



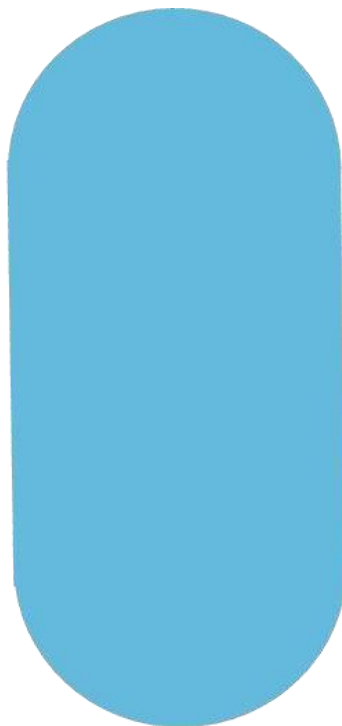
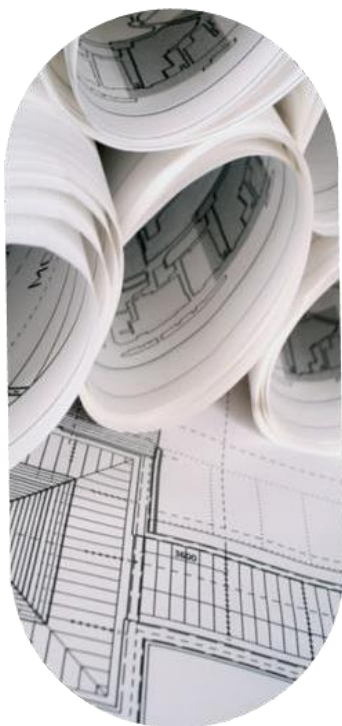
 Part of Shakespeare Martineau

Planning Statement

Land North East Of Ashby Road, Markfield

Allison Homes East Midlands

December 2025





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1. Introduction

- 1.1. This Planning Statement has been prepared by Marrons on behalf of Allison Homes (“the Applicant”) and forms part of a Reserved Matters submission for a residential development of 93 dwellings at ‘Land North East Of Ashby Road, Markfield’, hereafter described as ‘the Site’.
- 1.2. The Site extends to 3.66ha, and is identified on the Location Plan submitted as part of this cross-boundary planning application. As is visually represented on the Location Plan, 93% (3.41ha) of the total site area is located within the administrative area of Charnwood Borough Council (CBC) (‘Site A’), with the remaining 7% (0.25%) located within the administrative area of Hinckley and Bosworth Borough Council (HBBC) (‘Site B’).
- 1.3. Planning Practice Guidance (PPG) states that “*where a site which is the subject of a planning application straddles one or more local planning authority boundaries, the applicant must submit identical applications to each local planning authority*”. This Planning Statement has therefore been authored to support two identical Reserved Matters applications; one submitted to Charnwood Borough Council and the other submitted to Hinckley and Bosworth Borough Council.
- 1.4. ‘Site A’ benefits from outline planning consent from Charnwood Borough under application reference P/21/1260/2¹, dated 12th May 2023. Outline planning consent for ‘Site B’ was initially refused² by Hinckley and Bosworth Borough Council, but subsequently overturned at Appeal³ on 17th February 2023.
- 1.5. The aforementioned outline planning consents establish the principle of development for the Site, and approve the details of its means of access. The subject Reserved Matters applications are submitted in accordance with the PPG, and in compliance with Conditions 1 & 2 of both P/21/1260/2 (CBC) and APP/K2420/W/22/3300552 (HBBC).

¹ Outline planning application for residential development of up to 93 dwellings, public open space, landscaping and associated works. All matters reserved except for access.

² 21/00787/OUT, dated 24th May 2021, refused by notice dated 16th February 2022.

³ APP/K2420/W/22/3300552



1.6. This Statement should be read in conjunction with the range of other supporting technical documents and plans submitted as part of these applications, including:

- Application Forms
- n2159-001-01 Location Plan (Charnwood Borough Council)
- n2159-001-02 Location Plan (Hinckley & Bosworth Borough Council)
- n2159-008A Technical Planning Layout
- n2159-008-02A Boundary Treatments Plan
- n2159-008-03A Materials Plan
- n2159-008-04A Refuse Plan
- n2159-008-05A Parking Plan
- n2159-008-06A Hard Surfaces Plan
- n2159-008-07 Site Sections
- n2159-009A Coloured Planning Layout
- n2159-110 House Type Pack
- n2159-008-08 Affordable Housing Plan
- Design Statement
- Visuals Pack
- 1880-L-D-PL-400 V1 Proposed Open Space Typology
- 1880-L-D-PL-200 V3 Illustrative Landscape Masterplan
- 1880-L-D-PL-301 V3 Soft Landscaping Details Sheet 1
- 1880-L-D-PL-302 V3 Soft Landscaping Details Sheet 2
- 1880-L-D-PL-303 V3 Soft Landscaping Details Sheet 3
- 431-T-RP-PL-AIA V2 Arboricultural Impact Plan
- 5964-003-1020-A02 Proposed Drainage Sheet 1
- 5964-003-1021-A02 Proposed Drainage Sheet 2
- 5964-003-1022-A02 Proposed Drainage Sheet 3
- 5964-003-1031-A02 Proposed Levels Sheet 1
- 5964-003-1032-A02 Proposed Levels Sheet 2
- 5964-003-1033-A02 Proposed Levels Sheet 3
- 5964-003-3000-A01 Vehicle Tracking Refuse Vehicle
- 5964-003-3001-A01 Vehicle Tracking Fire Tender
- 5964-003-3002-A02 Visibility Splay
- 5964-003-001 Rev B Proposed Drainage Technical Note
- 5964-003-001 Rev B Proposed Drainage Technical Note Appendices



- LEAP Plan
- Biodiversity Mitigation and Enhancement Plan
- Statutory Biodiversity Metric

1.7. Given that the Site is split between the administrative boundaries of two planning authorities, each with its own Development Plan, this Planning Statement assesses the proposed development against the policies applicable to each area. The purpose of this Statement is to demonstrate that the proposals accord with the relevant policy frameworks, and therefore should be approved without delay by each Authority.



2. The Site and Surrounding Area

Site Location

- 2.1. The Site is located approximately 11km north-west of Leicester City Centre and 7km south-east of Coalville. It lies at the northern extent of the village of Markfield, immediately north of Ashby Road and approximately 75m east of its junctions with Hill Lane and Whitwick Road.

Site Description

- 2.2. As discussed previously, the Site comprises two parts (referred to throughout this Statement as 'Site A' and 'Site B'). Please refer to Paragraph 1.2.
- 2.3. Site A (93% of the total Site area) comprises three grassed paddocks currently used as pastureland, and which are divided by a combination of hedgerows and mature trees. Site B (7% of the total Site area) represents the Site frontage and comprises a low stone wall, and tree-lined hedgerow.

