

PLANNING STATEMENT TO SUPPORT
RESERVED MATTERS APPROVAL APPLICATION
FOR THE ERECTION OF 55 DWELLINGS
PURSUANT TO OUTLINE PLANNING
PERMISSION 21/00096/OUT, ON LAND
NORTH OF BARTON ROAD, BARLESTONE,
LEICESTERSHIRE

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JEB PLANNING

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1. Introduction

- 1.1 I have been instructed by MyPad 2020 to prepare this planning statement to support the reserved matters application for 55 dwellings and to act as their agent during the processing of the application. In addition to the submitted drawings and application form the submission is supported by the following documents and reports: -

Design and Access Statement

Building for A Healthy Life Assessment

Ecological Appraisal

Nationally Described Space Standard Checklist

Landscape Management Plan

- 1.2 The outline planning permission for this development of up to 55 dwellings was granted on the 24th May 2022 and in addition to securing the principle of development for residential purposes incorporated the details of the access to the site. The permission is accompanied by a section 106 legal agreement. This application seeks approval for the remaining reserved matters of appearance, landscaping, layout and scale. In addition to securing approval for these reserved matters the carrying out of the development would require a developer to abide by the conditions and covenants set out in the in the outline permission and its associated legal agreement.
- 1.3 The submitted scheme does not utilise all of the development site. The scheme of 55 dwellings is contained within the eastern field on site and the required open space provision is to be provided at the western end of the site as detailed in the indicative plan submitted with the outline scheme. A portion of the site in the eastern half of the western field is identified as having the potential to accommodate further dwellings but would require a separate grant of planning permission as the parameters of the current outline permission would be exceeded.
- 1.4 In this statement I will describe the proposal and its context and assess the scheme against the relevant policies of the development plan referred to in the conditions that directly apply to this reserved matters submission as matters of principle are not revisited in assessing this form of application. I will then assess where the planning balance lies having due regard to the development plan and the National Planning Policy Guidance.

2. The Site and Surrounding Area

- 2.1. The application site is located in Osbaston Parish with Barlestone Parish adjacent to the east. The site is approximately 3.3 hectares overall with a roughly rectangular shape occupying the southern section of two adjoining arable fields. The site fronts onto Barton Road to the south with the rear gardens of properties on Gregory Road to the east. Arable fields are located to the north and the A447 and White Tollgate Cottage lies to the west.
- 2.2. The site immediately adjoins the village of Barlestone, with dwellings located on the opposite side of Barton Road in addition to those immediately to the east. The site

boundaries are enclosed with hedgerows to the south, east and west with a hedgerow through the middle of the site defining the boundary between the two fields. The site has a gentle gradient with a fall in land levels of 4m from the northwest to southeast.

- 2.3. Barlestone has expanded over the years as a settlement and the design, materials and density of development varies through the village. The development immediately to the south is quite dense with runs of terraced dwellings in brick or brick and timber cladding under slate and tiled roofs. Housing immediately to the east is predominantly semi-detached dwellings built in brick under tile.

3. The Proposal

- 3.1. Reserved Matters Approval is sought for the erection of 55 dwellings with associated infrastructure. The dwellings would be located in the easternmost field. They would comprise of 25 three-bedroomed dwellings, 18 two-bedroomed dwellings, 5 four-bedroomed dwellings, 5 two-bedroomed bungalows and 2 one-bedroomed maisonettes. The clauses in the legal agreement, covering 40% of the housing, require 75% of affordable units to be affordable housing for rent with 25% shared ownership units and 22 (40%) of the overall units will be delivered to satisfy this clause. The precise nature of the affordable units comprising the remaining 33 units has yet to be finalised with the partner Housing Association but will be tailored to meet identified needs and will be agreed with the housing team of the council.
- 3.2. The development is predominantly two storey and semi-detached in nature with only two terraces of 3 dwellings and 5 bungalows within the layout. Two red bricks are used with a contrasting detailed red brick and the bricks are paired with a differing roof tile and grey cladding material.
- 3.3. The vehicle access was agreed as part of the outline permission and will enter the site from Barton Road in the western part of the easternmost field. The adopted road will run northwards with dwellings either side and then spurs to the east and west with the eastern arm sweeping northwards to the northeastern corner of the site. The western section of the road runs to the field boundary. Unadopted private drives spur from this adopted road. The layout fronts dwellings out onto the highway, mostly locates parking to the sides of dwellings, is permeable and connected for pedestrians and cyclists and uses designed corner plots to create interest in the street scene.
- 3.4. The surface water drainage basin will be located in the southeast corner of the site as part of a greenspace. A footpath in this locality will link to a new pavement extending along Barton Road from the site access to the existing pavement to the east to allow easy pedestrian access to the village. The hedgerows to the east and west of the development, with the exception of the section to be removed to create a westerly access route, will be retained and enhanced with a planting buffer for wildflowers whilst removed hedgerow along the roadside will be replaced with new planting and a new hedgerow will be created to the northern boundary.
- 3.5. As required under the terms of conditions attached to the outline planning permission the reserved matters submission includes a Building for A Healthy Life Assessment and a Landscape Management Plan which incorporates what is proposed for the management of ecology within the site.
- 3.6. The red line site boundary for the application covers all of the outline permission site. In the western section of the western field an area is identified as a public open space parcel. This public open space is large enough to satisfy the different components of open space identified to be delivered under the section 106 agreement for the 55 dwellings and an

