



Planning Statement

**Application for approval of reserved matters
(following outline permission ref: 21/01147/OUT) for
layout, appearance, scale and landscaping in
relation to residential development for up to 61
dwellings, including a shop, open space, new
access and associated works)**

**Land off Wood Lane, Higham on the Hill,
Leicestershire**

July 2023

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1. Introduction

- 1.1 Cerda Planning Limited has been instructed by Owl Homes to act on their behalf in respect of submitting a reserved matters application for the layout, scale, appearance and landscaping details for the outline approval (ref. 21/01147/OUT) on land off Wood Lane, Higham on the Hill.
- 1.2 The outline approval (council ref. 21/01147/OUT) granted permission for the following development:
- 1.3 *“Residential development for up to 61 dwellings, including a shop, open space, new access and associated works (outline – access only)”*
- 1.4 The approval was granted subject to 35 conditions. Condition 2 reads as follows:
- 1.5 *“No development shall be commenced until plans and particulars of “the reserved matters” referred to in the above conditions relating to the:-*
- a) Appearance of the development including the aspects of a building or place that determine the visual impression it makes, including proposed materials and finishes*
 - b) Landscaping of the site including treatment of private and public space to enhance or protect the site's amenity through hard (boundary treatments) and soft measures and details of boundary planting to reinforce the existing landscaping at the site edges*
 - c) Layout of the site including the location of electric vehicle charging points, the way in which buildings, route and open space are provided and the relationship of these buildings and spaces outside the development. This should include a design statement that sets out how consideration has been given to lower density to edges of site and higher density along main routes*

d) Scale of each building proposed in relation to its surroundings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details."

1.6 Condition 1 imposes a time constraint upon the submission of a reserved matters application as follows:

"Application for the approval of reserved matters shall be made within 18 months from the date of this permission and the development shall be begun not later than one year from the date of approval of the last reserved matters to be approved"

1.7 This statement is provided in support of a reserved matters application which has been submitted within the imposed time constraint and proposes details in relation to the 4 matters identified in Condition 2 of the outline approval.

1.8 Condition 6 of the outline approval states the following:

"The layout submitted at reserved matters shall be broadly in accordance with the Illustrative Masterplan Drg No: 00001-FPCR-ZZ-ZZ-DR-L-00001-05 received 14/09/21."

1.9 The layout submitted as part of the current application is in broad accordance with the illustrative masterplan conditioned at outline stage.

1.10 The sections to follow in this statement will provide a description of the site and the development proposals. The relevant policies of the adopted plan are set out along with other material planning considerations including the National Planning Policy Framework (NPPF) (2021).

1.11 The statement will appraise the details submitted for each of the reserved matters in Condition 2 and will assess how each accord with the relevant policies of the local development plan and other material planning considerations.

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- 1.12 The application submitted also includes details to discharge conditions 3, 8, 9, 10, 12, 14, 15, 16, 18, 22 and 24.
- 1.13 Condition 3 requires a *“scheme which details the proposed market housing mix for development”* to be submitted as part of the reserved matters application, which should be in broad accordance with the council’s adopted development plan.
- 1.14 Details of proposed housing mix is provided as part of this reserved matters application.
- 1.15 Condition 8 requires *“full details of hedgerow removal and re-provision along the northern boundary and within the site to facilitate vehicular access”* to be submitted as part of the reserved matters application. It states that all existing trees shall be retained as part of this detail. The landscaping scheme submitted as part of this reserved matters application provides details which deal with the requirements of condition 8.
- 1.16 Condition 9 states that any reserved matters application must be accompanied by a Building for Healthy Life Assessment. A Building for Healthy Life Assessment is provided as part of this reserved matters application.
- 1.17 Condition 10 requires full details of the external lighting proposed across the development and for the purposes of construction to be submitted as part of any reserved matters application. It is requested that details are provided in the form of a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and demonstrate that the lighting would not cause harm to protected species or their habitats (bats).
- 1.18 An external lighting layout plan has been provided as part of this reserved matters application which is considered to demonstrate that the lighting would not cause harm to protected species or their habitats.