Site Surroundings

- 2.4. The Site is sandwiched between the A50 to the north, and Ashby Road to its south with existing residential development beyond. Rauncliffe Farm, Whitwick Road and Altar Stones Nature Reserve are situated to the west/north-west, and existing residential use to the east/south-east.
- 2.5. Whilst the Site is primarily located within the Parish of Newtown Linford, it is mostly associated with, and adjoins, the village of Markfield. Markfield falls within the administrative boundary of Hinckley and Bosworth Borough Council.
- 2.6. Markfield functions as a Key Service Centre, offering a range of local services and facilities to meet day-to-day needs, including Markfield Primary School, a Co-op food store, a post office, and several restaurants.



3. The Proposed Development

- 3.1. This Reserved Matters application provides the details of layout, scale, appearance, and landscaping pursuant to Conditions 1 & 2 of outline consents P/21/1260/2 (CBC) and APP/K2420/W/22/3300552 (HBBC) for the development of up to 93 dwellings, public open space, landscaping and associated works.
- 3.2. All dwellings proposed as part of these proposals are located within 'Site A', which comprises the main developable area of the Site. This is in compliance with Condition 15 of APP/K2420/W/22/3300552. The vast majority of the internal road and drainage infrastructure, which includes an attenuation basin, is also located within 'Site A'.
- 3.3. Of the 93 dwellings proposed, a total of 56 (60%) shall be delivered as Market Housing, and a total of 37 (40%) as Affordable Dwellings in accordance with the S106 agreement. All housing shall be of high-quality, and provided in a mix of house types and sizes to help meet identified housing needs in the local area.
- 3.4. The proposed dwellings shall utilise a materials palette that reflects local design and prevailing vernacular, featuring the Stockton Red Brick (with blue engineering features bricks) and Ibstock Mercia Orange Multi bricks, and Cottage Red and Slate Grey Grampian roof tiles. Across the site, several dwellings shall feature white rendered elevations. These dwellings are positioned in prominent visual locations, particularly at the end of vistas and on corner plots, to enhance visual appeal across the scheme.
- 3.5. The development shall deliver 1.2ha of high-quality public open space throughout the Site. These areas incorporate approximately 3.12ha of Parks and Gardens, 3.16ha of Amenity Green Space, and 5.71ha of Natural and Semi-Natural Green Space, which incorporates an attenuation basin as part of the Sustainable Drainage System (SuDS). A 0.6ha Local Equipped Area for Play (LEAP) has also been provided. The quantum and types of open space accord with the requirements outlined in the S106 agreement pursuant to - and conditions attached to - application P/21/1260/2.
- 3.6. 'Site B' forms the site frontage, and has been left largely undeveloped. The tree belt and stone wall have been retained, with the only development within comprising the access, a part of the access road, and a pedestrian access.



- 3.7. Parking has been provided which seeks to minimise on-street parking, with all dwellings provided with dedicated bays or driveways. A total of 163 spaces are to be delivered across the scheme. The means of access was agreed at outline stage, with the principal access taken from a simple priority junction from Ashby Road, the design of which accords with the Leicestershire Highways Design Guidance (LHDG). Traffic-calming features have been incorporated within the internal layout including a raised table to help manage vehicles speeds at these points.
- 3.8. New recreational and pedestrian routes have been provided throughout the Site to enhance connectivity and promote active lifestyles. In particular, footpaths are proposed along the landscaped buffer at the site frontage, through the central portion of the Site adjacent to retained vegetation, and across the northern extent of the Site through public open space toward the play area.
- 3.9. Dwellings have been orientated to be outward facing, creating attractive street scenes from surrounding roads and public vantage points. Boundary treatments comprise walling where visible to the public to enhance the streetscape, with close-boarded timber fencing used to define private garden areas. Knee-rail fencing is proposed throughout the development to demarcate areas of open space from built form.
- 3.10. Although discussed further within this Statement, the submitted Biodiversity Measures and Enhancement Strategy (BMES) demonstrates that the proposed development, together with its associated landscape plans, delivers an on-site BNG deficit of 6.12 habitat units from baseline levels, equating to -31.92%. However, significant increase (53.22%) in hedgerow units is proposed. The deficit is proposed to be compensated through the purchasing of BNG units from a habitat bank.
- 3.11. In summary, the proposals have been designed in a sensitive manner, to respond to the constraints and opportunities of the Site. The scheme will provide a high quality, attractive and distinctive housing scheme with appropriate house types, tenures and mix, alongside landscaping, open space and previously consented access arrangements.



4. Planning History

- 4.1. Outline planning consent⁴ for the “*residential development of up to 93 dwellings alongside associated site infrastructure, open space and landscaping (all matters reserved expect for access)*” was granted planning permission by CBC on the 12th May 2023, on ‘Site A’. ‘Site B’ benefits from outline consent from HBBC for the same development, granted at Appeal⁵ on 17th February 2023.
- 4.2. Therefore, the principle of development and detailed matters for access have already been established. The latest Charnwood housing trajectory, as submitted to the ongoing Local Plan examination, envisages the delivery of these homes in 2026/27; a timescale which can be met if this Reserved Matters application is approved without delay.
- 4.3. As part of the outline consent P/21/1260/2 a number of conditions were applied to that need to be adhered to as part of any Reserved Matters application. These are listed as follows.
- **Condition 1** - Reserved Matters application to be made within three years of the date of this permission.
 - **Conditions 2 & 3** – Requires the submission of details of the outstanding Reserved Matters (Appearance, Landscaping, Layout and Scale), in accordance with the approved Site Location Plan.
 - **Condition 4** – Requires a mix of market and affordable homes to be delivered having regard to identified housing need and the character of the area.
 - **Condition 5** – Outlines the landscaping details required pursuant to Condition 2.
 - **Condition 6** – Requires submission of full details of existing and proposed ground levels and finished floor levels.
 - **Condition 7** – Details the minimum open space amounts and typologies to be provided through the scheme.

⁴ P/21/1260/2

⁵ APP/K2420/W/22/3300552



4.4. As part of the outline consent APP/K2420/W/22/3300552 a number of conditions were applied to that need to be adhered to as part of any Reserved Matters application. These are listed as follows.

- **Condition 1** - Reserved Matters application to be made within three years of the date of this permission.
- **Conditions 2 & 3** - Requires the submission of details of the outstanding Reserved Matters (Appearance, Landscaping, Layout and Scale), in accordance with the approved plans.
- **Condition 15** – Requires all dwellings in the Reserved Matters submissions to be outside of the Hinckley and Bosworth Borough Council Administrative Boundary

Pre Application Engagement

4.5. A pre-application advice request was submitted to Charnwood Council on 8th August 2025, which included a covering letter and a number of enclosures to inform a suitable response. A meeting was held with the Case Officer on the 10th October 2025, and a formal written response remains outstanding. However, consultee responses were received, and a summary of provided below.

