

# Planning Statement



**Land East of the Windmill Inn, Brascote Lane, Newbold Verdon.**

September 2024

## 1. Introduction

- 1.1. This planning statement relates to the submission of a Reserved Matters Application (layout, scale, appearance, and landscaping) of outline planning application 22/00277/OUT – for 239 dwellings with associated internal road layout, car parking, drainage, and landscaping.
- 1.2. The description of development is:  
*“Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 22/00277/OUT – for 239 dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of conditions 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, and 19 of 22/00277/OUT.”*
- 1.3. The following table sets out the details for the discharge of conditions of outline planning permission 22/00277/OUT.

Condition	Details Submitted
Condition 7- BNG Plan	BG24.292 Brascote Lane, Newbold Verdon - REVISED Statutory Biodiversity Metric – FINAL BG24.292 Brascote Lane, Newbold Verdon - BNG Plan - REV1 BG24.292 Brascote Lane, Newbold Verdon LMP REV 1
Condition 8 – Construction Environment Management Plan	Construction Environmental Management Plan (CEMP)
Condition 9 – Construction Traffic Routing Plan	NV_ConMan_01 - Brascote Lane, Newbold Verdon - Construction Management Plan Rev A
Condition 10 – Materials	TGDP_BLNV_MP-1 Materials Plan Rev A NBV_DPM Details of Materials Proposed
Condition 11- Land Contamination	PJSG21-47-RT-02 - Geo-Environmental Assessment - May_2022_Final
Condition 12 – Arboricultural Method Statement	BG24.292 Brascote Lane, Newbold Verdon - AMS REV2
Condition 14 – Waste and Recycling Storage	TGDP_BLNV_PL-1 Planning Layout
Condition 15 – Cycle Storage	TGDP_BLNV_PL-1 Planning Layout

	Newbold Verdon - Garden Shed Plan
Condition 16 – Surface Water Drainage	23042 010B Drainage Strategy 23042 020A Basin Sections 23042 050 Pumping Station Details
Condition 17 – Infiltration Testing	PJSG21-47-RT-02 - Geo-Environmental Assessment - May_2022_Final
Condition 18 - WSI	An Archaeological Evaluation at Brascote Lane NGR: SK 4471 0309 Accession Number XA.24.2022
Condition 19 – Long Term Surface Water Drainage	23042 SUDS Maintenance Plan

1.4. The reserved matters application is submitted with a range of supporting documents as detailed below:

Document	Document Reference	Author
1/500 Planning Layout	TGDP_BLNV_PL-1-500 Planning Layout 1-500	The Greenfield Design Partnership
Arboricultural Method Statement	BG24.292 Brascote Lane, Newbold Verdon - AMS REV2	Brindle & Green
Archaeological Trial Trenching	An Archaeological Evaluation at Brascote Lane NGR: SK 4471 0309 Accession Number XA.24.2022	University of Leicester Archaeological Services
BNG Assessment	BG24.292 Brascote Lane, Newbold Verdon - REVISED Statutory Biodiversity Metric - FINAL	Brindle & Green
BNG Plan	BG24.292 Brascote Lane, Newbold Verdon - BNG Plan - REV1	Brindle & Green
Boundary Treatment Plan	TGDP_RRL_BTP-1 Rev A	The Greenfield Design Partnership
CEMP	Construction Environment Management Plan - Newbold Verdon	Persimmon Homes
Colour Masterplan	TGDP_BLNV_MP-1 Colour Masterplan	The Greenfield Design Partnership

