

OUTLINE PLANNING APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF UP TO 195 DWELLINGS

PLANNING STATEMENT

NORTH OF BARKBY ROAD, SYSTON

ON BEHALF OF TAYLOR WIMPEY (UK) LIMITED

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004



Pegasus Group

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent

DESIGN **ENVIRONMENT** **PLANNING** **ECONOMICS** **HERITAGE**

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Group.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

CONTENTS:

Page No:

1.0	Introduction	1
2.0	Site and Surrounding Area	3
3.0	Planning History	5
4.0	The Proposals	6
5.0	Planning Policy and Guidance	8
6.0	Assessment of Proposals	24
7.0	Section 106 Heads of Terms.....	36
8.0	Conclusions.....	37

1.0 Introduction

1.1 This Planning Statement accompanies and supports an outline planning application in relation to proposed residential development on land north of Barkby Road, Syston, submitted on behalf of Taylor Wimpey (UK) Limited. This statement sets out the site description, development proposals, the relevant planning policy and then goes on to assess the proposed development against those policies.

1.2 The proposals involve the development of up to 195 dwellings, together with associated affordable housing, open space, landscaping, drainage and play space facilities. All matters are reserved bar access which is proposed from Barkby Road. The application site is an emerging allocation for residential development in the Charnwood Pre-Submission Local Plan 2021 – 2037 under Policy DS3, site reference HA3, and this planning application is submitted in support of the emerging Local Plan. Taylor Wimpey (UK) Limited also control land south east of Syston, which is an emerging allocation under Policy DS3, site reference HA1, which will be the subject of a future planning application. The two sites will be delivered collaboratively.

1.3 The following plans and supporting documents accompany the planning application:

- Site Location Plan and Concept Masterplan by Pegasus Group;
- Design and Access Statement by Pegasus Group;
- Consultation Statement by DevComms;
- Landscape and Visual Appraisal by EDP;
- Archaeological and Heritage Assessment by EDP;
- Phase 1 and 2 Geo-Environmental Assessment by RSK;
- Ground Gas Risk Assessment by RSK;
- Agricultural Land by ADAS;
- Flood Risk Assessment and Drainage Strategy by Travis Baker;

-
- Ecological Appraisal by EDP;
 - Arboricultural Impact Assessment by EDP;
 - Transport Assessment by David Tucker Associates; and
 - Travel Plan by David Tucker Associates.

1.4 The purpose of this Planning Statement and supporting documents is to demonstrate that the proposed development is acceptable in planning terms, taking account of the development plan and material considerations, and confirming that there are no technical reasons why the proposed development should not be permitted.

1.5 This statement begins with a description of the site and the surrounding area and goes on to provide a more detailed description of the development. The report continues with a review of the relevant planning policy guidance, followed by an assessment of the proposed development having regard to the development plan and other materials considerations. The conclusion reached is that the proposed development accords with the requirements of Policy DS3(HA3) which allocates the site for residential development within the emerging Local Plan.

2.0 Site and Surrounding Area

- 2.1 The site lies to the east of Syston, within the administrative boundaries of Charnwood Borough Council (CBC). The site extends to approximately 8.29ha.
- 2.2 The site consists of agricultural land and currently comprises two arable fields. Hedgerows and trees are located along site and field boundaries. A Public Right of Way (J37) bisects the site from west to east, crossing the site from the existing residential development at the site's western boundary linking to Hallaton Drive, across to Queniborough Road at the eastern boundary. At its highest point the site is circa 62m Above Ordnance Datum, and slopes gently down to the south, towards Barkby Road.
- 2.3 The site is located on the edge of the existing built up area of Syston. A continuous footway network begins at the southwest corner of the site on Barkby Road, heading west towards the centre of Syston. The closest bus stop to the application site is located on Barkby Road, approximately 300m from the site access, which is served by the number 100 bus service, running every two hours and travelling between Leicester and Melton Mowbray via Barkby, Barsby, Gaddesby and Great Dalby. Additionally, bus stops are located on Melton Road and Barkby Road, within walking distance of the site, collectively served by six buses with peak frequencies of every 20 minutes.
- 2.4 The site lies to the north of Barkby Road, and is bounded by Queniborough Road to the east, existing residential development to the west along Hallaton Drive, John Frear Drive and Empingham Drive, and open countryside to the north. To the south lies Barkby Road, open countryside and the Liberty Gardens development recently built by Taylor Wimpey. Outline planning permission was granted for up to 149 dwellings to the south of Barkby Road, known as Liberty Gardens, in January 2014 (application reference number: P/13/0925/2).
- 2.5 Syston, is the third largest settlement within Charnwood Borough, after Loughborough and Shepshed, and is located approximately 8km to the north east of the centre of Leicester, to the east of the A607 and A46, and approximately 15km from the M1. Syston, together with Birstall and Thurmaston, for part of the Leicester Urban Area, and are therefore influenced by their physical and functional relationship with Leicester.