4.6. Leicestershire County Council as the Local Highway Authority provided a response on the 16th September 2025, advising that the layout as submitted does not fully meet the relevant highway standards and would not be suitable for planning approval or future adoption without changes. The recommended changes have been addressed and implemented in the proposals as now submitted.

4.7. Urban Design comments were received note that the proposals submitted as part of the pre-application enquiry fell short of the quality and principle established in the original illustrative scheme at outline stage. The key concerns raised include weaker site frontages, dominant car parking, poorly resolved building interfaces, loss of important pedestrian connections and long views, and insufficient detail for public open spaces and house types. Overall, it was considered that the proposal requires revisions to match the design quality, character and connectivity set out in the outline Design and Access Statement.



- 4.8. The LLFA advised that the Site has areas at risk of surface water flooding, so proposals must manage runoff using SuDS that reflect existing conditions, incorporate appropriate treatment, and allow for future increases in impermeable surfacing. It was advised that any works near the watercourse may require consent, and culverting is generally discouraged. A sequential, risk-aware approach to layout and drainage in line with national guidance and local policies was advocated.
- 4.9. Landscape comments received advised that the illustrative layout does not fully align with the previously agreed POS measure plan, with some open space near Raunsccliffe Farm replaced by housing, and the northern LEAP has been enlarged to partially compensate. It was noted that the Reserved Matters application must include a comprehensive soft landscape plan with full planting details, while a landscape management plan can be secured by condition.
- 4.10. CBC Planning Policy comments concluded that the proposed housing mix includes a higher proportion of larger homes and fewer 2-bedroom dwellings than preferred in the Borough. While Policies H1 and CS3 allow some flexibility, any significant variation from the preferred mix must be supported by evidence to justify the approach and enable it to be properly considered in the planning balance during determination.
- 4.11. CBC Housing comments advised that the Reserved Matters proposals must provide 40% affordable housing in line with the Section 106 agreement and the adopted Housing SPD, with a tenure split of 77% social/affordable rent and 23% intermediate. The mix and type of units should reflect locally identified housing needs (HENA), including appropriate sizes, M4(2)/(3) accessibility standards where required, and NDSS-compliant internal space. Affordable homes should be distributed across the site in clusters of no more than 10 units, integrated with market housing, with on-plot parking and garden access where possible.
- 4.12. Informal dialogue with officers at HBBC in respect of the Site and proposals was also undertaken via email exchange.

Planning Performance Agreement (PPA)

- 4.13. The Applicant has been in discussion with Charnwood Borough Council and is seeking to enter into a Planning Performance Agreement (PPA) for the Application.



The PPA will set out the general principles and performance standards expected from each party during the determination of the Application, as well as the agreed timescales for its progression.



5. The Development Plan

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that a planning application is determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. The relevant Development Plan for the purposes of determining the Reserved Matters application at 'Site A' include the Charnwood Local Plan 2011 to 2028 Core Strategy (November 2015) and the saved policies of the Charnwood Local Plan (2004).
- 5.3. The relevant Development Plan for the purposes of determining the Reserved Matters application at 'Site B' include the Hinckley and Bosworth Core Strategy (December 2009), the Site Allocations and Development Management Policies Development Plan Document (July 2016), and the Markfield Neighbourhood Plan (September 2021).

Charnwood Local Plan 2011 to 2028 Core Strategy (2015)

- 5.4. **Policy CS1 Development Strategy** confirms that Charnwood Borough Council (CBC) will make provision for at least 13,940 new homes between 2011 and 2028.
- 5.5. The Site is located within the Parish of Newtown Linford. Newtown Linford is identified as an 'Other Settlement' in the Council's settlement hierarchy where the local social and economic need for development will be met by:
- providing for at least 500 new homes within settlement boundaries identified in the Site Allocations and Development Management Development Plan Document between 2011 and 2028; responding positively to small-scale opportunities within defined limits to development;
 - responding positively to affordable housing developments in accordance with Policy CS3;
 - safeguarding services and facilities; and
 - responding positively to development which contributes to local priorities as identified in Neighbourhood Plans.
- 5.6. **Policy CS2 High Quality Design** requires new development in Charnwood to make a positive contribution to the area, creating places where people want to live through



high-quality, inclusive design and, where appropriate, architectural excellence. Proposals should respond to their context and reinforce a sense of place. Developments should:

- Respect and enhance the character of the area, considering scale, density, massing, height, landscape, layout, materials, and access;
- Protect the amenity of existing residents and future occupants;
- Function well and maintain quality over the lifetime of the development;
- Provide attractive, safe, and well-managed public and private spaces;
- Offer legible streets and spaces that are easy to navigate for everyone, including people with disabilities; and
- Minimise impacts on, and be resilient to, climate change in accordance with Policy CS16.

5.7. **Policy CS3 Strategic Housing Needs** confirms that an affordable housing target of 40% will be sought in Newtown Linford alongside an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area.

5.8. **Policy CS11 Landscape and Countryside.** Charnwood will support and protect the character of its landscape and countryside by ensuring new developments:

- Protect landscape character and reinforce local distinctiveness, taking account of relevant Landscape Character Assessments;
- Consider and mitigate impacts on tranquillity;
- Maintain the separate identities of towns and villages;
- Support rural economic development or residential development closely linked to agriculture, horticulture, forestry, or other land-based industries, contributing to a low carbon economy (in line with Policy CS10);
- Support the provision of community services and facilities that meet proven local needs identified through Neighbourhood Plans or other community-led plans;
- Support rural communities by allowing housing development for local needs in accordance with Policy CS3; and
- Additionally, the predominantly open and undeveloped character of Areas of Local Separation will be protected unless new development clearly maintains separation between built-up areas.



- 5.9. **Policy CS12 Green Infrastructure** states that CBC will protect and enhance green infrastructure assets for their community, economic and environmental values.
- 5.10. **Policy CS13 Biodiversity and Geodiversity** outlines that Charnwood will conserve and enhance its natural environment. Development proposals should:
- Protect and, where possible, enhance or restore biodiversity and geodiversity;
 - Consider impacts on Sites of Special Scientific Interest, Local Wildlife Sites, Regionally Important Geological Sites, priority habitats and species, protected species, and ecological networks;
 - Only allow loss of ecological or geological features in exceptional circumstances where development benefits clearly outweigh impacts;
 - Include mitigation or, as a last resort, compensation that delivers replacement provision of equal or greater value, aiming for a net gain in biodiversity; and
 - Be accompanied by ecological surveys and impact assessments, with long-term management plans encouraged in partnership with relevant stakeholders.
- 5.11. **Policy CS14 Heritage** states that the Council will conserve and enhance historic assets for their own value and the community, environmental and economic contribution they make.
- 5.12. **Policy CS15 Open Spaces, Sports and Recreation** requires new developments to meet the public open space standards set out in CBC's Open Spaces Strategy.
- 5.13. **Policy CS16 Sustainable Construction and Energy** seeks to adapt to and mitigate against the effects of climate change by encouraging sustainable design and construction. This policy also requires the direction of development to locations within the Borough at the lowest risk of flooding and requires developments to manage surface water run off with no net increase in the rate of surface water run off for Greenfield sites. Finally, the policy confirms that new development that protects environmental resources including the most versatile agricultural land will be supported.
- 5.14. **Policy CS17 Sustainable Transport** seeks to achieve a 6% shift from travel by private car sustainable transport modes by requiring new major developments to provide walking cycling and public transport access to key facilities and services. There is also a requirement for major developments to provide safe and well-lit streets



and routes for walking and cycling that are integrated with the wider green infrastructure network.