additional 32 should a later full application for these transpire. A surfaced temporary footpath route will be formed as necessary from the proposed housing across the western field to facilitate access to the Public Open Space.

4. Relationship to Outline Planning Permission and Relevant Planning Policy and Guidance

- 4.1. The granting of outline planning permission on this site established the principle of a scheme of up to 55 dwellings with associated infrastructure and public open space. The outline permission has an associated legal agreement which secures a range of off-site contributions and provides the mechanisms for the delivery and future maintenance of the public open space facility. To carry forward a development with outline permission it is necessary to satisfy the conditions attached to that permission, submit and have approved an application for the remaining reserved matters and also satisfy the covenants of the legal agreement. A reserved matters submission is not an opportunity to revisit the principle of development or introduce more onerous planning requirements than applied at the time outline permission was granted.
- 4.2. This reserved matters application seeks to address the reserved matters of appearance, landscaping, layout and scale covered under condition 2 of permission 21/00096/OUT. In addition to this standard requirement for the detail to be approved condition 3 requires the scheme to provide details of the housing mix to satisfy the development plan and housing needs of the area. Condition 6 specifies a buffer around hedgerows to be shown. Condition 9 requires the submission of A Building for a Healthy Life Assessment to accompany the reserved matters whilst condition 24 requires an Ecological / Landscape Management Plan to be submitted with the reserved matters.
- 4.3. Further guidance parameters are provided by condition 5 which requires the reserved matters layout to broadly reflect the illustrative masterplan submitted with the outline application and condition 12 which requires the reserved matters application to accord with the recommendations of the Landscape and Visual Impact Assessment. These latter conditions are noted for the guidance they provide but do not require separate submission of detail.
- 4.4. As the principle of a residential development of this scale on this site has been established it is only necessary to assess the scheme against the relevant policies of the development plan and associated guidance that deal with the matters reserved, housing mix and ecological/ landscape management.
- 4.5. Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) are identified within the reason for condition 2.
- 4.6. Policy 16 of the Core Strategy 2009 provides the basis for assessment under condition 3 in relation to housing mix but also covers density and design.
- 4.7. Policies DM6 and DM10 of the Site Allocations and Development Management Policies DPD are identified as the assessment criteria for condition 6 requiring the natural vegetation buffers alongside the hedgerows.
- 4.8. Policy DM10 is again referred to under condition 9 concerning the requirement for a Building for a Healthy Life Assessment. In addition, the councils adopted Good Design Guide SPD is identified as a tool for assessing the submission.
- 4.9. Condition 24 concerning ecology and landscaping identifies policy DM1 as the policy against which the submission should be judged.

- 4.10. Policy 15 of the Core Strategy is also relevant as this considers affordable housing and this is complemented by the councils Affordable Housing Supplementary Planning Document (2011).

