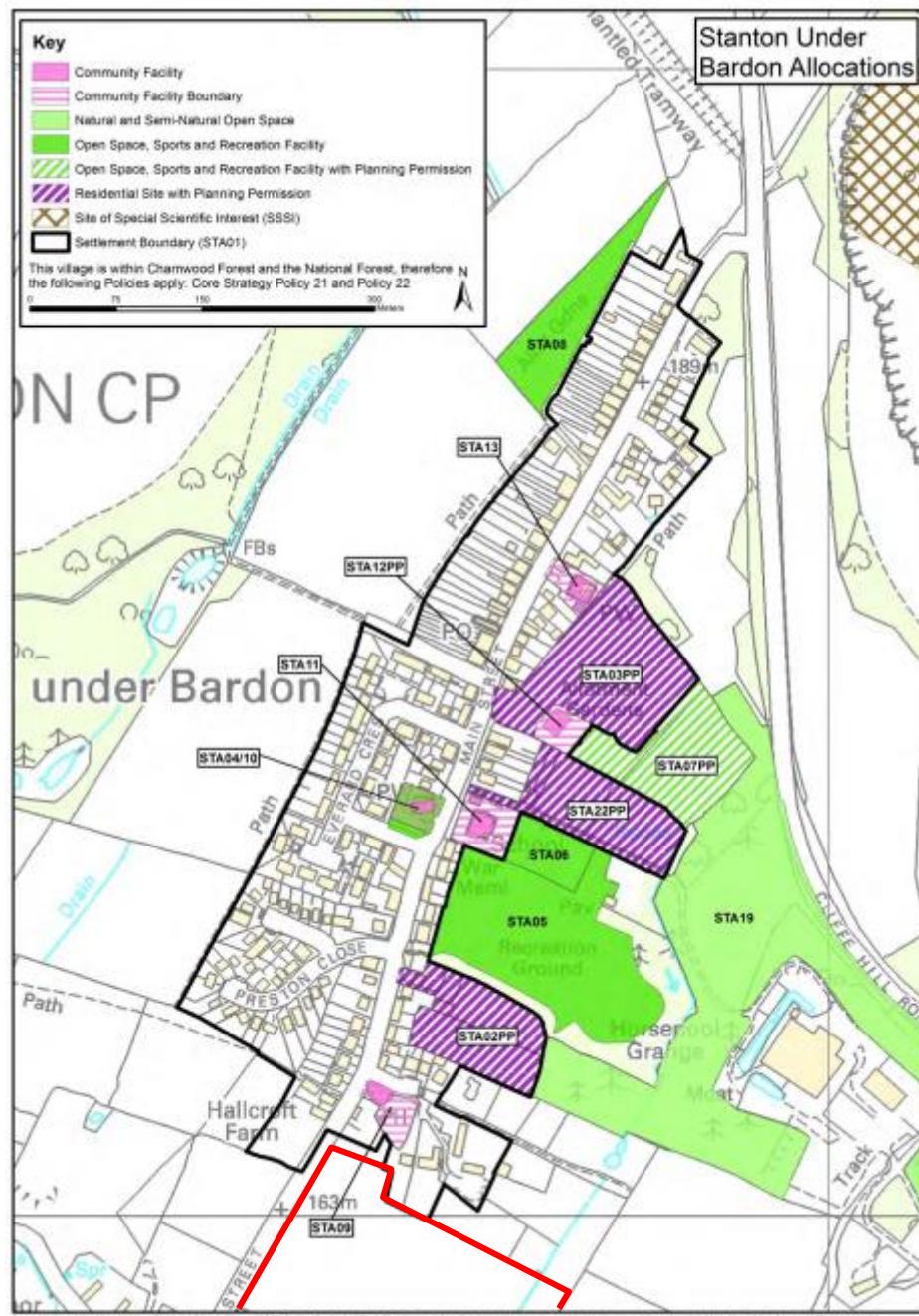
5.12 **Policy 24 Sustainable Design and Technology** indicates that residential developments in rural villages such as Stanton under Bardon, will be expected to meet the sustainability targets set out in Building a Greener Future.