- 5.15. **Policy CS24 Delivering Infrastructure** seeks to ensure that infrastructure is delivered appropriately and at the right time, by ensuring that development contributes to the reasonable costs of on site, and where appropriate off site, infrastructure, arising from the proposal through the use of Section 106 and Section 278 Agreements.
- 5.16. **Policy CS25 Presumption in Favour of Sustainable Development** outlines that the Council will take a positive approach to development, working with applicants to enable approval where possible and support sustainable development that benefits the area. Applications complying with Local Plan and neighbourhood plan policies will be approved unless material considerations indicate otherwise. Where policies are absent or out of date, permission will generally be granted unless adverse impacts outweigh the benefits or the NPPF restricts development.

Charnwood Local Plan (2004)

- 5.17. A number of the policies have been ‘saved’ from the Charnwood Local Plan (2004), and continue to form part of the Development Plan.
- 5.18. **Policy ST/2** states that built development will be confined to allocated sites and other land within the Limits to Development identified on the Proposals Map, subject to the specific exceptions set out in the Plan.
- 5.19. **Policy EV/1** states that the Borough Council will seek to ensure a high standard of design in all new developments

Draft Charnwood Local Plan

- 5.20. The National Planning Policy Framework makes clear that decision-takers may give weight to relevant policies in emerging plans, according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies to the Framework (NPPF Para 49).



- 5.21. Charnwood Borough Council are progressing with a new Local Plan with a period up to 2037 which, once adopted, will replace the Charnwood Local Plan Core Strategy (2015) and the saved policies from the Borough of Charnwood Local Plan (2004).
- 5.22. The Charnwood Local Plan 2021–2037 was submitted for Examination on 3rd December 2021, with Hearing Sessions held in June 2022, October 2022, February 2023 and February 2024. A Main Modifications consultation took place between 17th July and 4th September 2024. A further consultation on additional Main Modifications to the Plan subsequently ran and closed on 4th August 2025. Adoption of the Plan is anticipated in the near future and therefore it is considered that significant weight can be given to the policies within it.
- 5.23. **Policy DS1 Development Strategy** (as proposed to be modified) makes provision for at least 21,216 new homes between 2021 and 2037. The Policy sets out the hierarchy of settlements to deliver a pattern of development on the basis of the optimum balance between social, environmental and economic considerations taking account of strategic and local priorities.
- 5.24. The Policy confines new built development to sites allocated in the Local Plan and Neighbourhood Plans, and other land within the Limits to Development. Importantly, the policy clarifies that in circumstances where a five-year supply of deliverable housing land cannot be demonstrated, proposals for development should only be refused where any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.25. Newtown Linford is identified as an ‘Other Settlement’ (one of fourteen) in the draft plan with a total (as modified) of 1,702 homes directed across the Other Settlements between 2021 and 2037. ‘Other settlements’ have some of the services and facilities to meet the day to day needs of residents. The strategy set out in the Local Plan recognises that as settlements grow there is pressure on open land and impacts on the separation and identity of settlements.
- 5.26. The strategy emphasises directing development to locations of least environmental or amenity value, avoiding areas of high flood risk, and protecting the intrinsic character of the countryside, Green Wedges and Areas of Local Separation.



Proposals are expected to make efficient use of land, deliver biodiversity net gain, and support the regeneration and vitality of urban areas and local centres.

- 5.27. **Policy DS5 High Quality Design** requires new developments to make a positive contribution to Charnwood by responding to local distinctiveness and creating attractive, functional places where people want to live, work, and visit. Developments should respect and enhance the character of the area, taking account of scale, density, massing, height, landscape, layout, materials, access arrangements, and heritage assets and their settings.
- 5.28. Proposals must protect the amenity of existing and future residents, be built to high-quality standards that endure over time, and provide safe, attractive, and well-managed public and private spaces that encourage active lifestyles and social interaction. Streets and spaces should be legible, multifunctional, and designed to accommodate all users. In addition, developments should minimise environmental impacts and be resilient to the effects of climate change in line with Policy CC4.

Preferred Overall Mix of New Housing by Size and Tenure				
Tenure	1-Bed	2-Bed	3-Bed	4+ Bed
Market	Up to 10%	20-30%	45-55%	15-25%
AH Ownership	10-20%	35-45%	30-40%	5-15%
AH Rent	60-75%	60-75%	20-30%	Up to 10%

Draft Charnwood Local Plan – Overall Mix of new Housing by Size and Tenure

- 5.29. **Policy H1 Housing Mix** seeks a mix of house types, tenures and sizes that meet the overall needs of the Borough in line with their most up to date evidence.



- 5.30. **Policy OS1 Other Settlements** supports development in Other Settlements that meets local social and economic needs. This includes delivering site allocations in accordance with Policy DS3 or sustainable development aligned with the pattern set out in Policy DS1, making effective use of land. Development should be small-scale, within defined Limits to Development, and ensure timely delivery of infrastructure in line with Policy INF1. Proposals should also support community services and facilities, safeguard existing services, and contribute to local priorities identified in neighbourhood or community-led plans.
- 5.31. **Policy H3 Internal Space Standards** requires all new homes to comply with the nationally described space standards, or any future replacement standards, while taking account of site-specific factors such as viability. For affordable housing, proposals should include a Design and Access Statement or similar document explaining how any deviations would still meet the needs of future occupiers.
- 5.32. **Policy H4 Affordable Housing** seeks 30% affordable housing from all major housing developments with the exception of brownfield sites. The tenure mix on greenfield land is 67% Affordable Homes for Rent and 33% Affordable Home Ownership. New affordable housing should be delivered on site and integrated with market housing.
- 5.33. **Policy T3 Car Parking Standards** supports new developments to which provides car parking in accordance with the scale of development and types, with any variations fully justified. Parish and town councils are encouraged to address local parking needs through neighbourhood plans.
- 5.34. **Policy CC1 Flood Risk Management** directs development to areas at lowest flood risk, requires site-specific assessments where needed, minimises surface water runoff, and incorporates sustainable drainage. Proposals should manage watercourses, reduce flood risk, and support habitat creation, with neighbourhood plans encouraged to identify local mitigation measures.
- 5.35. **Policy CC2 Sustainable Drainage Systems (SuDS)** outlines that major development is to incorporate Sustainable Drainage Systems (SuDS) as part of site masterplanning. SuDS should manage surface water in line with the drainage hierarchy, be carefully designed, constructed, and maintained, and provide multifunctional benefits for amenity, recreation, and wildlife.



