

Outline Condition 25: Housing Mix Statement

September 2026

An application for reserved matters application has been submitted in February 2026 for the residential development of 90 dwellings (site layout, scale, appearance and landscaping) with associated infrastructure, pursuant to planning permission 23/01229/OUT.

Condition 25 of the outline planning permission requires details of the proposed housing mix for the development to be submitted to the Local Planning Authority (LPA) for approval with the reserved matters application.

Condition 25 states:

The reserved matters application submitted for approval by the LPA shall include details of the proposed housing mix for the development which shall be in general accordance with the Illustrative Master Plan drawing reference HAR102-4001G and the mix set out in the Ryan & May Planning Statement dated 18 December 2023.

This Housing Mix Statement is submitted to fulfil the requirements of the above condition.

Proposed Housing Mix

The Ryan and May Planning statement dated 18 December 2023 outlines that the scheme will deliver up to 95 new homes which will include 5 self-build plots. The development will also deliver 30% Affordable homes which is the equivalent of 29 new homes. This is above adopted policy which only requires 20% affordable homes.

A breakdown of the housing mix proposed in the Ryan and May Planning Statement dated 18 December 2023 is summarised in the below table (Table 2.1)

Total site area: 10.92 ha				
Houses – area of residential development and roads – 3.83 Ha				
	2 bed	3 bed	4 bed	Total
Open Market housing	-	32	29	61
Affordable Housing	15	14	-	29
Self-build	-	2	3	5

The Planning Statement identifies at Paragraph 6.20 that the proposed housing mix generally reflects the broad housing mix recommended for the Borough in the Leicester and Leicestershire HENA (July 2022), focussing on 2 and 3 bedroom affordable housing and larger market housing of 3 and 4-bedrooms. A higher proportion of 4-bedroom homes is proposed

reflecting the Councils aspirations for the regeneration of Barwell through, inter alia, broadening the housing offer and increasing the provision of larger family homes to attract and retain higher-worth households.

The Ryan & May Redrow Statement of Case (SoC) dated 18th October 2024 submitted with the appeal states at Paragraph 4.4 that *‘during the course of consideration of the application the percentage of Affordable Housing was increased to 35%, together with 5% custom/self-build’*. The proposed schedule of development was amended to accord with the table set out below (Table 4.1 of the SoC)

Table 4.1 – Schedule of Development

Total site area 10.92 Ha				
Housing and roads – approximately 3.9 Ha				
	2-bed	3-bed	4-bed	Total
Open Market Housing		28	29	57
Affordable Housing	15	18		33
Self/Custom Build		2	3	5
Total	15	48	32	95
Open Space – approximately 7 Ha				

The Unilateral Undertaking (UU) is consistent with the Ryan & May Redrow Statement of Case. The definition of Affordable Housing Units in the UU is as follows: *‘means 35% of the dwellings within the Development which have been identified in the Affordable Housing Scheme and which constitute Affordable Housing, comprising:*

- a) 25% as First Homes*
- b) 56% as Affordable Rented Units*
- c) 19% as Shared Ownership units’*

The Planning Inspector at Paragraph 39 of the appeal decision states that *‘....I am satisfied that the contributions set out in the UU are necessary to make the development acceptable in planning terms...’* he goes on to state that they are CIL compliant. Furthermore Paragraph 40 of the appeal decision states *‘the UU makes provision for affordable housing as part of the proposed scheme. This would amount to above 35% provision which exceeds the Council’s normal policy requirements for new development outside of a settlement.’*

It is therefore clear that the Inspector made their decision considering the provision of 35% affordable housing, and Condition 25 simply refers to the Planning Statement rather than the Statement of Case. This position has been agreed with the Local Planning Authority. Furthermore Condition 25 requires general accordance with the Ryan & May Statement

dated 2023. It is considered the updated housing mix at Table 4.1 of the Ryan & May Statement of Case is in general accordance with that included in the 2023 Planning Statement.

The appeal decision finds the above housing mix contained in Table 4.1 of the SoC acceptable by applying condition 25 and requiring the reserved matters application to be in general accordance with the above table to ensure an appropriate housing mix to meet general local needs is provided for the development as per the scheme submitted with the appeal.

The below table presents the proposed housing mix for the scheme (Planning Layout Revision Q) in comparison with the housing mix outlined in the Ryan & May Redrow Statement of Case. It should be noted that this reserved matters application does not include self-build plots, and therefore they do not appear in the below table.

	2 Bed	3 Bed	4 Bed	5 Bed	Total
Open Market Housing Planning Layout (Rev Q)	-	28	13	16	57
Open Market Housing R&M SoC	-	28	29	-	57
Affordable Housing Planning Layout (Rev Q)	15	18	-	-	33
Affordable Housing R&M SoC	15	18	-	-	33

The above table demonstrates that the proposed affordable housing mix is wholly consistent with the 2024 Ryan & May Redrow Statement of Case. The proposed market housing mix is wholly consistent in regards to the provision of 3 and 4+ beds (as defined by HENA), albeit the Ryan & May Statement does not specifically mention 5 beds and the DWH mix proposes 16 x 5 beds (justified within a 4+ bed category).

The Illustrative Master Plan drawing reference HAR102-4001G does not include details of housing mix, however shows the broad location of residential dwellings and self-build plots. It is considered that the submitted housing mix is in general accordance with the Illustrative Masterplan.

Conclusion

The proposed mix of housing is considered to generally reflect the broad needs across the Borough and the more specific requirements to widen the choice of housing in Barwell to support the Council's regeneration ambitions for the town. As shown, the housing mix is

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considered to be in general accordance with the Illustrative Masterplan, drawing reference HAR102-4001G and the mix set out in the Ryan & May Redrow Statement of Case dated 18 October 2024, as required by Condition 25 of the appeal decision.