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- 1.19 Condition 12 of the outline permission requires an ecological management plan to be submitted with any reserved matters application. The ecological management plan is required to include the following details:
- Long term objectives for all landscaped areas apart from private gardens
 - Management responsibilities for all landscaped areas apart from private gardens
 - Maintenance schedules for all landscaped areas apart from private gardens
 - Provision of bat and bird boxes
 - Details of the proposed planting which must consist of locally native species only.
- 1.20 The ecological management plan submitted as part of this reserved matters application responds to the above requirements, as per the discussion set out in the sections to follow.
- 1.21 Condition 14 and 15 state that development cannot commence until a scheme for protecting dwellings from noise from the retail unit, existing sources and from sources associated with the development and existing dwellings from noise associated with the development has been approved by the council.
- 1.22 An acoustic assessment has been submitted to this effect and its findings are summarised in the sections below.
- 1.23 Condition 16 states that prior to commencement a construction environmental management plan shall be submitted for approved by the council. This has been submitted as part of the current application a summary of the plan is set out in the sections to follow.

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- 1.24 Condition 18 states that no development will commence until a contamination assessment has been carried out on the land the findings submitted to the council for approval. A Phase II Site Investigation has been submitted as part of the current application and its findings are summarised in the sections to follow.
- 1.25 Condition 22 requires a scheme that makes provided for waste recycling, storage and collection across the site to be provided as part of any reserved matters application. A scheme has been provided as part of this reserved matters application to meet this condition.
- 1.26 Condition 24 states that no development can take place until a surface water drainage scheme for the development has been approved by the council. This has been provided as part of the current application and a summary of the scheme is provided in the sections to follow.
- 1.27 Condition 34 requires the first reserved matters application to show a shop (use class E(a)) of no more than 100sqm of convenience retail floor space.
- 1.28 This planning statement has been prepared as part of the first reserved matters application submitted in relation to outline approval granted on land off Wood Lane. A floor plan drawing of the retail unit has been provided which demonstrates that it would not exceed 100sqm in floor area.
- 1.29 This statement should be read in conjunction with the other documents submitted with the application. The documents include the following:
- Site Location Plan prepared by Owl Homes
 - Site Layout Plan prepared by Owl Homes
 - Materials Plan prepared by Owl Homes
 - Means of Enclosure Plan prepared by Owl Homes
 - Construction Environmental Management Plan prepared by Owl Homes

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- Surface Materials Plan prepared by Owl Homes
 - Storey Heights Plan prepared by Owl Homes
 - Parking Plan prepared by Owl Homes
 - Refuse Storage and Collection Plan prepared by Owl Homes
 - Character Areas Plan prepared by Owl Homes
 - Street Scenes prepared by Owl Homes
 - Detailed POS Planting Plan prepared by FPCR
 - Detailed On-plot Planting Plans prepared by FPCR
 - Phase II Ground Investigation prepared by Georisk Management
 - Acoustics Assessment prepared by Mewies Engineering Consultants Limited
 - Building for a Healthy Life Assessment prepared by Owl Homes
 - House Type Pack prepared by Owl Homes
 - Elevations and Floor Plan of Retail Unit prepared by Owl Homes
 - Lighting Calculation Report prepared by Loveday Lighting
 - Landscape Environmental Management Plan prepared by FPCR
 - Ecological Appraisal prepared by FPCR
 - Biodiversity Impact Assessment prepared by FPCR
 - Lighting Design Layout prepared by Loveday Lighting
 - Affordable Housing Statement prepared by Owl Homes
 - Design and Access Statement prepared by Owl Homes

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- Flood Risk Assessment and Drainage Strategy prepared by Travis Baker
 - POS Typologies Plan prepared by Owl Homes
 - Site Appraisal prepared by Arboricultural Assessment prepared by Shields Arboricultural Consultancy

2. Site Description and Background

- 2.1 The site is located adjacent to the Higham on the Hill settlement boundary and comprises approximately 2.6ha of arable, undeveloped field in the countryside.
- 2.2 Higham on the Hill is located to the north of Nuneaton, Hinckley is located approximately 3km to the southeast, and Stoke Golding is approximately 2.4km to the northeast.
- 2.3 The site is adjacent to Wood Lane to the north, the rear gardens of dwellings on Cherry Orchard Estate to the east, arable fields to the south and west. The site is therefore bound by existing built-up development on two sides.
- 2.4 The site boundaries are defined by hedgerows to the north and west. To the east there is a hedgerow but it is lower and maintained for the most part. There are also 1.8 metre close boarded boundary fences to the rear of the most of the residential properties.
- 2.5 Land on the application site slopes from north to west. There is one existing field gate access point into the site off Wood Lane, in the northeast corner of the site.
- 2.6 The Design and Access Statement (which should be read in conjunction with this statement) sets out a full appraisal of the site and the surrounding area. The Design and Access Statement also provides a contextual analysis, as well as opportunities and constraints presented by the site characteristics and the surrounding residential development.
- 2.7 Pre-application Engagement
- 2.8 Prior to submitting the current application, Owl Homes engaged in pre-application discussions with the local planning authority (LPA). The initial enquiry submitted sought to gain a better understanding of the type of residential development the LPA envisaged on the application site. Figure 2 below shows the indicative residential layout that was submitted with the pre-application enquiry.