- 5.36. **Policy CC4 Sustainable Construction** seeks to ensure that development will adapt to and mitigate against the effects of climate change through the use of high standards of energy efficiency, encouraging the use of renewable and low carbon supply systems and requiring that sustainable water management solutions are incorporated into proposals.
- 5.37. **Policy CC5 Sustainable Transport** supports sustainable patterns of development which will minimise the need to travel and seek to support a shift from travel by private car to walking, cycling and public transport.
- 5.38. **Policy EV1 Landscape** requires new development to protect and enhance the Borough's landscape, reinforce local distinctiveness, and maintain the separate identities of towns and villages.
- 5.39. **Policy EV6 Conserving and Enhancing Biodiversity and Geodiversity** seeks to conserve, restore, and enhance biodiversity and geodiversity, aiming for a 10% net gain. Development should protect and enhance priority habitats, irreplaceable features such as veteran trees and ancient woodland, and ecological networks. Proposals must include ecological surveys and demonstrate measures to minimise ecological impact, maintain biodiversity during construction, and improve water quality. Development harming designated sites or priority habitats will not be supported unless there are exceptional circumstances, in which case mitigation or compensatory measures must achieve a 10% net gain.
- 5.40. **Policy EV8 Heritage** seeks to conserve and enhance heritage assets, including archaeological and non-designated assets, ensuring their significance and setting are protected. Development should respect local materials and architectural details, be informed by Conservation Area and Landscape Character Appraisals, and support the sympathetic reuse of historic buildings. Proposals should also address heritage at risk and sensitively incorporate energy efficiency and micro-renewables. Neighbourhood plans are supported in identifying and protecting locally important heritage assets.
- 5.41. **Policy EV9 Open Spaces, Sport and Recreation** supports development that provides or contributes to accessible, high-quality open space, sport, and recreation



facilities. Existing and new provision will be protected unless replaced, and neighbourhood plans are encouraged to safeguard local facilities.

- 5.42. **Policy EV10 Indoor Sports Facilities** encourages development to support indoor sports facilities that promote healthy lifestyles. Major developments should contribute to new or improved facilities based on assessed need, with public access sought where facilities are on school or college sites.
- 5.43. **Policy EV11 Air Quality** requires development to avoid significant impacts on air quality and human health, particularly in or near Air Quality Management Areas. Proposals should minimise new sources of pollution, reduce pollutant accumulation, and be supported by an air quality assessment where appropriate. Neighbourhood plans are encouraged to identify local air quality measures.
- 5.44. **Policy INF1 Infrastructure and Developer Contributions** requires development to be supported by evidence of necessary infrastructure and contribute to on- and off-site mitigation through legal agreements. Contributions should address the impacts of development proportionately, with a programmed approach for strategic sites and consideration of viability where appropriate.

Hinckley and Bosworth Core Strategy (2009)

- 5.45. **Core Strategy Policy 7 Key Rural Centres** seeks to support Key Rural Centres in providing essential services to their rural hinterlands by promoting housing development within settlement boundaries. Markfield is identified as a Key Rural Centre.
- 5.46. **Policy 8 Key Rural Centres Relating to Leicester – Markfield** states that the Council will allocate land for 80 new homes, ensuring the mix meets local needs (Policies 15 & 16), while supporting employment, green space and play facilities (Policies 19 & 20), and safe cycle routes (Policy 14). It also seeks to protect open space linkages, expand the supermarket, attract knowledge-based services, and improve local facilities, contributing to the National Forest Strategy and Charnwood Forest Regional Park. Measures to reduce M1-related noise and air pollution are promoted, and all development must respect the Markfield Conservation Area, incorporating locally distinctive features.



- 5.47. **Core Strategy Policy 14 Rural Areas – Transport** supports improved accessibility across rural areas. The policy requires developers to provide contributions or land in accordance with national guidance, including support for high-quality, viable public transport links connecting Key Rural Centres to their nearest urban centres and Rural Villages to their nearest Key Rural Centre or urban centre.
- 5.48. **Core Strategy Policy 15 Affordable Housing** seeks to support mixed, sustainable communities by providing a minimum of 2,090 affordable homes in the borough between 2006 and 2026, including at least 480 dwellings in rural areas, delivered through general and rural exception sites (Policy 17). The Council expects a proportion of affordable housing to be provided on all eligible sites. For Markfield, the on-site target for affordable housing is 40%, with a tenure split of 75% social rented and 25% intermediate housing.
- 5.49. **Core Strategy Policy 16 Housing Density, Mix, and Design** requires all sites of 10 or more dwellings to provide a mix of housing types and tenures, reflecting local need. Developments of 10 or more dwellings must achieve a ‘very good’ Building for Life rating (16+ positive responses out of 20), unless not viable. New residential proposals must also meet a minimum net density of 30 dwellings/ha within and adjoining Key Rural Centres, Rural Villages, and Rural Hamlets.
- 5.50. **Policy 19 Green Space and Play Provision** ensures that residents have access to sufficient, high-quality, and accessible green spaces and play areas, the following standards apply across the borough:
- Equipped Children’s Play Space: minimum 0.15 ha per 1,000 population (excluding buffer zones);
 - Casual/Informal Play Space: minimum 0.7 ha per 1,000 population;
 - Outdoor Sports Provision: minimum 1.6 ha per 1,000 population; and
 - Accessible Natural Green Space: minimum 2 ha per 1,000 population
- 5.51. **Core Strategy Policy 24 Sustainable Design and Technology** requires residential developments in Key Rural Centres and Rural Villages to meet the sustainability targets set out in Building a Greener Future.



Site Allocations & DM Policies DPD (2016)

- 5.52. **Policy DM1 Presumption in Favour of Sustainable Development**, planning applications that accord with the Local Plan will be approved without delay unless material considerations indicate otherwise. Where policies are absent or out of date, permission will be granted unless material considerations dictate refusal.
- 5.53. **Policy DM3 Infrastructure and Delivery**, developments creating a need for new or improved infrastructure, amenities, or facilities must provide them directly or through appropriate funding.
- 5.54. **Policy DM4 Safeguarding the Countryside and Settlement Separation** sets out that the countryside will be protected from unsustainable development to preserve its intrinsic value, beauty, open character, and landscape.
- 5.55. **Policy DM6 Enhancement of Biodiversity and Geological Interest** defines that proposals must conserve and enhance biodiversity and geological features, with major developments required to deliver net gains through habitat creation, ecological networks, and ecosystem services.
- 5.56. **Policy DM7 Preventing Pollution and Flooding**, development must demonstrate it will not cause adverse impacts from pollution or flooding, including avoiding contributions to poor air quality, water quality deterioration, or harm to water bodies and drainage.
- 5.57. **Policy DM10 Development and Design Proposals** will be permitted where they:
- Protect the privacy and amenity of neighbouring and future occupiers (including noise, lighting, odour, and visual impact);
 - Complement the character of the area in scale, layout, and materials;
 - Use appropriate materials and quality landscaping;
 - Maximise energy/resource efficiency in line with Core Strategy Policy 24;
 - Provide electric vehicle charging where feasible;
 - Include an approved Sustainable Drainage Scheme with ecological features; and
 - Promote natural surveillance, Secured by Design principles, and fire safety measures.