2.6 The existing facilities and services available within Syston, are located within walking distance of the application site, including The Merton Primary School located approximately 500-700m from the site access, and Aldi, Tesco Metro and the Co-op all located within walking distance of the site. Jubilee Medical Centre is located on Melton Road adjacent to the Post Office, and a number of other retail stores are located nearby, including a pharmacy – these facilities are around 1.4km from the site.

3.0 Planning History

- 3.1 A planning application for up to 195 dwellings, the formation of a new vehicular access into the site, and the provision of new areas of open space, landscaping, storm water attenuation and children's play, was submitted by Pegasus Group on behalf of Taylor Wimpey (UK) Limited in July 2018 (application reference number: P/18/1366/2). No technical objections were received from statutory consultees in relation to the development proposals. The planning application was subsequently withdrawn to allow the applicant team to engage with the emerging Charnwood Local Plan process.

4.0 The Proposals

- 4.1 This planning application proposes the development of up to 195 dwellings and is submitted in outline form (with all matters reserved for future approval, apart from access). The planning application seeks to support the emerging Local Plan which includes the application site as an allocation for residential development in the Charnwood Pre-Submission Local Plan 2021 – 2037 under Policy DS3, site reference HA3.
- 4.2 The planning application seeks outline planning permission for up to 195 dwellings, together with associated affordable housing, open space, landscaping, drainage and play space facilities. All matters are reserved bar access which is proposed from Barkby Road.
- 4.3 The application is accompanied by a Concept Masterplan by Pegasus Group (drawing number: P17-2941_001_RevF) which provides an indication of how the site could be developed to provide a mix of homes, including affordable housing.
- 4.4 Access is to be determined as part of this application. The main vehicular access into the site is proposed to be taken from Barkby Road via a new priority junction with a right turn lane into the site, with a proposed pedestrian connection to Empingham Drive (drawing number: 20060-02_B).
- 4.5 The Concept Masterplan shows an area of public open space located centrally within the development, along the route of the Public Right of Way J37, which also includes an area of children’s play. Areas of surface water attenuation are located to the western boundary of the site, as well as centrally within the proposed development. An area of landscaping is proposed along the eastern site boundary, which provides an average 10m wide planting buffer. A pedestrian footpath link is proposed at the south western corner of the site, and along the southern boundary of the site behind the existing hedgerow, connecting with the existing footpath on Barkby Road.
- 4.6 Taylor Wimpey has undertaken public consultation prior to the submission of the outline planning application, including the circulation of a consultation leaflet to local residents, and the launch of a project website (<https://consultwithyou.co.uk/taylorwimpey/syston>), together with meetings

with the Town Council. The planning application is supported by a Consultation Statement by DevComms, which sets out details of the public consultation process to date.

- 4.7 The accompanying Design and Access Statement by Pegasus Group outlines the approach that has been taken to developing the proposals for the site, demonstrating how the proposal will deliver a high-quality urban design solution sympathetic to the local area. Taylor Wimpey has established a strong reputation for delivering high quality developments across the Borough, including Liberty Gardens, and the accompanying Design and Access Statement demonstrates how the proposals can deliver a high-quality, visually-attractive place.