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

5.13 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.

- 5.14 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



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.

- 5.16 **Policy DM3 Infrastructure and Delivery** indicates 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.
- 5.17 **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.
- 5.18 **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.
- 5.19 **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.
- 5.20 **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.
- 5.21 **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)

- 5.22 Charnwood Forest Landscape Character Assessment was prepared by the Council in 2019. This assessment breaks down the larger borough scale landscape character areas into small landscape types. In this assessment, the Council finds the Site to be situated within the south eastern periphery of 'Thringstone/Markfield Quarries and Settlement' Landscape Character Area.
- 5.23 The key characteristics of the 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 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 PRoW through area with Ivanhoe Way looping through;
- A rich heritage of quarrying in the area with Bardon Hill Quarry evident on OS maps dating back to 1884; and
- Large scale expansive views from higher levels often close to quarries. Background noise from industrial areas and settlements.'

Emerging Local Plan – Regulation 18 Draft (the ‘Local Plan 2020 - 2039’)

- 5.24 The Local Plan 2020-2039 sets out the Council’s preferred strategy that they will seek to adopt in the near future. The Local Plan 2020-2039 sets out a number of relevant policies. The most relevant policies have been outlined below.
- 5.25 As per the Core Strategy, Stanton under Bardon is classified as a Rural Village. These are maintained as a second-tier settlement behind Key Rural Centres and excluding the urban area.
- 5.26 **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 2020-2039 will be approved without delay.
- 5.27 **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 4072 dwellings already committed.
- 5.28 **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.
- 5.29 **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.
- 5.30 **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.
- 5.31 **SP08 High Quality Design** sets out that the Borough Council will require a high quality standard of design, architecture, inclusivity and place making.

- 5.32 **SP10 Preventing Pollution** indicates that adverse impacts from pollution will be prevented by ensuring that development proposals do not adversely impact on water quality, noise, light, contaminated land, air quality, or land stability.
- 5.33 **SP11 Health and Well-being** sets out that development will promote, support and enhance positive and mental physical health and wellbeing and thus contribute to reducing health inequalities.
- 5.34 **SP20 Green Infrastructure** sets out that Development proposals are required to create high quality places people can enjoy living and working in and which contribute positively to healthy lifestyles and wellbeing, nature, climate resilience and prosperity for disadvantaged neighbourhoods through the growth and enhancement of the borough's multifunctional green infrastructure network.
- 5.35 **SP24 Protecting Biodiversity** sets out that proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:
- e) The need and benefits of the development in that location clearly outweigh the loss;
 - f) It has been adequately demonstrated that the irreplaceable habitat cannot be retained with the proposed scheme; and
 - g) Appropriate compensation measures are provided on site wherever possible and off site where this is not feasible.
- 5.36 **SP25 Enhancing Biodiversity and Habitat Connectivity** sets out that proposals must demonstrate how they conserve and enhance biodiversity.
- 5.37 **SP28 Blue Infrastructure** sets out that new development will be required to contribute towards the delivery of high quality multi-functional Blue Infrastructure network by expecting Blue Infrastructure assets to be provided, protected, maintained and enhanced to deliver multiple water management benefits and services for biodiversity, nutrient neutrality recreation and landscape.
- 5.38 **SP29 Transport, Movement and Access** sets out that where development proposals are likely to have a significant impact on transport, movement and access to services and facilities must take account of the need to reduce the transport impact of development and reflect the following hierarchy:
1. Reducing travel demand and the need to travel by the co-location of services and development;
 2. Facilitating active travel opportunities and promoting walking and cycling;
 3. Supporting and enhancing the provision of and access to public transport;

4. Accommodating powered two-wheel vehicles such as mopeds and motorbikes;
 5. Reflecting the needs of other road users
- 5.39 **SP31 Infrastructure and Delivery** sets out that the Borough Council will seek developer contributions towards critical and essential infrastructure and where applicable, delivery of the respective schemes set out in the Infrastructure Delivery Plan.