Figure 2 – Feasibility Layout submitted at Pre-application Stage

2.9 The pre-application response received from the LPA identified that the following areas of the feasibility layout should be reviewed and addressed prior to the submission of a planning application:

- Specific identification on a plan of the open space typologies to be provided
- Detail of numbers, sizes and species of trees and plants within the landscaping plan submitted
- Bat and bird boxes should be incorporated into the site to achieve a biodiversity net gain
- Reconsider the inclusion/design of two and a half storey house types with dormers
- Use of dual aspect frontage on corner plots to provide active frontages and natural surveillance
- The relationship of Plot 1 to no.2a Main Street to be carefully considered and the distance between maximised to address the overlooking concern raised by councillors at planning committee
- Reconsider the housing mix proposed to better reflect the higher proportion of 2-bed market dwellings and lower proportion of 4 bed

market dwellings needed as per the latest Housing and Economic Needs Assessment (2017) for Leicestershire

2.10 The following amendments were made to the scheme following the pre-application engagement with the council:

- Increased separation distance between Plot 1 and no.2a Main Street, and change of roof design on Plot 1
- Planting plans have been submitted as part of the application detailing the species and number of trees and plants to be planted on the site
- The Ecological Enhancements Plan shows bat and bird boxes across the development
- Dual aspect frontages have been incorporated into house types that would be located on corner plots
- An open space typologies plan has been prepared and submitted
- A Biodiversity Impact Assessment has been submitted

3. Planning History

- 3.1 Planning history relevant to the application site and surrounding sites is set out in Table 2 below.

Application Reference	Site Address	Description Of Development	Decision
21/01147/OUT	Land off Wood Lane, Higham on the Hill	Residential development for up to 61 dwellings, including a shop, open space, new access and associated works (outline – access only)	Outline planning permission granted 09/09/2022

- 3.2 The site location plan approved by the outline planning permission on site is provided in Figure 1 below.



Figure 1 – Approved Site Location Plan

- 3.3 The current application seeks to deal with the matters reserved by the outline planning permission, in accordance with condition 2.
- 3.4 The application deals only with reserved matters in relation to the approved residential development on site, and not the approved retail unit. This would be dealt with under a separate reserved matters application.

4. Details of the Proposal

- 4.1 This planning application seeks approval of reserved matters in relation to layout, scale, appearance and landscaping for the erection of 61 (open market and affordable) dwellings comprising a mix of 1, 2, 3 and 4 bed units pursuant to the outline planning approval granted on the site under council ref. 21/01147/OUT.
- 4.2 The submitted site layout shows the retail unit approved at outline stage at the front of the site. The proposed floor plan drawing of the building that has been submitted with this application demonstrates that it would not occupy any more than 100sqm in floor area, as per the requirements of condition 34 of the outline permission.
- 4.3 The current application deals with following matters reserved by the outline permission:
- Appearance
 - Landscaping
 - Layout
 - Scale
- 4.4 The open market mix to be provided on site is broken down into the following:
- X6 2-beds
 - X16 3-beds
 - X14 4-beds
- 4.5 40% of the units on site would be marketed as affordable as required by the obligations set by the S106 legal agreement attached to the outline consent.
- 4.6 The affordable housing mix would provide the following:
- X4 1-beds
 - X11 2-beds
 - X10 3-beds

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- 4.7 Of the 25 affordable units proposed, 19 would be affordable rent and 6 would be shared ownership. The Affordable Housing Statement submitted as part of this applications reiterates this detail and sets out further information regarding the handover to registered providers.
- 4.8 The access proposed for the development would be as per that approved under the outline consent.

5. Planning Policy Context

- 5.1 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.
- 5.2 This section considers the relevant planning policy and other material considerations that should be considered when assessing and determining the current application.
- 5.3 National Planning Policy Framework (NPPF) (2021)
- 5.4 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.
- 5.5 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.