Colour Planning Layout	TGDP_BLNV_CPL-1 Colour Planning Layout	The Greenfield Design Partnership
CTRP	NV_ConMan_01 - Brascote Lane, Newbold Verdon - Construction Management Plan Rev A	Persimmon Homes
Cycle Storage	Newbold Verdon – Garden Shed Plan	Persimmon Homes
Design Compliance Statement	Design Compliance Statement	The Greenfield Design Partnership
Detailed On Plot Landscaping	BG24.292 Brascote Lane Detailed Planting Plan ON PLOT REV1	Brindle & Green
Detailed POS	BG24.292 Brascote Lane Detailed Planting Plan POS REV1	Brindle & Green
EV Charging Details	Brascote Lane, Newbold Verdon - EVC & Ducting Layout - July 24	BRIM
Finished Floor Levels	23042 005B Finished Floor Levels	Travis Baker
Foul and Surface Water Strategy	23042 010B Drainage Strategy	Travis Baker
Foul and Surface Water Strategy	23042 020A Basin Sections	Travis Baker
Foul and Surface Water Strategy	23042 050 Pumping Station Details	Travis Baker
Garages	Ga1_1_Single Garages_R21_Planning	Persimmon Homes
Garages	Ga2_1_Double Garage_R21_Planning	Persimmon Homes
Garages	Ga2_2_Double Garage_Twin_R21_Planning	Persimmon Homes
Garages	Ga3_31_Triple Garage_R21_Planning	Persimmon Homes
Geo-Environmental Survey/ Infiltration Testing	PJSG21-47-RT-02 - Geo-Environmental Assessment - May_2022_Final	PJS Geotechnical Engineers
House Types and Elevations	Newbold Verdon - Planning HT Pack	Persimmon Homes
Landscape Management Plan	BG24.292 Brascote Lane, Newbold Verdon LMP REV1	Brindle & Green

LEAP Design	BG24.292 Brascote Lane Detailed Planting Plan PLAY DESIGN REV1	Brindle & Green
Long Term Surface Water Maintenance	23042 SUDs Maintenance Plan	Travis Baker
Material Plan	TGDP_BLNV_MP-1 Materials Plan Rev A	The Greenfield Design Partnership
Materials Details	NBV_DPM Details of Materials Proposed	Persimmon Homes
Parking Matrix	TGDP_BLNV_PM-1 Parking Matrix	The Greenfield Design Partnership
Planning Layout	TGDP_BLNV_PL-1 Planning Layout	The Greenfield Design Partnership
Site Location Plan	NV-Location/01	Persimmon Homes
Site Sections	TGDP_BLNV_SS-1 Site Sections	The Greenfield Design Partnership
Substation Elevations	Substation Elevation Plan - Rev A	Persimmon Homes
Vehicle Tracking	23042 016 Vehicle Tracking	Travis Baker

## 2. Site Context

- 2.1. The site (figure 1) spans approximately 14.34 hectares and is situated to the southern edge of Newbold Verdon within the administrative boundary of Hinkley and Bosworth Borough Council. The village centre / main street is located to the north, with amenities including a primary school, medical centre, places of worship and retail facilities.
- 2.2. The site, currently in agricultural use, is an irregularly shaped arable field. It is bordered by hedgerows and sporadic mature trees on all sides.
- 2.3. To the west lies Brascote Lane, with the Windmill Inn, Farm, and more open fields situated to the north. The Northern hedgerow provides partial views across the adjacent allotments towards Newbold Verdon.
- 2.4. The site is bounded:
  - To the north by allotments, playing fields with residential properties beyond.
  - To the east by farmland

- To the south by allotments, a public house, a fishing pond and farmland
- To the west by Brascole Lane, with a former quarry and small sewage works beyond.

### 3. Relevant Planning Policies

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning decision to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2. The NPPF was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021 and updated in September 2023.
- 3.3. The NPPF emphasises the role of the Development Plan in decision making (paras 2, 12, and 47) but also states that the NPPF is itself a material consideration in the determination of planning applications. The NPPF is underpinned by the presumption in favour of sustainable development. With regard to delivering sustainable development, the following core principles of the NPPF are most relevant to this planning application:

NPPF Policies	
Chapter 2	Achieving Sustainable Development
Chapter 4	Decision-making
Chapter 5	Delivering a sufficient supply of homes
Chapter 8	Promoting healthy and safe communities
Chapter 9	Promoting sustainable transport
Chapter 11	Making effective use of land

Chapter 12	Achieving well-designed and beautiful places
Chapter 14	Meeting the challenge of climate change, flooding, and coastal change
Chapter 15	Conserving and enhancing the natural environment
Chapter 16	Conserving and enhancing the historic environment.

3.4. The Local Plan for Hinkley and Bosworth Borough Council comprises the Core Strategy, adopted December 2009 and the Site Allocations and Development Management Policies DPD (SADMP) adopted July 2016.