6.0 The Proposed Development

- 6.1 The Proposed Development seeks reserved matters approval for the erection of 50 dwellings. The application seeks approval for the following matters which were previously reserved:

 - Layout
 - Scale
 - Appearance
 - Landscaping

- ## 6.2 The description of the development is proposed as:

“Reserved matters application of the erection of residential dwellings following planning approval 22/00527/OUT (all matters to be considered with the exception of the principle access).”

Layout

- 6.3 The proposed layout is illustrated in Figure 5 below and is very similar to that indicatively shown within the Outline Permission, with access off Main Street and an internal road branching into two to serve five private drives.



Figure 5: Proposed Layout

- 6.4 The layout of the proposals responds to the sloping nature of the Site and shows the retention of the existing landscape and ecology features within the Site. Development is set back in the southeastern part of the Site to accommodate an area of open space and the surface water attenuation feature with existing and proposed trees filtering views into the Site. This includes an area of National Forest planting that will make up 20% of this open space, predominantly to the north east of the Site, but it will also wrap around the eastern and south eastern boundary of the Site. This latter feature will also provide the landscape buffer requested as part of the Outline Permission.
- 6.5 Each of the dwellings will be served by a private driveway, parking and rear garden.

Housing Mix

- 6.6 Overall, there are 50 dwellings proposed, comprising 30 open market units and 20 affordable. **Table 1** below shows the proposed housing mix:

No. of Beds	No. of units	Percentage (of market housing)	Percentage of all housing
1-bed	0	0%	0%
2-bed	4	13.3%	8%
3-bed	15	50%	30%
4-bed	11	36.7%	22%
Total Market Housing	30		60%

Table 1: Proposed Market Housing Mix

- 6.7 **Table 2** below shows the affordable housing mix, including first homes.

No. of Beds	No. of units	Percentage (of affordable housing)	Percentage (of all housing)
1-bed	0	0%	0%
2-bed	9	45%	18%
3-bed	11	55%	22%
4-bed	0	0%	0%
Total Affordable Housing	20		40%

Table 2: Proposed Affordable Housing Mix

- 6.8 All of the units will be two storeys in height and will comprise a mix of detached, semi-detached and terraced dwellings. Detached garages are also proposed for 14 of the plots.

Appearance/Design

Local Character

- 6.9 The Good Design Guide prepared by Hinckley and Bosworth Borough Council describes the area as follows:

"The early medieval hamlet of Stanton-under-Bardon, situated in the Charnwood Forest, is predominantly a ribbon development along Main Street. Approaching from the north, a series of inter and post war houses gives way to important open space around the Victorian school and church before the southern sections of the village provide an enclosure of late Victorian terraced cottages. Materials in the village are varied, with numerous examples of brick and render, though more historically significant materials such as granite, popular in surrounding mining/quarrying villages, are also interspersed."

6.10 Given the above, the design objectives of the scheme have been centred around the following:

- Protect the landscaped approach to the north and dispersed built form to the south.
- Explore ways of introducing more unified visual form, picking up on the contextual historic materials.
- Follow the general design principles of the National Forest.

6.11 Each dwelling will have its own private garden, all of which will meet the minimum garden length of 7m and minimum size of 60sqm for a two-bedroom house and 80sqm for a three or more bedroom house as set out in the Good Design Guide.

Materials

6.12 The proposed dwellings will be predominantly red brick and ivory render and grey UPVC windows and doors to reflect the local vernacular within the vicinity of the Site. The roofscape will comprise plain-profiled grey roof tiles as well as grey roof pantiles. All of these materials are shown on the submitted Materials Plan.