5.6 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.

5.7 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.

5.8 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.

5.9 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;

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- 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.

5.10 The Development Plan

5.11 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)

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

5.13 *Core Strategy*

5.14 Policy 15: Affordable Housing

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- 5.15 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.
- 5.16 Policy 16: Housing Density, Mix and Design
- 5.17 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.
- 5.18 This policy also states that new housing developments are required to meet a minimum net density of 30 dwellings per hectare in rural locations.
- 5.19 In exceptional circumstances, where individual site characteristics dictate and are justified, a lower density may be acceptable.
- 5.20 Policy 19: Green Space and Play Provision
- 5.21 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.
- 5.22 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

5.23 *Site Allocations and Development Management Policies DPD*

5.24 Policy DM3: Infrastructure and Delivery

5.25 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.”*

5.26 Policy DM4: Safeguarding the Countryside and Settlement Separation

5.27 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.

5.28 Policy DM6: Enhancement of Biodiversity and Geological Interest

5.29 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.

5.30 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.

5.31 Policy DM7: Preventing Pollution and Flooding

5.32 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.

5.33 Policy DM10: Development and Design

5.34 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

5.35 Policy DM17: Highways and Transportation

5.36 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.

5.37 Policy DM18: Vehicle Parking Standards

5.38 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.

5.39 Local Plan Review

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

5.41 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.

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

5.43 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.

5.44 Neighbourhood Plan

- 5.45 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.

6. Assessment of the Proposal

- 6.1 The current application proposals are submitted as reserved matters pursuant to the outline permission granted (council ref. 21/01147/OUT) for residential development on land off Wood Lane, Higham on the Hill.
- 6.2 The current application is submitted within the time limits governing the outline planning permission.
- 6.3 Reserved matters approval is sought in the current application for details in relation to layout, scale, appearance and landscaping for the rein, as required by Condition 2 of the outline permission on site.
- 6.4 The assessment to follow deals with each of these matters in turn, as material considerations in the council's determination of the application. An additional assessment will be provided for the information submitted which responds to other conditions attached to the outline approval. An assessment of the information provided which deals with some of the obligations set by the signed S106 are also set out.
- 6.5 Layout
- 6.6 The illustrative masterplan that accompanied the outline planning application established the vision for how development of the application site could be delivered.
- 6.7 Condition 6 of the outline approval states that the layout submitted at reserved matters stage should be broadly in accordance this illustrative masterplan.
- 6.8 It is considered that the layout submitted by the current application is broadly in accordance with the illustrative masterplan for the reasons set out below.
- 6.9 The proposed dwellings would be arranged in 4 blocks, around a central spine road. Two secondary roads with turning heads would branch off the main spine road.
- 6.10 The location where the spine road and secondary roads meet would serve as a focal square within the site. This square would be characterised by shared

surfacing and two storey, dual frontage dwellings on each corner plot. The dwellings on the focal square corners would terminate view axes, helping residents to navigate through the development and provide an element of natural surveillance by establishing an active frontage. They would also serve as a visual gateway through the network of streets proposed. The purpose and delivery of the focal square would help create a sense of place.

- 6.11 The spine road would extend through the site and end at a hammerhead adjacent to the local area of play (LAP).
- 6.12 Beyond the secondary roads, dwellings would be served by private drives.
- 6.13 The approved retail unit would be located at the front of the development, along the central spine road.
- 6.14 All dwellings would be served by off-street parking, with the exception of plots 49, 50, 59 and 60 which would have a third allocated on street parking space.
- 6.15 The private drive serving plots 49 to 54 would include an area of grasscrete between allocated on-street spaces for plots 50 and 53, to enable users of this drive sufficient turning space to enter and exit in a forward gear.
- 6.16 Dwellings along the south and west of the site would be set back from the boundary by a landscaping buffer. Detail of landscaping across the site is set out in further detail below. It is considered that the buffer creates a softer visual transition into the wider countryside and helps ensure the countryside constraints of the site are respected by the layout proposed.
- 6.17 The attenuation basin proposed would be located in the northwest corner of the development site. Previously, on the illustrative masterplan, the attenuation basin was shown located along the southern boundary of the site.
- 6.18 As a result of further survey work since the outline application, the attenuation basin has been relocated in the lowest part of the site, to better facilitate the drainage of storm water.