- 5.58. **Policy DM11 Protecting and Enhancing the Historic Environment** seeks to protect, conserve and enhance the historic environment by carefully managing development that could affect designated or non-designated heritage assets. Proposals must demonstrate an understanding of the asset's significance, assess potential impacts, minimise harm, show that benefits outweigh any harm, and consider archaeological impacts in line with Policy DM13.
- 5.59. **Policy DM12 Heritage Assets** requires that development affecting heritage assets, or their settings ensures their protection or enhancement, reinforces local distinctiveness, and contributes to the wider vibrancy of the borough.
- 5.60. **Policy DM13 Preserving the Borough's Archaeology** requires proposals with potential impacts on sites of archaeological interest to include a desk-based assessment and, where necessary, a field evaluation to establish significance. Where justified and feasible, remains should be preserved in situ through appropriate design, layout, ground levels, foundations, and construction methods to avoid adverse impacts.
- 5.61. **Policy DM17 Highways and Transportation** supports development where proposals make best use of existing public transport, provide safe and convenient walking and cycling access, and avoid significant impacts on highway safety. Developments should be located to minimise travel demand and maximise sustainable transport use, with improvements to the transport network required where appropriate to mitigate residual impacts.
- 5.62. **Policy DM18 Vehicle Parking Standards** requires all new development proposals to provide an appropriate level of parking, justified by factors such as site location, housing type, availability of other transport modes (e.g. public transport and cycling), and suitable design. Developments must also include provision for disabled parking.

Markfield Parish Neighbourhood Plan (2020-2039)

- 5.63. The Site lies within Newtown Linford Parish but adjoins Markfield village in Hinckley and Bosworth Borough. Accordingly, the Markfield Neighbourhood Plan (adopted September 2021) is relevant. Key policies for this application have been considered below.



- 5.64. **Policy M2: Landscape Character** sets out that development should respect and enhance the local landscape by conserving features such as trees, hedgerows, and stone walls; protecting important views; and integrating appropriate landscaping to soften urban edges.
- 5.65. **Policy M10: Design** sets out that proposals should be sympathetic to local character, respecting village scale, form, and materials. Development should protect features such as granite setts, traditional walls, and trees; ensure safe access; safeguard residential amenity; and integrate with existing surroundings. High-quality design should reflect local agricultural and quarrying influences, respond to topography and landscape features, and promote attractive, safe, and distinctive places.

Hinckley and Bosworth Local Plan Review

- 5.66. At the time of writing, Hinckley and Bosworth Borough Council are currently carrying out a Regulation 18 consultation on their Local Plan review. The Local Development Scheme estimates a late-2027 timeframe for adoption. Given the infancy of the development of the Local Plan review, it is considered of low weight as a material consideration and not discussed further in this Statement.



6. The National Planning Policy Framework And Other Material Considerations

National Planning Policy Framework

- 6.1. The National Planning Policy Framework 2024 (NPPF) is a material consideration in planning decisions. Importantly, it confirms the statutory status of the development plan as the starting point for decision-making (Paragraph 2).
- 6.2. At the heart of the Framework is a presumption in favour of sustainable development (Paragraph 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 6.3. Paragraph 39 identifies that Local Planning Authorities should approach decisions on proposed development in a positive and creative way, with Paragraph 40 highlighting the importance of early engagement to improve the efficiency and effectiveness of the planning application system. To this end, Paragraph 42 identifies that the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.
- 6.4. Paragraph 73 identifies that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly.
- 6.5. Paragraph 129 identifies that planning decisions should support development that makes efficient use of land taking into account:
 - a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;



d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

6.6. Section 12 highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Planning decisions should ensure that developments:

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) 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);

d) 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;

e) 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

f) 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 (paragraph 135).



- 6.7. Annex 1 of the NPPF confirms that the policies in the Framework should be taken into account in dealing with applications from the day of its publication (Paragraph 231). Due weight should be given to existing Development Plan policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given) (Paragraph 232).

Charnwood Design SPD (adopted January 2020)

- 6.8. This document provides guidance on design to support the Charnwood Local Plan Core Strategy policies, specifically Policy CS2 'High Quality Design', Policy CS15 'Open Space, Sport and Recreation', Policy CS16 'Sustainable Construction and Energy' and the Charnwood Local Plan (2004) saved Policy EV1 'Design'. The document outlines what the Council considers high quality design in Charnwood and, in doing so, provides Applicants with greater clarity on how their proposals can meet the relevant policy requirements.

Charnwood Housing SPD

- 6.9. The Charnwood Housing SPD was adopted in May 2017, and updated in December 2017. The document provides detailed guidance to support the housing policies in the Local Plan, assisting applicants and decision-makers to understand what is required to deliver sustainable housing across the Borough. The Housing SPD clarifies expectations of, amongst other matters, housing mix, affordability and design standards, and has been thoroughly considered throughout the design stage of the proposed development.

HBBC The Good Design Guide SPD

- 6.10. The HBBC Good Design Guide SPD was adopted in 2020, and sets out the Council's expectations for high quality design in new development, providing clear guidance on layout, character, building form, landscaping, parking, and the integration of green and sustainable infrastructure. Its purpose is to ensure that proposals respond positively to local context, create attractive and well-functioning places, and deliver developments that are safe, inclusive, and environmentally responsible. The guide helps Applicants to understand what constitutes good design in the Borough and supports consistent, design-led decision-making throughout the planning process



7. Assessment of the Proposed Development

- 7.1. These Reserved Matters applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 7.2. The development shall be carried out in accordance with the submitted details, pursuant to Condition 2 of the outline planning consents P/21/1260/2 (CBC) and APP/K2420/W/22/3300552 (HBBC).
- 7.3. This section of the Planning Statement considers the key matters in relation to these proposal. These are as follows:
- Principle of Development
 - Housing Mix
 - Design
 - Landscape, Open Space & Drainage
 - Ecology & Trees
 - Levels

The Principle of Development

- 7.4. The Site benefits from two outline planning consents, as discussed previously in this Statement. Therefore, the principle of residential development in this location is already established, as well as details relating to access.