<b>Core Strategy (December 2009)</b>	
Policy 7	Key Rural Centres
Policy 11	Key Rural Centres Standalone
Policy 14	Rural Areas: Transport
Policy 15	Affordable Housing
Policy 16	Housing Density, Mix, and Design
Policy 19	Green Space and Play Provision
Policy 24	Sustainable Design and Technology

<b>Site Allocations and Development Management Policies (SADMP) (2016)</b>	
Policy DM1	Presumption in favour of sustainable development
Policy DM3	Infrastructure and Delivery
Policy DM4	Safeguarding the Countryside and Settlement Separation
Policy DM6	Enhancement of Biodiversity and Geological Interest
Policy DM7	Preventing Pollution and Flooding
Policy DM10	Development and Design

Policy DM11	Protecting and Enhancing the Historic Environment
Policy DM12	Heritage Assets
Policy DM13	Preserving the Borough's Archaeology
Policy DM17	Highways and Transportation
Policy DM18	Vehicle Parking Standards

### National Planning Practice Guidance

3.5. The National Planning Practice Guidance (NPPG) was published 29 November 2016, and last updated 14 February 2024, and provides a streamline guidance for planning practice in accordance with the principles set out in the NPPF.

## 4. The Proposal

4.1. The Reserved Matters submission presents a proposal for residential development that aims to address the aspirations and requirements outlined in the Design and Access Statement submitted during the outline planning stage. The aim is to create an attractive development of executive homes in addition to a biodiversity-rich country park.

4.2. The proposed development comprises a variety of dwelling types and property sizes, including 40% affordable homes.

4.3. Persimmon Homes are seeking reserved matters approval for the layout (figure 1), scale, appearance, and landscaping of outline planning approval 22/00277/OUT. The proposed development consists of 239 dwellings with internal road layout, car parking, drainage, open space, and landscaping.



## 5. Planning Appraisal

- 5.1. The National Planning Policy Framework (NPPF) is material to decision making in respect of all planning applications.
- 5.2. At paragraph 11 the NPPF sets out that plans and decisions should apply a *'presumption in favour of sustainable development'*. For decision taking this means:
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*(c) approving development proposals that accord with the development plan without delay;*

Or

*(d) where there are no relevant development plan policies, or policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

- 5.3. Paragraph 38 of the NPPF reaffirms that local planning authorities should approach decisions on proposed developments in a positive and creative way and at every level should seek to approve applications for sustainable development where possible.
- 5.4. In considering the planning merits of this proposal, regard has been had to the development plan, as a result it has been demonstrated that the main planning considerations in relation to this application are as follows:

- Sustainable Development
- Principle of Development
- Access, Transport, and Connectivity
- Design, Layout, and Scale
- Flood Risk and Drainage
- Historic Environment / Archaeology
- Housing Mix and Affordable Housing Scheme
- Landscape / Ecology / Trees
- Land Contamination
- Conclusions

## 6. Sustainable Development

- 6.1. Paragraph 8 of the NPPF explains that there are three strand of sustainable development: economic, social, and environmental. The proposal contributes to all three strands.
- 6.2. From an economic perspective, the proposal would secure jobs through the construction phase and additional funding for the Council would be secured through the New Homes Bonus. From a social perspective, the proposal delivers a high-quality residential scheme with good access to a range of facilities and services. It would also add to the diversity of homes available and to the Council's 5-year housing land supply. From an environmental perspective, the proposal would preserve the landscaped character of the area and secure ecological enhancements by providing Biodiversity Net Gain. It also provides residents with good access to service, facility, and employment opportunities by alternative means to the private car.

## 7. Principle of Development

- 7.1. The NPPF seeks to ensure the provision of sustainable development, of good quality, in appropriate locations and sets out the principles for developing sustainable communities. It promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It encourages the effective use of land by utilising previously developed sites and focusing development in locations that are sustainable and can make full use of public transport, walking or cycling. The NPPF also seeks to boost housing supply and supports the delivery of a wide choice of high-quality homes, with a mix of housing (particularly in terms of type and tenure) to create sustainable, inclusive, and mixed communities.
- 7.2. The development accords with key planning policies. The application site is a sustainable location for development. The development has been granted outline planning permission on appeal that established the principle of residential development on the site.