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- 6.19 The LAP proposed at the southern end of the site is shown on the POS Typologies Plan submitted and can be measured to demonstrate that the 10m x 10m minimum requirement set by the signed S106 is met.
- 6.20 Whilst being set back from the boundaries of the site, the dwellings along the western and southern edge of the site would face outwards, addressing and interacting with the openness of the wider countryside but still well contained within the confines of the application site.
- 6.21 The first-floor window on the western, southern and northern elevations of no.2a Main Street serve an open plan living/kitchen/dining area.
- 6.22 The window on the western elevation is full height and opens out onto a shallow balcony.
- 6.23 The ground floor window on the western elevation of no.2a serves a bathroom.
- 6.24 The layout submitted in the current application shows a separation distance between the dwelling on Plot 1 and the western elevation of no.2a as 12.8 metres (approx.). The roof on the dwelling would also be hipped.
- 6.25 The advice/examples provided in the council's Good Design Guide SPD in terms of private amenity and separation distances are not applicable to the unique relationship between Plot 1 and no.2a Main Street. However, it is considered that the increase to the separation distance between these two dwellings since the outline and pre-application stages would be sufficient to ensure that an adequate level of private amenity is retained for no.2a Main Street. Unobstructed light would also still be able to enter the first floor northern and southern windows serving no.2a Main Street.
- 6.26 The only first floor window on the eastern elevation of the dwelling on Plot 1 would be a bathroom window which would be obscurely glazed.
- 6.27 Scale
- 6.28 Dwellings proposed on the site would be two storey as per the storey heights plan submitted.

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- 6.29 It was suggested by the council at pre-application that corner plots with the focal square could be 2.5 storey, to emphasise their prominent location within the development. However, a development of 2-storey dwellings is proposed as this is still considered appropriate and reflective of the diverse scale of dwellings in the village.
- 6.30 The approved retail unit is shown on the proposed floor plan as single storey. This scale is considered proportionate to the retail unit being a secondary use on site.
- 6.31 Appearance
- 6.32 A full set of house types as well as a materials plan, street scenes and character areas plan have been submitted as part of the current application.
- 6.33 A floor plan and elevation drawings of the retail unit approved at outline stage has also been provided.
- 6.34 According to the characters plan, the development would be split into 3 character types; 'cottage', 'rural' and 'feature'.
- 6.35 Cottage dwellings would be characterised by the following:
- Main elevation - Red brick
 - Low level brick band
 - Single arched headers
 - Mock tile crease cills
 - Multi-bar windows
 - Brown/Grey roof tiles
 - Cottage Door – Pale
 - Green/Pebble Grey
 - Canopy – White
- 6.36 Rural dwellings would be characterised by the following:
- Main elevation - Red Brick
 - Low level brick band
 - Double arched headers
 - Mock tile crease cills
 - Cottage style windows
 - Brown/Grey roof tiles
 - Cottage Door – Pale
 - Green/Pebble Grey
 - Canopy – White

6.37 Feature dwellings would be characterised by the following:

- Main elevation - Chalk white rough cast render
- Low level brick band
- Render bellcast headers
- Mock tile crease cills
- Cottage style windows
- Cottage red roof tiles
- Cottage Door - Olive Green
- Canopy - Agate Grey

6.38 Across the development, there would be a variety of window and header styles, as well as variety of different canopy, door and roof tile colours.

6.39 The cottage and rural character types are pepper-potted through the development to add interest. The feature dwellings would be located around the focal square on the site (Plots 7, 8, 26, 46, 57) to mark this area as the central focus of the development.

6.40 The full detail of the material finishes to be used on all plots across the development is provided in the submitted materials plan. This includes the use of Rough Cast render (chalk white) on the street scene elevations of feature plots, and Bradfield Multi and Caldera Red Multi across the rest of the development.

6.41 The street scene drawings visualise the variety and interest created by choice of building materials and finishes.

6.42 The house type pack submitted provides elevational drawings for all house types.

6.43 The design objectives for Higham on the Hill as per the council's Design Guide SPD includes the following objective:

"retain the diverse but unified character of the undulating Main Street, halting the encroachment of generic modern styles/elements that will ultimately lead to a disjointed street scene, instead responding to a rural vernacular style."