5. Assessment of the Scheme against the Development Plan and Guidance

- 5.1. Policy DM1 of the Site Allocations and Development Management DPD merely re-states the presumption in favour of sustainable development central to the National Planning Policy framework and though included in the condition reason it does not contain any criteria for assessing the merits of a scheme.
- 5.2. Policy DM10 of the Site Allocations and Development Management DPD is titled Development and Design. It provides positive support for development provided it's requirements are met.
- 5.3. Of the stated requirements a and b concern amenity and the development neither compromises the amenity of nearby dwellings nor will be adversely affected by activities in the area.
- 5.4. Criteria c concerns the requirement to complement or enhance the character of the surrounding area in terms scale, layout, density, mass, design, materials and architectural features. In regard to this, as is apparent from the submitted design and access statement, the applicants have engaged in pre-application discussions over the layout and the form the development would take. Although the development is more dense than originally envisaged in the illustrative masterplan the overall density of the scheme within the eastern field is not considered out of keeping with immediate locality. The development to the south of Barton Road is quite dense with extensive use of terracing whilst that to the east is predominantly semi-detached. The proposed scheme, whose predominantly 2-storey nature also reflects this local character makes effective use of the available site whilst complementing the locality. The layout will retain important site features such as the hedgerows and will assimilate readily into the locality. The detailed design of the residential layout has been informed by A Building for a Healthy Life Assessment with predominantly green indicators reflecting it's quality and complies with the guidance in the councils supplementary guidance on Good Design.
- 5.5. The materials and design detailing in the use of red brick with some feature cladding and roof tiles will harmonise with the locality whilst creating a distinct identity to the development and as such the scheme satisfies criteria d.
- 5.6. Criteria e of Policy DM10 requires a high standard of landscaping where this would add to the quality of the design and siting. The proposal retains, relocates and plants hedgerows around the site which provide the landscape context for the development. To the west and east of the easternmost field the hedgerow corridors will be enhanced with the planting of a buffer of wildflower meadow. The hedgerow to be planted to the north of the development will have hedgerow trees within it and trees will be planted to the northwest of the drainage basin and within property frontages to help break up the streetscene. Plot landscaping incorporates brick walling on prominent boundaries within the streetscene, hedging to enclose front gardens and parking is where feasible located to the sides of dwellings. The landscaping is considered to complement the layout and design of the development and satisfy criteria e.
- 5.7. Criteria f concerns the energy usage of properties. The dwellings will be built to the latest building regulation requirements and will incorporate solar arrays to offset energy usage. The aims of policy criteria f are considered to be met.

- 5.8. Criteria g requires the provision of electric charging points for vehicles, and these are shown within the site layout drawing.
- 5.9. Criteria h concerns sustainable drainage. This issue was dealt with in principle as part of the outline application but the siting and design of the SUDS basin as part of an open space in the southeast corner of the site helps to visually break up the frontage of the development, allows for complementary landscaping and provides an attractive route for pedestrians to walk into the village. The scheme is considered policy compliant.
- 5.10. Criteria i concerns incorporating Secured by Design principles into the layout. The development is well served in this regard as all public areas and footpaths are overlooked and provided with natural supervision.
- 5.11. In summary, in terms of the reserved matters submission covering the issues of appearance, landscaping, layout and design covered under condition 2 the proposal is considered to be policy compliant.
- 5.12. Policy 16 of the Core Strategy concerns the housing mix of the development that needs to be agreed under the terms of condition 3 of the outline permission. It is also relevant to consider Policy 15 of the Core Strategy in assessing the housing mix as this policy sets the minimum targets for affordable provision.
- 5.13. Policy 16 identifies a minimum density of 30 dwellings per hectare for housing in Key Rural Centres such as Barlestone unless individual site characteristics would exceptionally make a lower density necessary. The site overall is 3.3 hectares although the committee report for the outline application referred to an identified developed area of 1.75 hectares. The proposed scheme at 55 units can be considered to equate to 17 per hectare on overall site or 31 per hectare on developed area. The proposed scheme will exceed the original proposed density on the easternmost field and if the identified potential second phase was to secure permission the 87-unit wider scheme would represent a density of 26 per hectare overall. It is considered that the outline scheme whilst being sensitive to the edge of village context underutilises the potential of the site overall. A higher density than that originally proposed is considered acceptable in the context of the development to the south and east of the site provided that the western portion of the overall site provides a substantial open space which will soften and buffer the edge of the development and provide for the play needs of future residents and nearby existing residential properties. The scheme though denser than the illustrative layout is considered to be compliant with the density requirements of policy 16.
- 5.14. Policy 16 also requires that the housing mix for a development site reflects on the latest identified needs. The applicant in this case has been in discussion with the councils housing team for some time to ensure that the property and tenure mix provide for the identified needs so as to be policy compliant. Those discussions have resulted in the presentation of a scheme for wholly affordable housing which is tailored to meet local needs and exceeds the 40% minimum affordable housing requirements set out in policy 15 and reflected in the terms of the legal agreement. The housing will be constructed by the applicants in partnership with a registered social landlord who will take on ownership and management of the completed units. The mix of affordable rent and shared ownership will reflect the requirements of policy 15 for the 40% of units which are required under the clauses within the legal agreement. The remaining 33 units will also be delivered as affordable units to reflect local needs but the final mix of this has still to be finalised with the partner Housing Association. The final nature of this affordable housing will be the subject of agreement with the councils housing team.
- 5.15. Condition 6 of the outline permission requires natural vegetation buffers of at least 5m alongside the retained hedgerows and identifies policy DM6 of the Site Allocations and Development Management Policies DPD as the basis for this. In addition, condition 24