Housing Mix

- 7.5. Policy CS3 of the Charnwood Core Strategy (2015) seeks the provision of 40% affordable housing for new major development in Newtown Linford, together with an appropriate mix of housing types, tenures and sizes, having regard to identified housing needs and the character of the area. Condition 4 of the outline planning permission also identifies that the scheme shall comprise of a mix of market and affordable homes that has regard to both identified housing need for the borough and the character of the area.
- 7.6. Emerging Policy H4 of the Draft Charnwood Local Plan proposes a reduced affordable housing requirement compared with Policy CS3, seeking 30% provision



on greenfield sites, with a tenure split of 67% affordable homes for rent and 33% affordable home ownership. Emerging Policy H1 of the same document provides a more prescribed approach to housing mix than the adopted Plan, as outlined at Paragraph 5.28 of this Statement.

- 7.7. In accordance with the S106 agreement and CBC's Adopted Housing SPD, 40% (37 units) of dwellings delivered through these proposals are required to come forward as affordable housing, with the remaining 60% being delivered as market housing. The scheme as proposed aligns with these apportionments, and is therefore compliant in this regard.
- 7.8. Of the 37 dwellings (40%) to be delivered as affordable housing, the S106 fixes the mix of tenures to be delivered at 77% (29 units) affordable rented dwellings and/or social rented affordable dwellings, and 23% (8 units) intermediate housing. An Affordable Housing Plan is to be submitted to the relevant planning officers to demonstrate that the scheme can be delivered as S106 compliant to this end. The affordable units shall be dispersed throughout the development, avoiding clusters of no more than 10, in order to achieve an inclusive and mixed community, and to comply with the provisions of the S106 agreement.
- 7.9. The need for market housing types is outlined within CBC's Housing and Economic Needs Assessment (HENA), with Housing Officer comments received at pre-application stage outlining that a market mix for this Site that reflects the HENA would be:
- 5% (3 units) as 1-Bed;
 - 30% (17 units) as 2-Beds;
 - 45% (25 units) as 3-Beds, and;
 - 20% (11 units) as 4-Beds.
- 7.10. Of the 93 market and affordable dwellings to be delivered, the scheme shall deliver:
- 8 units as 1 beds;
 - 28 units as 2-beds;
 - 51 units as 3-beds, and;
 - 6 units as 4-beds.



- 7.11. The proposed mix of market dwellings reflect the local housing needs held within the HENA, and the preferred overall mix of new housing provided by emerging Policy H1, (that being a greater need for 2 and 3 bedroom dwellings) and is in compliance with Condition 4 of P/21/1260/23.
- 7.12. The proposed housing mix is considered to be reflective of the community's needs and market demands, with the design delivering a balanced range of tenures and sizes to support local and policy expectations. The housing mix proposed shall ensure an appropriate choice for prospective homeowners and tenants, and shall support a well-rounded and inclusive community by delivering the types of homes that people need.

Design

- 7.13. The proposals have been designed in accordance with the objectives of national and local planning policy, specifically Policies CS2 (CBC), emerging Policy DS5 (CBC), the Charnwood Design SPD and Policy DM10 (HBBH). The Site's local context and character have informed the layout, scale, and massing of the scheme, which has been developed to respect and complement its surrounding built and natural environment, reflecting a commitment to creating a high-quality development that contributes positively to the character of the area. A Design Statement has also been submitted alongside the application.
- 7.14. The variety of house types, materials, boundary treatments, surface treatments and the delivery of public open space will contribute to the interest and variety within the development, ensuring that the development creates a positive addition to this area. The homes are designed to a high standard, using a material palette that complements the local vernacular. In particular, the Site frontage is to be largely retained, including the low stone wall of local significance, and dwellings in landmark locations are to display white render on prominent elevations, consistent with nearby properties and contributing to attractive street frontages.
- 7.15. Outward facing dwellings have been provided facing the areas of public open space. This not only provides attractive street scenes from public vantage points, but also provides overlooking of public open space which contributes towards creating safe communities. Consideration has also been taken in respect of future residents with



good garden depths that clearly demonstrate that the required back-to-back distances of dwellings of circa 20m are to be achieved.

- 7.16. Condition 9 of 21/00787/OUT requires that suitable vehicular visibility splays are provided at the site access prior to any occupation. Details of visibility splays from the approved access have been submitted with this application. The submitted plans demonstrate sufficient visibility splays and safe access arrangement throughout the Site. Vehicle tracking has also been provided to demonstrate that refuse vehicles can access the Site safely and in accordance with the Leicestershire Highways Design Guide.
- 7.17. In summary, the proposals seek to deliver an inclusive and legible design solution to this Site which is reflective of the surrounding area and its character. The development as submitted has been designed with due consideration to, and is considered to be in accordance with, the relevant planning policies, and the Charnwood Design SPD. No dwellings are to be proposed within the HBBC administrative boundary, in accordance with Condition 15 of APP/K2420/W/22/3300552 (HBBC).

Landscape, Open Space & Drainage

- 7.18. Pursuant to Conditions 2 and 5 of outline consent P/21/1260/2, an Illustrative Landscape Masterplan, showing the overall landscape vision for the Site, a Public Open Space Typologies Plan and details of soft and hard landscaping have been submitted to accompany these applications. These documents detail the new and retained landscaping and planting throughout the Site, and alongside the Arboricultural Impact Plan and LEAP Plan, detail all existing tree, hedges and other landscape features of the development.
- 7.19. The above show all elements to be removed; the proposed treatment of all ground surfaces; planting schedules, and details of any structures to be erected, including play equipment, street furniture, and means of enclosure. Finished levels, and details of all functional services located above or below ground within landscaped areas are covered by the Proposed Levels Plan and Proposed Drainage Plans submitted with the application. These matters are required to be addressed by Condition 5 of P/21/1260/2, and are fully covered in the submitted documents.



- 7.20. The proposals incorporate approximately 1.2ha of Public Open Space (POS) throughout the development, with the typologies exceeding the requirements set out in the S106 agreement. As demonstrated on the submitted POS Typologies Plan, and in accordance with both the S106 and Condition 7, the development will provide the forthcoming breakdown of Public Open:
- 3.12ha of Parks and Gardens;
 - 3.16ha of Amenity Green Space;
 - 5.71ha of Natural and Semi-Natural Green Space; and
 - a 0.6ha LEAP.
- 7.21. Together, these elements ensure a comprehensive and policy-compliant network of open spaces across the site. The development as proposed is therefore considered in alignment with Policies CS12 and CS15 of the adopted Charnwood Core Strategy, and emerging Policy EV9 of the Charnwood Draft Local Plan, as well as the CBC Open Space Strategy.
- 7.22. Furthermore, whilst not strictly a requirement for the submission of these Reserved Matters applications, details of the proposed surface water drainage scheme have been prepared and submitted. Surface water runoff is to be collected and discharged into the proposed on-site attenuation basin located along the north-eastern boundary of the Site, where surface water runoff is to be attenuated prior to being discharged into the existing watercourse.
- 7.23. Such details are prescribed by Condition 8 of P/21/1260/2 and Condition 11 of APP/K2420/W/22/3300552 to ensure compliance with the relevant planning policies, including CS2 and CS16 of the Charnwood Core Strategy and DM7 of the HBBC Site Allocations and Development Management Policies DPD. Details in relation to the management of surface water on site during construction have also been submitted.