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- 6.44 It is considered that character areas created within the development would have sufficient regard to the character and rural vernacular of the village and in this regard demonstrate thoughtful and quality design.
- 6.45 Landscaping
- 6.46 A local area of play (LAP) would be located at the southern end of the site, and an attenuation basin in the northwest corner. A soft landscaping buffer along the western boundary of the site would join up the two areas.
- 6.47 The S106 agreement signed at outline stage sets out a requirement for 40sqm of accessible natural green space per dwelling. This amounts to a total requirement of 2,440sqm of accessible natural green space to be delivered on site. 3,451sqm of accessible natural green space is provided on site, as demonstrated by the POS Typologies Plan.
- 6.48 The LAP shown is also required as part of the casual/informal open space identified in the S106 agreement. The agreement sets out that the casual/informal open space to be provided on site should amount to 21.8sqm per dwelling. A total of 1,329.8sqm of casual/informal open space is therefore required. The S106 also requires the LAP to be a minimum of 10m x 10m.
- 6.49 As per the POS Typologies Plan, the amount of informal open space provided would be 1,480sqm (including the LAP).
- 6.50 The S106 requires the precise boundaries of each typology to be provided at reserved matters stage. The POS Typologies Plan submitted shows the precise boundaries of the total areas set out above.
- 6.51 Each dwelling would be served by their own private landscaped garden with the exception of the 1 bedroom maisonettes which would have a shared, but enclosed, landscaped garden.
- 6.52 Each dwelling would be set back from the highway by small area of amenity turf and/or a planting bed, softening the appearance of the built-up street scene.
- 6.53 Roads throughout the development would be hard landscaped, finished in black top tarmac.

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- 6.54 Off-street parking throughout the development would be finished in black top tarmac as per the submitted Surface Materials Plan.
- 6.55 Grasscrete is also proposed to be used for the turning areas marked along the northern and western boundaries of the site.
- 6.56 The private drives serving plots 1, 2, 3, 4, 59, 60, 61 and the parking serving the proposed retail unit would be set back from Wood Lane by a soft landscaping buffer and existing tree planting to front would be retained.
- 6.57 Existing hedgerows to be removed to make way for the approved access would be replaced along the northern boundary as shown on the POS Planting Plan and discussed in further detail below.
- 6.58 The full breakdown of the proposed planting scheme utilising both existing and new tree species is provided in the detailed on-plot planting plans, which has been informed by the Arboricultural Impact Assessment prepared and submitted as part of the current application.
- 6.59 The soft landscaping to the southern and west edge of the development would provide a deep buffer along the boundaries shared with the surrounding countryside, to create a softer transition.
- 6.60 The proposed landscaping would result in a net gain of 0.12 biodiversity units.
- 6.61 A Means of Enclosure Plan has also been submitted as part of the current planning application. The drawing indicates that the southern boundary of the site adjacent to the countryside would be marked by 1.2 metre post and rail fencing. Private gardens would be marked by a combination of 1.8 metre high brick walls and 1.8 metre close boarded fencing. The brick walls would be used for boundaries within the street scene.
- 6.62 Conditions
- 6.63 Conditions 3, 8, 9, 10, 12, 14, 15, 16, 18, 22 and 24 all require specific details to be submitted as part of the reserved matters application.

6.64 Condition 3

6.65 Condition 3 requires a “*scheme which details the proposed market housing mix for development*” to be submitted, which should be in broad accordance with the council's adopted development plan.

6.66 Details of proposed housing mix is provided as part of this reserved matters application on the proposed Site Layout Plan, and have been set out earlier in this statement. For ease of reference, the proposed market housing mix is set out below.

6.67 Market:

- X6 2-beds
- X16 3-beds
- X14 4-beds

6.68 At pre-applications stage, the same mix was proposed. It was advised by the council to reconsider this mix to better reflect the higher proportion of 2-bed market dwellings and lower proportion of 4-bed market dwellings needed as per the latest Housing and Economic Needs Assessment (2017) for Leicestershire. It was acknowledged by the LPA in their pre-application response that there is no up-to-date housing need assessment for Higham-on-the-Hill or and adopted neighbourhood plan.

6.69 The 2017 needs assessment reflects the whole of the borough and is not specific to the needs of local areas. It is considered that the proposed mix suitability reflects the mix of dwellings in Higham-on-the-Hill and would adequately provide for the needs of its future residents in a sought-after rural Leicestershire village.