Landscaping

- 6.13 The scheme has been designed to sensitively respond to its landscape context in terms of character, landscape features, settlement pattern and form.
- 6.14 The Site itself slopes from the high point of approximately 168m AOD to the north, to approximately 158m in the south.
- 6.15 The western boundary of the Site will be fully screened by existing and proposed trees (along Main Street). A hedgerow will screen the entire northern edge of the Site, whilst trees are to be planted throughout the Site to ensure the integration of the proposed dwellings with the existing urban area.
- 6.16 The submitted landscape masterplan also shows an indicative plant schedule and landscaping for the public open space, including the proposed play area.

Access

- 6.17 Access to the Site has been established through the Outline Permission under reference 22/00527/OUT to the northwest of the Site. The main route will comprise a 5.5m wide road constructed to an adoptable standard with adjoining pedestrian footpaths on either side.
- 6.18 Within the Site, the road will have raised table junctions to promote safer driving and act as a form of traffic calming measures.
- 6.19 Within the Site, some of the dwellings will be accessed via five private drives that branch off the main road.
- 6.20 Pedestrian access will be taken via the vehicular access point from Main Street as well as via the existing PRoW that runs through the centre of the Site from north to south.
- 6.21 The area of open space and attenuation pond to the southeastern corner of the Site will be accessed either via the main road through the Site, or alternatively, pedestrians will utilise the proposed path that will loop from the main entrance of the Site, along the western and southern boundaries respectively.

Parking

- 6.22 All dwellings will have space for two vehicles via a private driveway or frontage parking, with the exception of plots 31 to 37 which will be provided with allocated on-street frontage parking spaces to the east of the private drive.

7.0 Reserved Matters

- 7.1 As noted in Section 3.0, the Outline Permission was granted subject to 25 conditions. This section of the Statement will therefore assess the Proposed Development against the requirements of Condition 2 which relates to the reserved matters. Separate submissions will be made to discharge the pre-commencement conditions in order to allow construction works for the Proposed Development to begin once these reserved matters have been approved.

Assessment of Reserved Matters (Condition 2)

- 7.2 Condition 2 reads as follows:

"No development shall commence until details of the layout, scale, appearance, landscaping and access other than vehicular access (hereafter called the reserved matters) have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved reserved matters."

- 7.3 We will address each of the reserved matters in turn below.

Layout

- 7.4 Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ('TCPO 2015') provides a definition of layout. This is defined as:

"The way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development."

- 7.5 From a planning policy perspective Section 12 of the NPPF indicates that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is also a key aspect of sustainable development which is reiterated in Policy 16 of the Core Strategy and Policy DM10 of the SADMP.

- 7.6 The layout of the Proposed Development closely follows that which was indicated on the layout plan submitted as part of the Outline Permission, with access off Main Street and an internal road branching into two to serve private drives. Whilst this was not an approved document, it indicated how up to 50 dwellings could be accommodated on the Site and was part of the drawing package issued to consultees for their consideration.

- 7.7 As a result, the singular main road through the Site can be considered as the 'spine' of the development, creating a tree lined route through to the public open space at the eastern and southern sides of the Proposed Development. In addition to this, a small 'pocket park' has been created at the end of the first section of the access. The aim of this is to create a central focal point that provides a green approach and entrance to the new development.

