

IT IS RECOGNISED THAT THE SITE IS AN IMPORTANT
EDGE-OF-SETTLEMENT LOCATION, WHERE NEW
DEVELOPMENT SHOULD RESPECT THE PREVAILING
CHARACTER AND APPEARANCE OF THE VILLAGE.

LOCAL VERNACULAR

The appearance of the site will respect the character of the surroundings, adding positively to the mix of dwelling and building types within Higham on the Hill. The area comprises a range of properties, as well as a variety of buildings styles and materials, although the predominate material is red brick and white render with tiled roofs. There are historic properties, as well as more modern properties situated within Higham. The feature square within the layout will attempt to echo the area of Higham where the Old Post Office is situated (see below), by using render as a prominent material.



HIGHAM-ON-THE-HILL



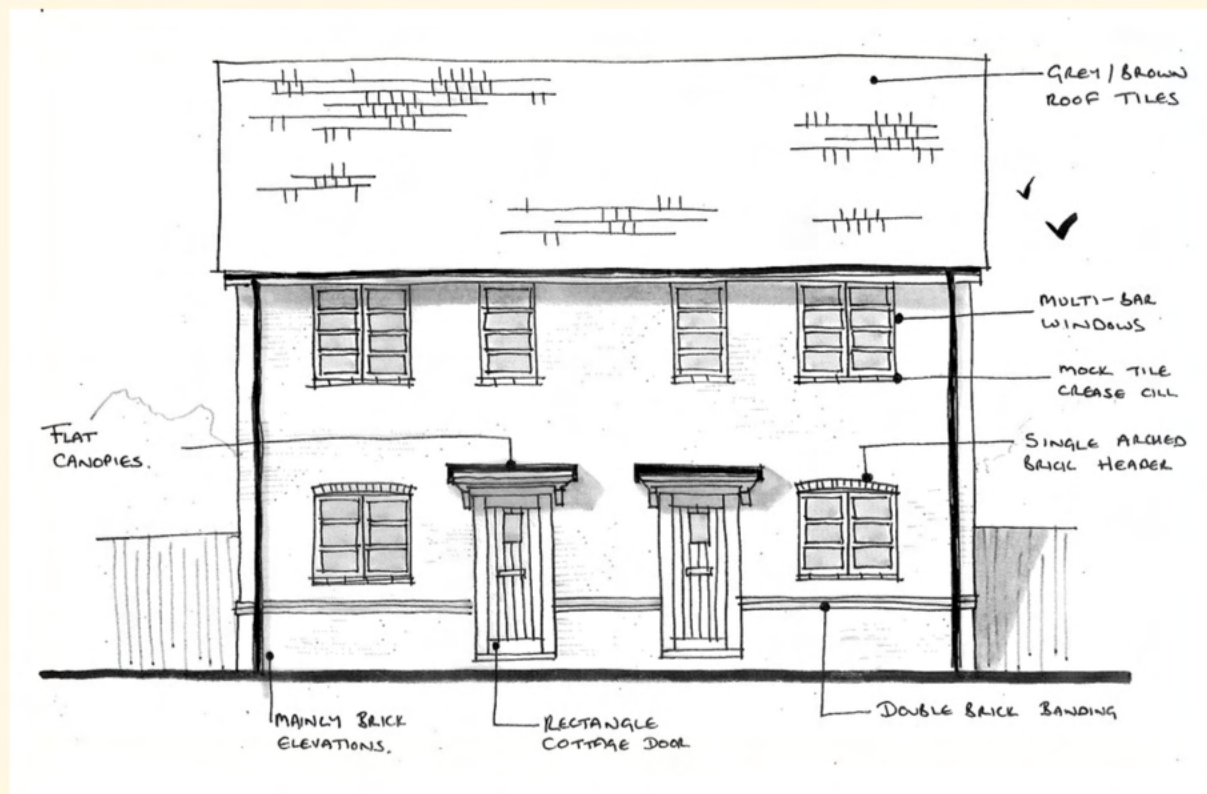
CHARACTER AREAS

-  Cottage
-  Rural
-  Feature



COTTAGE

Smaller properties, often semi-detached and terraced in nature. Predominantly red brick facades with a brick band feature running at a low level. Windows to have a single arched brick headers, mock tile crease cills and multiple feature bars. The roof tiles to be a mix of brown and grey to give some variety. The door colour palette will be a mix of subtle pastels, with a rectangle window feature.