- 7.3. Ultimately the proposal will provide a contemporary residential development forming a well related extension to the main built up area of Newbold Verdon within a highly sustainable location.
- 7.4. The proposed development offers prospective residents access to public transport, education, employment, and other existing local facilities and services. The site is therefore well placed to encourage more sustainable patterns of travel and reduced reliance on the private car, contribute to the Council's housing requirement providing a range of modern house types, meeting identified needs, whilst supporting local services, businesses and employment in accordance with Chapter 5 of the NPPF.

## 8. Access, Transport, and Connectivity

- 8.1. The primary access to the site was approved at outline planning stage. The Transport Assessments that supported the application demonstrate that the application site is acceptable from a traffic impact perspective and that it is well located to provide access to local services and facilities and to public transport.
- 8.2. The application site has connections to the existing road network and rights of way and provides a variety of walking and cycling routes throughout the development and the Public Open Space.

## 9. Masterplan and Design

- 9.1. The NPPF recognises the importance of design in making better places. It states that decisions should not attempt to impose architectural styles, and that great weight should be given to schemes that raise the standard of design in the area.
- 9.2. Policy DM10(c) of the SADMP, states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, design, materials and architectural features.
- 9.3. The Good Design Guide SPD provides detailed advice to developers on standards that are expected when delivering new development within the Borough.

- 9.4. The detailed design of the development is assessed in detail with a Design Compliance Statement that accompanies this application.
- 9.5. The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in September 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery places.
- 9.6. The site comprises an irregularly shaped arable field to the east of Brascote Lane.
- 9.7. The outline planning permission was accompanied by an approved Illustrative Masterplan and Strategic Landscape Masterplan which sets out the general parameters for development.
- 9.8. The Design and Access Statement that accompanied the outline planning application extensively covers the local character.
- 9.9. The design has followed the general principle of the development and is set out below:

#### Block Principles

- 9.10. Perimeter blocks have been utilised which is an urban form that concentrates the development of a residential block along its outermost / public edges. The block principles promote the continuity of street frontages and the enclosure of space which clearly defines private and public areas.

#### Open Spaces

- 9.11. The public open space strategy around the site seeks to retain trees, grassland and hedgerows, where possible, using the existing features as the framework for the layout, and the future character of the development. The quantum of Open Space has been driven by the existing site constraints, and the Green Infrastructure is in compliance with the approved Parameters Plan.
- 9.12. The proposed scheme will deliver a significant biodiversity net gain on site, with the application accompanied by a detailed scheme based on the Biodiversity Net Gain metric spreadsheet completed by Ramm Sanderson, dated 12/04/2022, and shall provide a net gain on the reported baseline position.

- 9.13. The existing retained features are integrated within a hierarchy of new public spaces, which will provide a variety of uses from natural pocket parks integrating leisure routes and ecological enhancements, to formal play space within the provided country park.

#### Streets

- 9.14. The 'street' or 'primary route' is the principle linear space providing access into, and linkages between, different parts of the development and Brascote Lane into Newbold Verdon. The design of the scheme has established an appropriate hierarchy and network of vehicular and pedestrian links which provides the framework for a high-quality public realm with real character. The framework also takes into account the existing established features of the site.
- 9.15. Building on the permeable and connected morphology of the site, designing, and defining streets for pedestrians first is vitally important to a well-functioning neighbourhood. The streets would also provide requisite capacity for cyclists, road users and any necessary servicing requirements, including maintenance of the open space and refuse collection.
- 9.16. The character and materiality of the development is discussed in depth in the design compliance statement that accompanies this application.

## 10. Flood Risk and Drainage

- 10.1. An assessment of Flood Risk and Surface Water drainage was carried out and approved at outline planning stage.
- 10.2. All the site is located in flood zone 1 and is therefore considered to have low-level risk of fluvial flooding which accords with the sequential test for locating development in low-risk flood zones.
- 10.3. In line with conditions 16 and 19 full surface and foul water drainage plans have been submitted with the application to address these Pre-Commencement requirements.
- 10.4. Overall, the site is at low risk of flooding and an acceptable FRA has been undertaken and approved at outline. Subject to the submitted SUDs details being

approved it is considered that the development is acceptable in terms of water resources, flood risk, and drainage.