- 7.8 The layout also creates focal points throughout, with views along the internal roads ending in landscaped areas or particular house types, such as Plot 49 at the entrance to the Site. Similarly, special house types have been included for corner plots to add to the visual interest. The most obvious examples of these are plots 4, 5, 38 and 39. This also helps to provide continuous natural surveillance of the public areas.
- 7.9 The layout also protects the PRoW running through the middle of the Site, again creating a tree lined thoroughfare which has minimal interaction with vehicles. The result is a surfaced footpath to the northern and southern sections and a middle section alongside the main carriageway.
- 7.10 The layout of the proposals also responds to the sloping nature of the Site and shows the creation of an area of open space and the surface water attenuation with existing and proposed trees filtering views into the Site. This will include an area of National Forest planting which will make up 20% of this open space, predominantly to the north east of the Site, and will wrap around the eastern and south eastern boundary of the Site.
- 7.11 The layout ensures a good standard of residential amenity with each dwelling being appropriate located to avoid overlooking and all of dwellings have private garden that meet the required size as set out within the Good Design Guide, both in terms of area and also length, including distance to blank and principal elevations. Plots 1, 28, 29, 30, 41 and 47 each have a single garage whilst plots, 2, 40 and 48 each have a double garage.
- 7.12 As a result of the above, it is considered that the proposed layout represents good design and is acceptable due to its compliance with local and national policies and guidance.

Scale

- 7.13 The TCPO 2015 defines scale as:
- “The height, width and length of each building proposed within the development in relation to its surroundings.”*
- 7.14 Section 12 of the NPPF indicates that the creation of high-quality developments is fundamental to the role of planning, of which scale is an important factor. From a local planning policy perspective, Policy DM10 places importance of high quality developments which includes ensuring that developments complement their surrounding area in relation to scale, layout, density, mass, materials and architectural features. Furthermore, Policy 16 of the Core Strategy sets out that in rural areas the minimum housing density is 30 dwellings per hectare.
- 7.15 A total of 50 dwellings are proposed.
- 7.16 The scale of the individual house types is shown on the relevant plans, but all will be two storeys in height with pitched roofs. Garages will be single storey in height, also with pitched roofs. The proposed design therefore matches the local vernacular and scale of surrounding development.

- 7.17 Whilst the TCPA definition does not include density; the proposed density is 37 dwellings per hectare which complies with the minimum encouraged in Policy 16 of the Core Strategy which sets out a required threshold of 30 dwellings per hectare. The Proposed Development also matches the Outline Permission.
- 7.18 It is therefore considered that the scale of the Proposed Development is acceptable and compliant with the relevant local and national policies and the Outline Permission.

Appearance

- 7.19 The TCPO 2015 defines appearance as:

“The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.”

- 7.20 Section 12 of the NPPF and Policy DM10 of the SADMP are the most relevant when it comes to the appearance of new development, with the latter indicating that high quality materials, which give regard to the specific characteristics of the wider context and surrounding, will be expected.
- 7.21 In addition to this, pre-application feedback received stated that the proposed materials should be a mix of red brick and render, with brick detailing beneath the eaves, with no buff brick or red roof tiles present. As can be seen from the plans, this feedback has been followed.
- 7.22 As already mentioned, when discussing the layout, corner and key plots have also been provided to add visual interest and frame focal points throughout the development.
- 7.23 As a result, the Proposed Development is considered compliant with the relevant local and national policies, represents a high quality design and should therefore be approved.

Landscape

- 7.24 The TCPO 2015 defines landscaping as:

“The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the Site and the area in which it is situated and includes:

- “(a) screening by fences, walls or other means;*
- “(b) the planting of trees, hedges, shrubs or grass;*
- “(c) the formation of banks, terraces or other earthworks;*
- “(d) the laying out of provision of gardens, courts, squares, water features, sculpture or public art; and,*
- “(e) the provision of other amenity features.”*