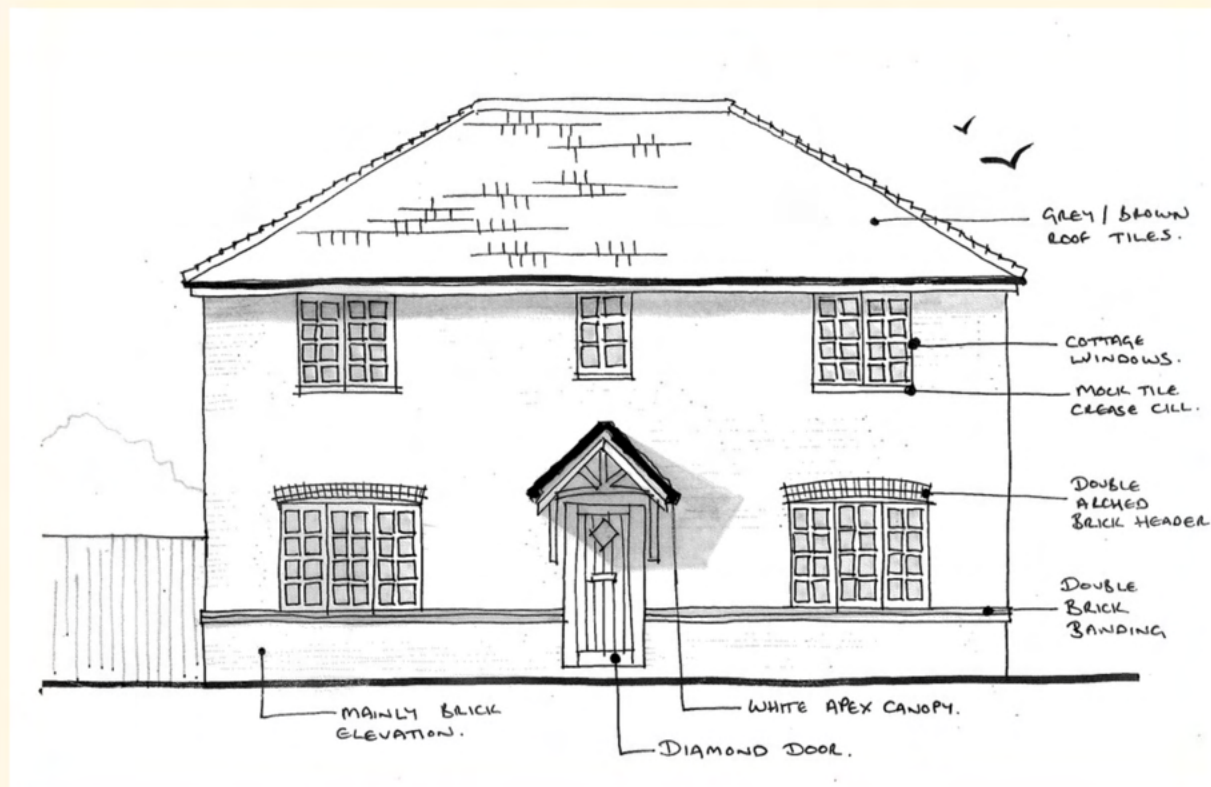


PROPOSED FRONT ELEVATION

RURAL

Slightly larger properties, of a detached nature.

Predominantly red brick facades with a brick band feature running at a low level. Windows to have a double arched brick headers, mock tile crease cills and English cottage style astragal bars. The roof tiles to be a mix of brown and grey to give some variety. A number of the plots will also have hipped roofs. The door colour palette will be a mix of subtle pastels, with a rectangle window feature.



PROPOSED FRONT ELEVATION

FEATURE

The properties situated in the main square of the site layout. Predominantly chalk white, rough cast, render facades with a brick band feature running at a low level. Windows to render bellcast headers, mock tile crease cills and English cottage style astragal bars. The roof tiles to be a cottage red colour. The door colours to be slightly richer in colour than the rest of the site .



PROPOSED FRONT ELEVATION

Proposed STREET SCENES



Proposed STREET SCENES



LANDSCAPING

The landscaping is designed to create a welcoming yet usable setting for the new housing providing residents with the opportunities for recreation as well as habitats for wildlife such as the new grassland and native hedgerows which create a buffer between the development and the green open space.

The on-plot planting has made use of all the available space to complement the layout of the development. Planting mixes vary from street to street but include similar species to create a sense of continuity and comprise a mix of evergreen plants with a splash of colour for year-round interest. This, along with the single species hedgerow, will create a sense of rhythm through the development and an attractive blend of plants across both the housing plots and areas of public open space.

DAS - Higham-on-the-Hill



Anemanthele Lessoniana



Hebe Wiri Charm



Carex Oshimensis Evergold



Corylus Columna



Sambucus Nigra



Ginkgo Biloba Tremonia



Skimmia Japonica Rubella



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Planning Policy

Planning Policy

CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides the legal framework for planning decisions. This requires that, when making any determination under the Planning Act, due regard is to be given to the Development Plan, and the determination should be made in accordance with the Plan, unless material considerations indicate otherwise.

This section considers the relevant planning policy and other material considerations that should be considered when assessing and determining the current application.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2021)

The NPPF (2021) sets out the government's planning policies for England and how it expects them to be applied. It is a material consideration that should be considered in the determination of all planning applications. At the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 8 of the NPPF states that there are three overarching objectives to sustainable development that should be pursued in mutually supportive ways. These objectives are:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.