6.70 Condition 8

6.71 Condition 8 requires “*full details of hedgerow removal and re-provision along the northern boundary and within the site to facilitate vehicular access*” to be submitted as part of the reserved matters application. It states that all existing

trees shall be retained as part of this detail. The landscaping scheme submitted as part of this reserved matters application provides details which deal with the requirements of condition 8.

6.72 The POS Planting Plan submitted as part of this application details where new hedgerow would be planted along the northern boundary and within the site. The notes on the plan also detail how this re-provision would be achieved. An extract from the POS Planting Plan detailing the proposed hedgerow planting methods is provided below:

6.73 *"Planting trenches to be thoroughly forked over or rotovated to a minimum depth of 350-400mm, ensuring that the subgrade and topsoil are both free draining. All planting beds are to be 90mm below adjacent grass/hard surfaces. All stock to be well watered when planted with 20L of water per m². Following planting and watering operations, all beds are to be mulched with 50-75mm of mulch (5-75mm particle size, British origin, FSC certified). Bare root native species hedgerow planting to be planted in a double staggered row (DSR), protected by rabbit proof guards with the base pushed flush to ground level, and held in place with a cane. Native hedgerow to be planted at 5 plants per linear m in a double staggered row. Single species hedgerow to be planted at 5 plants per linear m. All hedgerow planting to be fitted with proprietary rabbit guards to prevent browsing by mammals, staked and protected with spiral guard or shrub shelter (Tubex or similar approved) with at least 0.6m in height."*

6.74 Condition 9

6.75 Condition 9 states that any reserved matters application must be accompanied by a Building for Healthy Life Assessment. A Building for Healthy Life Assessment is provided as part of this reserved matters application, which demonstrates that good practice as per the Building for Life Design Toolkit would be achieved according to the number of green lights concluded for the following design considerations:

- Natural connections

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- Walking, cycling and public transport
 - Facilities and services
 - Homes for everyone
 - Making the most of what's there
 - A memorable character
 - Well defined streets and spaces
 - Easy to find your way around
 - Healthy streets
 - Cycle & car parking
 - Green and blue infrastructure
 - Back of pavement, front of home

6.76 Condition 10

6.77 Condition 10 requires full details of the external lighting proposed across the development and for the purposes of construction to be submitted as part of any reserved matters application. It is requested that details are provided in the form of a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and demonstrate that the lighting would not cause harm to protected species or their habitats (bats).

6.78 A Street Lighting Layout Plan is provided as part of this reserved matters application. It shows two types of street lighting column, with a 2.00 Isolux contour line and 0.60 Isolux contour line. For each type of lighting column, a specification summary on the plan is provided.

6.79 Condition 12

6.80 Condition 12 of the outline permission requires an ecological management plan to be submitted with any reserved matters application. The ecological management plan is required to include the following details:

- Long term objectives for all landscaped areas apart from private gardens

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- Management responsibilities for all landscaped areas apart from private gardens
 - Maintenance schedules for all landscaped areas apart from private gardens
 - Provision of bat and bird boxes
 - Details of the proposed planting which must consist of locally native species only.
- 6.81 The ecological management plan submitted as part of this reserved matters application responds to the above requirements.
- 6.82 It sets out the objectives and detailed management arrangements for habitats created from tree planting, native hedgerow planting, scrub, amenity grassland, meadow grassland and SuDS wet grass land to be delivered on site as part of the proposed development.
- 6.83 The objectives and management arrangements are identified for the construction phase and first five years post construction. A monitoring regime and success indicators for each retained and created habitat across the site is also identified.
- 6.84 Conditions 14 and 15
- 6.85 Condition 14 and 15 state that development cannot commence until a scheme for protecting dwellings from noise from the retail unit, existing sources and from sources associated with the development and existing dwellings from noise associated with the development has been approved by the council.
- 6.86 An Acoustics Assessment has been submitted as part of this application.
- 6.87 It is suggested that embedded façade mitigation measures are implemented to achieve internal criteria in line with BS 8233 and ProPG. The measures advised are standard thermal double glazing for all habitable rooms across

the site within direct airpath trickle vents. Mitigation reference plans are also provided as part of the Acoustics Assessment.

6.88 It is also suggested that impact from the proposed retail unit and development-generated road traffic would not be adverse upon existing or future residential receptors.

6.89 Condition 16

6.90 Condition 16 requires a construction environmental management plan to be submitted for approval prior to commencement.