Ecology & Trees

- 7.24. The S106 agreement requires the submission of a Biodiversity Mitigation and Enhancement Scheme (BMES) with any Reserved Matters application. A BMES has been submitted with these applications, delivering an on-site BNG deficit of 6.12 habitat units from baseline levels, equating to -31.92%. However, significant increase



(53.22%) in hedgerow units is proposed. The deficit is proposed to be compensated through the purchasing of BNG units from a habitat bank.

- 7.25. The BMES sets out the biodiversity assessment, the on-site mitigation and enhancement measures to be delivered, the programme for their implementation, and the proposals for their long-term management and maintenance, in accordance with the requirements of the S106 agreement.
- 7.26. Whilst not an RM requirement, an Arboricultural Impact Plan prepared by Blade the tree categories and hedgerows present on-site, their respective Root Protection Areas and those to be removed or part-removed has been submitted with the applications. This detail is required by Condition 4 of APP/K2420/W/22/3300552.

Levels

- 7.27. Condition 6 of outline planning consents P/21/1260/2 and APP/K2420/W/22/3300552 requires the submission of full details of existing and proposed ground levels, as well as the finished floor levels of all buildings relative to those ground levels to be submitted with the Reserved Matters applications. Proposed levels plans have been prepared and submitted with this application to meet with these requirements.



8. Designing Out Crime/Secured By Design

- 8.1. The aim of designing out crime is to reduce the vulnerability of people and property to crime by removing opportunities that may be provided inadvertently by the built environment. It also aims to reduce fear of crime and, in doing so, helps to improve people's quality of life.
- 8.2. In this case, the proposed dwellings have been laid out to provide many examples of 'back to back' gardens, and properties directly overlooking the open space, street and car parking spaces, to aid security and increase natural surveillance opportunities, by way of active frontages to the properties. Pedestrian and vehicular routes around the development will be well defined by way of pavements and shared surface treatments, with clear views along these routes, thus limiting hiding places, or areas which are not visible from public areas.
- 8.3. Boundary treatments have been carefully considered – rear and sub-divisional fencing to private gardens will generally comprise 1.8m high close boarded timber fencing, whilst front gardens to plots will encompass a mix of fencing and walls, and landscaping, which will be used to demarcate private and semi-private space, whilst allowing dwelling frontages to be open to view.
- 8.4. Where rear or side gardens abut the highway within the development, they will also be enclosed behind 1.8m high boundary treatment. Car parking in the main will be within the front or side curtilage of each individual property, whether this is in a garage, on a driveway or in a well overlooked designated parking space.
- 8.5. In due course, street lighting will be designed and installed to also discourage opportunities for crime and to reduce the fear of crime. Care will be taken when locating street lighting columns so that they do not become climbing aids, and will be positioned to provide the best spread of light, without creating shadows. Lighting will not conflict with the proposed landscaping scheme and will be resistant to vandalism.



9. Affordable Housing and Open Space Statement

9.1. The approved S106 agreement includes a number of obligations which must be addressed as part of the Reserved Matters application. These are outlined below.

- There must be a total provision of 40% affordable housing delivered through the Development;
- Affordable Housing Tenure Mix shall be, unless otherwise agreed by the Council, 77% Affordable Rental Dwellings and/or Social Affordable Dwellings, and 23% Shared Ownership Dwellings;
- The Affordable Housing Mix should reflect the sizes and house types of the Development as a whole unless otherwise agreed with the Council;
- Details of the timescale and programme for the implementation of the Affordable Housing Scheme and construction of the Affordable Dwellings;
- Details the number, location, type and size of the Affordable Dwellings within the development;
- Provides Affordable Housing in clusters of no more than ten;
- Details of the Affordable Housing Provider approved by the Council;
- There must be a provision of at least 0.07ha of parks in the form of a multi-function greenspace;
- There must be at least 0.45ha of natural & semi-natural open space;
- There must be at least 0.1ha of amenity green space in the form of a multi-functional green space area combined with park provision;
- There must be provision for children in the form of 1 on-site facility, and an area of local equipped area of play and young people's equipment and facilities;
- An On-Site Open Space Areas Scheme detailing the laying out, maintenance, access arrangements and management of the above open space will be submitted to the Council;

9.2. An Affordable Housing Plan will be provided separately to discharge the obligations of the S106 agreement which will set out in full the mix and tenure of the scheme. However, it is noted that the scheme proposes 37 affordable dwellings which comprises 40% of the site.



9.3. Additionally, the submitted Landscape Masterplan provides a detailed Open Space Scheme identifying that 1.2ha of public open space will be provided including an overprovision of the requirements set by the S106 agreement in the breakdowns provided at 7.21. This is further demonstrated on the Proposed Open Space Typology Plan.



10. Summary and Conclusions

- 10.1. This Planning Statement has been prepared by Marrons on behalf of Allison Homes and supports a cross-boundary Reserved Matters application for the construction of 93 dwellings at Land at Ashby Road, Markfield.
- 10.2. The relevant development plan for the purposes of this application comprises the Charnwood Local Plan (2004) and the Charnwood Core Strategy (2015) for the 93% of the site located within CBC. The development plan for the 7% of the site located within HBBC comprises the Core Strategy (2009), the Site Allocations and Development Management Policies DPD (2016) and the Markfield Neighbourhood Plan (2021).
- 10.3. The principle of development has already been established through the two outline permission P/21/1260/2, granted in May 2023, and APP/K2420/W/22/3300552, allowed at appeal in February 2023, for up to 93 dwellings. This application relates to Reserved Matters of appearance, landscaping, layout and scale.
- 10.4. This application seeks Reserved Matters planning approval in respect of appearance, landscaping, layout and scale. The proposals are in full compliance with Conditions 1, 2, 3, 4, 5, 6, and 7 of P/21/1260/2, and Conditions 1, 2, 3 and 15 of APP/K2420/W/22/3300552 by virtue of the documents and reports submitted as part of this application.
- 10.5. The proposed scheme offers an opportunity to deliver a high quality and sensitively designed development, which has been designed carefully to consider its context and setting. The proposals are compliant with the Local Plan policies and accord with the approved outline permission. No technical matters indicate the proposed development is not deliverable and the scheme maximises opportunities to deliver a high quality development whilst respecting the key design fundamentals explored as part of the outline consent.
- 10.6. As set out above, the proposed residential development complies with all relevant Policies of the Local Plan, along with all relevant requirements of the NPPF 2024. The Site is being brought forward by Allison Homes (a company with record of delivering high quality housing) and as such is considered to be readily available



without delay, particularly in the context of Paragraph 73 of the NPPF. There are no insurmountable technical issues that should prevent Reserved Matters permission being granted and, therefore, it is respectfully requested that planning permission is granted without delay.



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