- 7.25 Section 12 of the NPPF indicates that the creation of high-quality places is fundamental to planning. Paragraph 135 indicates that decisions should ensure that developments add to the overall quality of the area and are visually attractive as a result of effective landscaping. Paragraph 136 also acknowledges the important contribution that trees and soft landscaping can make to the character and quality of urban environments.
- 7.26 From a local policy perspective, policy DM10 of the SADMP indicates that proposals should incorporate a high standard of landscaping where this would add to the quality of the design and siting. be sensitively integrated into the existing landscape and protect any relevant features.
- 7.27 The scheme has been designed to sensitively respond to its landscape context in terms of character, landscape features, settlement pattern and form. It has also been designed to closely match the indicative layout submitted as part of the Outline Permission with a landscape buffer to the south and the area of public open space and landscaping to the east.
- 7.28 The submitted landscape plan shows detailed plant schedules for each area of the development whilst the materials drawing shows the boundary treatments.
- 7.29 The area of public open space will comprise an attenuation pond and tree planting to satisfy the requirements of the National Forest whilst providing an attractive area for future residents to enjoy. This includes footpaths and a 162sqm play area as required by the Outline Permission. Footpaths will also run along the southwest and northwest boundaries to increase permeability.
- 7.30 In terms of boundary treatments, the western boundary of the Site will be fully screened by existing and proposed trees (along the Main Street). A hedgerow will screen the entire northern edge of the Site, a hedgerow and tree planting will screen the development to the east and tree planting will screen the southern boundary with the exception of the PROW that runs through the centre of the Site from north to south. Fencing will be in the form of timber, brick walls and knee rails.
- 7.31 Within the built up area of the Site, tree planting is proposed sporadically between units to integrate the development as well as the rear gardens that make up a large percentage of the proposal.
- 7.32 It is therefore considered that the proposed landscaping is acceptable and compliant with both local and national policies.

Access

- 7.33 The TCPO 2015 defines access as:

"The accessibility to and within the Site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network."

- 7.34 The NPPF indicates in paragraph 115 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety. In addition policy 14 of the Core Strategy sets out that development will be supported in accessible locations.
- 7.35 The means of access to be considered through this Reserved Matters submission relates to the access within the Site as the vehicular and pedestrian access from the adopted highway has been established through the Outline Permission.
- 7.36 With regards to the internal layout, the proposed road is 4.8 metres in width which matches that of the approved access. In addition, two 2 metre footways are proposed on either side. As already discussed, five shared access areas will be provided that branch off the main internal road, these will be for Plots 1-3, Plots 12-16, Plots 27-30, Plots 31-37 and Plots 43-46.
- 7.37 In addition, the Proposed Development will retain the existing PRoW that runs through the Site and will therefore retain access to the wider network of footpaths within the vicinity.
- 7.38 As a result of the above, the proposed access arrangements are considered to be compliant with local and national policies and therefore are appropriate and acceptable.

8.0 Affordable Housing Statement

Planning Policy Context and Evidence Base: Affordable Housing

National Planning Policy Framework (NPPF) (December 2023)

8.1 The NPPF at Paragraph 66 states:

“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the Site or proposed development:

- i. provides solely for Build to Rent homes;*
- ii. provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- iii. is proposed to be developed by people who wish to build or commission their own homes; or*
- iv. is exclusively for affordable housing, an entry-level exception site or a rural exception site.”*

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

8.2 **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 four dwellings or more; or 0.13ha or more, 40% of this provision should be affordable housing.

Site Allocations and Development Management Policies DPD

8.3 Policy DM3 Infrastructure and Delivery sets out that:

“Where, because of the physical circumstances of the Site and/or prevailing and anticipated market conditions, a developer can demonstrate that the viability of a development proposal affects the provision of affordable housing and/or infrastructure provision, the Borough Council will balance the adverse impact of permitting the scheme on the delivery of such provision, with any identified planning benefits of the scheme.”

Proposed Affordable Housing Mix & Tenure

8.4 The Proposed Development proposes 20 of the 50 dwellings to be affordable (40%) when including first homes with the following mix; see **Table 3** below:

No. of Beds	No. of units	Percentage
1-bed	0	0%
2-bed	9	45%
3-bed	11	55%
4-bed	0	0%

Table 3: Proposed Affordable Housing Mix

- 8.5 The proposed tenure is that five of the properties will be first homes sold by Allison Homes, 11 will be affordable/social rent, and four will be shared ownership. The Applicant is open to discussions as to which of the units have these tenures and seeks guidance from the Council.