6.91 The Construction Environmental Management Plan provided shows the build route as well as the location of the compound and Heras fencing. It also details the construction operation hours as follows:

- Mon-Fri: 0730-1800
- Sat: 0800-1300

6.92 It also sets out the dust suppression measures and noise and vibration controls, and construction waste and recycling arrangements.

6.93 Condition 18

6.94 Condition 18 requires a contamination assessment to be submitted prior to commencement. The findings of the Phase II Site Investigation submitted as part of this application are summarised below:

6.95 Groundwater, topsoil and superficial deposits were found on site. Soil contamination identified is at levels below those considered to present a risk to plant growth. No remedial action in respect of risk to human health is considered necessary for the proposed development of the site. Gas protection measures are not required for the site. Conventional strip/trench fill foundations extending into competent superficial deposits should be viable for much of the proposed development. Conventional mechanical

excavation should be readily achievable through the near-surface soils to depths of at least 3.0m begl.

6.96 Condition 22

6.97 Condition 22 requires a scheme that makes provided for waste recycling, storage and collection across the site to be provided as part of any reserved matters application.

6.98 A scheme has been provided as part of this reserved matters application to meet this condition. The Refuse Storage and Collection plan indicates the location of refuse collection points for plots accessed off private drives, and which plots are to use which collection points. It also notes that those plots along adoptable roads will be able to use the external access that all dwellings will have to their private gardens to wheel bins out to kerbside on collection day.

6.99 Condition 24

6.100 Condition 24 requires a surface water drainage scheme to be submitted and approved by the council prior to commencement.

6.101 A surface water drainage scheme has been provided in the form of a site appraisal prepared by Travis Baker. The scheme shows relationship with the existing public combined sewer, as well as the proposed storm water sewer, proposed foul water sewer and attenuation basin. A hydrobrake flow control manhole is proposed with a flow rate restricted to a 1 in 1 year Qbar rate of 9.4l/s for storm water, discharging into the existing ditch course located south west of the site.

6.102 The attenuation basin would be sized to cater for the 100 year + 40% climate change storm event.

6.103 Foul water is proposed to be drained by gravity to the existing public combined sewer northeast of the site, within the junction of Station Road, Wood Lane and Main Street.

6.104 Condition 34

6.105 Condition 34 requires the first reserved matters application to show a shop (use class E(a)) of no more than 100sqm of convenience retail floor space.

6.106 As per the submitted site layout plan, a retail unit is shown at the front of the site, with associated parking and waste storage. Proposed floor plan and single storey elevation drawings are also provided for assessment.

6.107 Other material considerations

6.108 S106

6.109 The S106 agreement requires the scheme to deliver 40% affordable housing on site, 75% being affordable rent, and 25% being shared ownership.

6.110 25 of the 61 dwellings proposed would be affordable. This equates to 40% of the dwellings to be delivered on site and therefore would comply with the requirements of the S106.

6.111 The S106 also requires an affordable housing scheme. The Affordable Housing Statement prepared by Owl Homes and submitted as part of this application sets out the tenure split of 19 affordable rent and 6 shared ownership. It also sets out detail of their tendering to registered providers.

7. Conclusion

- 7.1 Cerda Planning has been instructed by Owl Homes to act on their behalf in respect of submitting a reserved matters application for the erection of 61 dwellings, including a shop, new access and associated works pursuant to the outline planning approval granted on land off Wood Lane, Higham on the Hill.
- 7.2 This planning statement is provided in support of the current application.
- 7.3 Having regard to the provisions of the outline approval, the submitted drawings and reports set out the applicant's approach to delivering high quality residential development for future occupiers, broadly in accordance with the illustrative masterplan submitted at outline stage.
- 7.4 The case for the development of the site has been examined. By virtue of grant of outline planning permission, and the reserved matters being submitted pursuant to the outline approval, the principle of development has already been confirmed, as has the means of access to the site.
- 7.5 Details of layout, scale, appearance, and landscaping have been considered and full regard has been given to the conditions imposed on the outline approval, the terms of the S106 legal agreement, the adopted local development plan and national planning policy in the evolution of the design of this scheme.
- 7.6 The reserved matters scheme reflects the importance placed on the design of the built environment as set out in the NPPF (2021), in addition to complying with the various policies in the local development plan concerned with design and layout issues. Officers are therefore respectfully requested to recommend the proposals for approval at the earliest opportunity.