requires an ecological management plan to be submitted for all landscape areas and policy DM10 is identified as the basis for this.

- 5.16. Policy DM6 seeks the enhancement of biodiversity interest. Major developments are required to deliver biodiversity gains through opportunities to restore, enhance and create valued habitats, ecological networks and ecosystem services. On site features it is stated should be retained, buffered and managed favourably to maintain their value. Removal or damage of features will only be acceptable where it can be demonstrated that no net loss of biodiversity is involved for the scheme overall. Policy DM10 is relevant to these conditions in that it requires a high standard of landscaping.
- 5.17. The outline permission was granted before the recent changes to legislation on mandatory biodiversity net gain. However there remains a requirement based on policy to enhance biodiversity. The outline application was supported by an ecology assessment and the results of this have been used to identify measures within the reserved matters submission scheme to enhance biodiversity by buffering the retained hedgerows, planting new hedgerows and trees and provision of nesting facilities. The details of this and the future management of the landscape are included within the Landscape Management Plan submitted and are considered to secure a biodiversity net gain in accordance with the policy requirements of policy DM6.
- 5.18. The contents of the councils Good Design Guide has been the subject of detailed discussion between the architect for the scheme and staff within the planning team and the submitted scheme is considered to comply with the requirements of this supplementary planning document in terms of design quality covering matters such as separation distances between dwellings and garden sizes.

6. The Planning Balance and Conclusions

- 6.1. The analysis above is considered to demonstrate that the reserved matters submission is in accordance with the parameters of the outline permission granted under reference 21/00096/OUT for up to 55 dwellings. The scheme has an appearance, landscaping, layout and scale which satisfy condition 2 of that permission and the housing mix, ecological plan and landscape management identified will also satisfy the relevant conditions. The proposal as such is also considered to be compliant with the development plan. The scheme departs from the illustrative layout proposed but follows the guidance contained within the Landscape and Visual Impact Assessment. The density of development is increased to accommodate the 55 units in the easternmost field which may allow for a greater quantum of housing overall subject to securing a separate grant of planning permission for land in the western field and the scheme will be delivered as a wholly affordable scheme. It is necessary to consider the general compliance with the plan against other material considerations in reaching a balanced view on the merits of this scheme.
- 6.2. The proposal can deliver a wholly affordable housing scheme to meet identified local need. This is a significant additional benefit to weigh in the planning balance. The effective use of land may also allow for further provision to be made in the future which could further address emerging needs. The scheme otherwise delivers all of the infrastructure envisaged in granting outline planning permission including the facilities in the public open space which should serve to buffer and visually contain the development site. The development will remain policy compliant and will not result in any material harm to the locality over and

above that identified in considering the outline proposal. Recent revision to the National Planning Policy Framework in paragraph 129 encourages planning authorities to make full and efficient use of development sites by building at higher densities where appropriate. This is an appropriate site where a slightly higher density will have minimal impact on the environment and will allow the very significant benefit of affordable housing to the local community to be delivered. The planning balance is considered to weigh heavily in favour of approving this reserved matters submission.