9.0 Building for a Healthy Life Assessment

- 9.1 Building for a Healthy Life is the latest edition of the formerly named 'Building for Life 12'. Building for a Healthy Life ('BHL') updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback. The following assessment of the proposals set out the comprehensive design process which has been undertaken in formulating the Proposed Development, which will deliver a traditionally inspired housing development where people want to live.
- 9.2 On design grounds we believe the application accords with policy requirements, however the BHL questions are an accepted measure of good quality design and have been used below to summarise the qualities of the development.

Question 1: Connections

Does the scheme integrate with existing roads, paths and surrounding development?

- 9.3 The proposed layout shows a strong and direct street and footpath network within the Site that provides convenient access to proposed areas of open space. Footpath routes also enhance the street hierarchy, defining a connected street network.
- 9.4 A proposed pedestrian route linking the Site to the existing footpath on Main Street connects the Site to the wider area, and the existing PRoW that runs through the centre of the Site is integrated into the development providing users with a convenient and direct route to connect to the wider area.
- 9.5 The routes shown will also provide access to existing public transport services within the village.

Question 2: Facilities

Will new residents be close to existing local services, or will the development provide shared places for the new and existing residents to meet?

- 9.6 Stanton under Bardon has a shop, school, village hall and church, and has good connections to other larger settlements in the area. It is considered that this is sufficient to meet the needs of the future residents and this was accepted by the Council when they approved the Outline Permission.
- 9.7 The Proposed Development does not include any new facilities or services, but it does include a play area in line with the Section 106 agreement on the Outline Permission. The play area will be located within the public open space to the southeast of the Site and has direct access from the road and footpaths.

- 9.8 The existing PRoW, which runs through the Site, will be enhanced and provides an easy and quick route into the centre of Stanton under Bardon.

Question 3: Transport

Does the development have access to public or shared transport?

- 9.9 Bus stops are located along Main Street which provide access to the wider area. As discussed above, the PRoW also provides easy and safe access to those nearest bus stops, as does the approved access to the Site. These routes are also step free and wide enough for wheelchair users.

Question 4: Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

- 9.10 A mix of both market and affordable units are proposed as part of the development. These have been compared with the 2019 Housing Needs Study as set out in **Table 4** and Table 5 below:

House Type	Quantity	% of Market Housing	2019 Housing Needs Study Requirement	Difference
1 bed	0	0%	5%	-5%
2 bed	4	15%	30%	-15%
3 bed	15	56%	45%	+11%
4+ bed	8	30%	20%	+10%

Table 4: Market Housing Mix

House Type	Quantity	% of Affordable Housing	2019 Housing Needs Study Requirement	Difference
1 bed	0	0%	10%	-10%
2 bed	9	39%	50%	-11%
3 bed	11	48%	30%	+18%
4+ bed	3	13%	10%	+3%

Table 5: Affordable Housing Mix

- 9.11 As can be seen above, there are some differences between the proposed housing mixes and those set out within policy, however the proposed market housing mix broadly correlates with that required.
- 9.12 The affordable housing mix proposed also broadly correlates however there is a higher proportion of larger homes than set out in the Housing Needs Study Requirement.

- 9.13 Despite this, the housing reflects the context of the Site and the housing density set out in policy and by the Outline Permission.
- 9.14 There is a clear need for all types of housing in the area and therefore the Proposed Development will meet the identified local requirements.