## 11. Heritage and Archaeology

- 11.1. Policies DM11, DM12, and DM13 are all relevant and outline that the Council will protect, conserve and enhance the historic environment.
- 11.2. A Heritage Statement, produced by RPS, was undertaken at outline planning stage which identifies 11 Listed Buildings, the Newbold Verdon Conservation Area and a Scheduled Ancient Monument within 1km of the site. The site is not considered to from any part of the setting of these designated assets with the exception of the Church of St James (Grade II). Whilst the site forms a very small part of the setting to the church, it is a neutral element that makes no contribution to the building's significance and, therefore, the proposed development within the site would not impact on the significance of the building. The layout of the development has considered this impact and retained a visual link with the spire of the Church of St James from public open space adjacent to the Windmill Inn.
- 11.3. Condition 18 of the outline planning permission required further archaeological works to be carried as agreed by a Written Scheme of Investigation. The works required have been carried out and an Archaeological Evaluation produced by the University of Leicester Archaeology Services accompanies the reserved matters application.
- 11.4. A total of sixty-nine trenches, totalling 5,520sqm were excavated across the site. Archaeological features were recorded in seven of the trenches, confirming features highlighted by the geophysical survey and additional features. A small amount of dating evidence was recovered in the form of two shreds of Iron Age pottery and on sherd of Roman pottery. The site archive will be held with Leicester Museum Service, under the accession code: X.A.24.2022.
- 11.5. Therefore, there are no heritage constraints to the site's residential development and the proposals comply with policy.

## 12. Open Space and Recreation

- 12.1. Core Strategy 19 'Green Space and Play Provision' sets out standards that will be used in relation to green space and play provision to ensure all residents have access to sufficient, high, quality, accessible green spaces and play areas.
- 12.2. The proposal provides significant green infrastructure. A Public Space Categorisation Plan has been prepared that demonstrates full compliance with the signed S106 and policy 19 of the core strategy. This includes for:
  - Equipped Children's Play Spaces – 860.4sqm.
  - Casual / Informal Play Spaces – 4,015.2sqm.
  - Accessible Natural Green Space – 49,500sqm.
- 12.3. The proposal significantly over provides against the S106 which weights in favour of the social and environmental benefits of the scheme.

## 13. Ecology / Trees / Biodiversity

- 13.1. Policy DM6 of the SADMP states that major development should include measures to deliver biodiversity gains through opportunities to restore, enhance, and create valuable habitats, ecological networks, and ecosystem services. On-site features should be retained, buffered, and managed favourably to maintain their ecological value, connectivity, and functionality.
- 13.2. The reserved matters application is accompanied by an Arboricultural Method Statement (AMS) inclusive of tree retention and protection details. This report is submitted to address the Pre-Commencement requirements of condition 12 of the outline planning permission.
- 13.3. A BNG Assessment also accompanies this application, this shows the baseline habitat units 30.88 and 22.85 hedgerow units. On-site enhancement of habitats and hedgerows will create an additional 5.55 habitat units and 4.09 hedgerow units which equates to a gain of 17.98% habitat units and 17.90% hedgerow units. This is in line with both national policy and condition 7 of the outline where it states the reserved matters should be inline with the approved Ramm Sanderson BNG report achieving 12.13% gain in hedgerow units.

## 14. Conclusion

- 14.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 14.2. The development plan has been considered in accordance with the National Planning Policy Framework, Core Strategy (2009), and the Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016).
- 14.3. On balance and considering the substantial benefits that would be generated as a result of the proposal, that it would constitute a sustainable form of development. In reaching this conclusion we have had regards to paragraph 47 which states that planning permission will be determined in accordance with the development plan unless other material considerations indicate otherwise. Given the above material considerations it has been demonstrated that on balance the planning impacts have been addressed, are outweighed by the public benefits that result from the scheme, and therefore the impacts of the proposal are made acceptable.
- 14.4. The proposed development accords with the relevant policies in the National Planning Policy Framework and the Development Plan for the area and it is requested that the application be granted without delay.