NPPF (2021) CONT.

Paragraph 11 sets out that plans and decisions should apply a presumption in favour of sustainable development. For decisions, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 60 sets out 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.

Paragraph 110 of the NPPF (2021) states that when assessing specific applications for development, it should be ensured that:

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- safe and suitable access to the site can be achieved for all users;
- the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 130 refers to design and aims to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create safe and accessible environments; and 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

THE DEVELOPMENT PLAN

Hinckley and Bosworth Borough Council’s adopted Development Plan (2006-2026) comprises the following:

- Core Strategy (2009)
- Site Allocations and Development Management Policies DPD (2016)
- Hinckley Town Centre Area Action Plan DPD (2011)
- Earl Shilton and Barwell Area Action Plan DPD (2014)

Key policies in relation to the reserved matters application are set out below.

Core Strategy

Policy 15: Affordable Housing

On sites of 4 dwellings or more, the council seeks provision for 40% affordable housing on rural sites. Of this, 75% should be social rented and 25% should be shared ownership.

Policy 16: Housing Density, Mix and Design

This policy states that housing mix on sites of 10 or more dwellings should be driven by the latest housing market assessment for the borough and any local housing need surveys.

This policy also states that new housing developments are required to meet a minimum net density of 30 dwellings per hectare in rural locations.

In exceptional circumstances, where individual site characteristics dictate and are justified, a lower density may be acceptable.

Policy 19: Green Space and Play Provision

This policy sets out the standards by which all new housing developments are expected to meet, in terms of residents’ access to sufficient, high quality, accessible green spaces and play areas.

All households are required to be within 300 metres of a small area of amenity green space, 400 metres of a local park, 600 metres of a neighbourhood park, and 5 kilometres of a district park. In terms of quantity of green space and play provision resulting from new housing development, the following standards are set:

- Equipped Children’s Play Space** - A minimum of 0.15 ha/1000 population (excluding buffer zones)
- Casual/Informal Play Space** - A minimum of 0.7 ha/1000 population
- Outdoor Sports Provision** – A minimum of 1.6 ha/1000 population
- Accessible Natural Green Space** - A minimum of 2 ha/1000 population



THE DEVELOPMENT PLAN CONT.

Site Allocations and Development Management Policies DPD

Policy DM3: Infrastructure and Delivery

This policy states that “where development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism.”

Policy DM4: Safeguarding the Countryside and Settlement Separation

This policy states that development in the countryside will be considered sustainable where it would not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside.

Policy DM6: Enhancement of Biodiversity and Geological Interest

This policy states that major development proposals must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

According to this policy, on site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long term.

Policy DM7: Preventing Pollution and Flooding

This policy seeks to ensure that new development does not create or exacerbate flooding and would not cause noise of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity.

Policy DM10: Development and Design

This policy sets out that the following requirements must be met by new development to be supported:

- Development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;
- The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
- The development would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and;
- The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally; Development would incorporate a high standard of landscaping where this would add to the quality of the design and siting
- Development would maximise opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24
- Where parking would be provided, charging points for electric or low emission vehicles are included where feasible
- An appropriate sustainable drainage scheme submitted to and approved by the relevant authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- The design proposed maximises natural surveillance, incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures

THE DEVELOPMENT PLAN CONT.

Policy DM13: Preserving the Borough’s Archaeology

This policy states that where a development has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment.

Policy DM17: Highways and Transportation

This policy states that development will be supported where it seeks to ensure that there is convenient and safe access for walking and cycling to services and facilities, demonstrates that there would be no significant adverse impact on highways safety, and demonstrates that the residual cumulative impacts on the transport network would not be severe.

Policy DM18: Vehicle Parking Standards

This policy states that all proposals for new development will be required to provide an appropriate level of parking provision to serve the needs of the development.

LOCAL PLAN REVIEW

The council have been preparing a new local plan which will set out the land allocations and planning policies for the period 2020-2041.

The council are currently collecting further evidence before they can reconsult on their regulation 19 version of their draft local plan. This is not set to be until summer 2024 according to their latest local development scheme.

Since their local development scheme was updated in December 2022, the government have been consulting on changes to the NPPF, which include changes to the application of the standard method used when calculating housing need. It is anticipated that like most councils at this stage, this could push back local plan preparations further until a solution to the proposed NPPF changes are reached.

The emerging plan not be given weight in assessment of the scheme which this application seeks reserved matters consent for.

With the exception of the adopted local plan’s housing policies (which were addressed in the assessment of the application at outline stage), other policies relevant to the assessment of the current proposal are still considered to be in general accordance with the objectives of the NPPF (2021) and should therefore be given full and significant weight in the assessment of the current planning application.

NEIGHBOURHOOD PLAN

There is no ‘made’ or emerging neighbourhood plan for Higham-on-the-Hill that should be treated as a material planning consideration in the assessment of this application.