Question 5: Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

- 9.15 An understanding of the characteristics of local character have been summarised within this Statement and within the Design and Access Statement that accompanied the Outline Permission. In particular steps have been taken to sensitively integrate the scheme within the landscape, using the existing hedgerows and supplementing this with additional tree planting (along the southern boundary in particular) and new hedgerows. The design of the units has been heavily influenced by the local vernacular and careful consideration of the layout has meant that the scheme can maintain key views, provide visual interest and provide with it a

Question 6: Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

- 9.16 The Proposed Development follows the Outline Permission by creating a landscape buffer to the southwestern boundary and an area of open space, with an attenuation basin, to the southeast. This will protect views from the south of the Site and create a softer boundary between the rural fields and the built up form of Stanton under Bardon.
- 9.17 Wherever possible, this will be done through the retention of existing trees and hedgerows and improved by the planting of more trees and hedgerows. This planting will also meet the requirements of the National Forest as set out in the Outline Permission.

Question 7: Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces, and are buildings designed to turn street corners well?

- 9.18 The proposed layout provides a continuous frontage along the street, meaning front doors and the principal facades of buildings face streets and public spaces providing activity and natural surveillance of the public realm. Private rear gardens are then generally well enclosed within the security of the perimeter blocks.
- 9.19 Corner turning buildings are located on corners, with windows serving habitable rooms on both elevations. Internal vistas are well resolved, using houses and landscape, not garages, parking spaces and blank side gables to address views along streets.

Question 8: Easy to find your way around

Is the development designed to make it easy to find your way around?

- 9.20 The layout shows how the Site is limited in size which limits opportunities for wayfinding. However, a 'pedestrian loop' is created which effectively forms a grid pattern so that pedestrian routes are legible and permeable.
- 9.21 A hierarchy of streets contributes to character and also legibility to clearly define public, semi-public and private spaces.
- 9.22 The PRoW is also clearly defined to maintain the historic connection between Stanton under Bardon and the routes to the south.

Question 9: Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

- 9.23 The street network shown within the layout has been designed to achieve 20mph design speed through the use of raised tables to act as traffic calming measures. The proposed dwellings present active frontages and front doors to the street with the use of boundary treatments to create interest and define public and private spaces.
- 9.24 Furthermore, a new pathway is proposed to link the Main Street with the existing PRoW and the proposed area of open space to the southeastern corner of the Site. This pedestrianisation of the Site is complemented by the use of pavements alongside the road within the development.

Question 10: Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

- 9.25 Car parking provision is shown across the layout through several different solutions, demonstrating that the scheme is not overly rely on any one specific car parking typology. Car parking is integrated into the street scene, with frontage parking used minimally allowing the creation of space for tree planting. Parking located between dwellings helps to form more enclosed streets and private spaces. In all instances, parked cars are located across the layout so that they can be seen from the dwellings.
- 9.26 All dwellings will have a minimum of two car parking spaces.

Question 11: Public and private spaces

Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

- 9.27 As already discussed, changes in surfacing materials and boundary treatments will help to define public, semi-public and private spaces, whilst a large area of public open space is proposed in the southeast of the Site. Play facilities have also been provided in line with the requirements of the Outline Permission.
- 9.28 In terms of the management and maintenance of these spaces, it is proposed to have the main access road adopted by Leicestershire County Council, whilst a management company, funded by residents, will see the ongoing maintenance of the other areas, including the public open space.

Question 12: External storage and amenity space

Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?

- 9.29 As already discussed, two car parking spaces are provided per dwelling, and this is considered to be sufficient for the types of houses proposed.
- 9.30 Bin stores are also provided for each dwelling both in terms of in rear gardens and collection points at the kerbside. Each property will also have direct external access to their gardens from the street to ensure that bins do not need to be moved through the house.
- 9.31 Each garden also has sufficient space for cycle parking and other storage, such as sheds and outhouses.

Summary

- 9.32 Given the above, it is considered that the Proposed Development represents good design as per the Building for Healthy Life guidance when considering the constraints of the Site and wider area.

10.0 Conclusion

- 10.1 Overall, the above sections of this Statement have demonstrated that the appearance, layout, scale, access, and landscaping (the “Reserved Matters”) accord with the NPPF and relevant policies contained within the Development Plan. As such, we consider that Condition 2 can be discharged, and the Reserved Matters approved.