5.0 Planning Policy and Guidance

5.1 This section sets out the key national and local planning policies which are material to the determination of this application.

National Planning Policy Framework (the Framework)

5.2 The National Planning Policy Framework (the Framework) was published on the 27th March 2012 and replaced previous national planning guidance set out in Planning Policy Guidance and Planning Policy Statements. The Ministry of Housing, Communities and Local Government (MHCG) published the Revised National Planning Policy Framework (the Framework (2018)) on 24th July 2018. This was the first revision of the Framework since 2012. There were subsequently further updates to the Framework in February 2019 and July 2021.

5.3 There are three dimensions to sustainable development: economic, social and environmental, as set out at Section 2. The presumption in favour of sustainable remains at the 'heart' of the Framework. Paragraph 11 states that, for decision-taking, this means approving development proposals that accord with the development plan without delay.

5.4 Where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, planning permission should be granted unless the application of Framework policies that protect areas or assets of particular importance provide a clear reason for refusing the development, or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole.

5.5 Footnote 7 confirms those policies that protect areas or assets of particularly importance – now providing a 'closed' list. Footnote 8 confirms that the meaning of out-of-date includes situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing land.

5.6 An important feature of the Framework is the culture change it requires from local planning authorities. It requires local planning authorities to approach decision-taking in a positive and creative way, using the full range of planning

tools available, and working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (paragraph 38).

- 5.7 Paragraph 48 states the local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with the Framework.
- 5.8 Section 5 of the Framework deals with housing issues and sets out the key objective for local planning authorities to deliver a sufficient supply of housing. Paragraph 60 confirms that to support the Government's objective of significantly boosting the supply of homes, a sufficient amount and variety of land can come forward where it is needed.
- 5.9 Local planning authorities are required to meet the objectively assessed needs for housing. Paragraph 74 requires authorities to identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 5.10 The supply should include a buffer of 5% to ensure choice and competition in the market for land, 10% where the local planning authority wishes to demonstrate supply through an annual position statement or recently adopted plan, to account for fluctuations in the market, and 20% where there has been significant under delivery over the previous three years, to improve the prospect of achieving the planned supply.
- 5.11 Section 6 of the Framework deals with building a strong and competitive economy, with significant weight being placed on the need to support economic growth and productivity, taking account of local business needs and wider opportunities for development.
- 5.12 The Framework promotes healthy communities (Section 8), advising that planning decisions should aim to achieve places which promote:

- opportunities for meetings between members of the community through mixed-use developments, strong neighbourhood centres and active street frontages; and
- safe and accessible environments with attractive, well-designed, clear and legible pedestrian routes and high-quality public spaces.

5.13 Paragraph 98 of the Framework notes that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities, and deliver wider benefits for nature and support efforts to address climate change.

5.14 Section 9 of the Framework focuses upon the promotion of sustainable transport. It makes clear at paragraph 110 that plans and decisions should take account of whether:

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- safe and suitable access to the site can be achieved for all users;
- the design of streets, parking areas and other transport elements, reflect current national guidance including the National Design Guide and the National Model Design Guide; and
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.15 Paragraph 124 deals with making efficient use of land, and paragraph 125 confirms that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that developments make optimal use of the potential of each site.

5.16 The requirement to ensure good design in new development is set out in Section 12 of the Framework. Planning decisions should aim to ensure that developments:

- function well and add to the overall quality of the area;

-
- are visually attractive, as a result of good architecture, layout and landscaping;
 - are sympathetic to local character and history;
 - establish a strong sense of place; and
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks.
- 5.17 Paragraph 131 confirms the important contributions trees make to the character and quality of urban environments, noting they can also help mitigate and adapt to climate change – new streets should be tree lined, and opportunities should be taken to incorporate trees within developments.
- 5.18 Paragraph 159 seeks to avoid development in areas at risk of flooding by directing development away from areas at highest risk.
- 5.19 Paragraph 180 deals with issues relating to biodiversity. In determining applications, local planning authorities are advised to apply the following principles:
- if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats.
- 5.20 To prevent unacceptable risks from pollution, planning decisions should ensure that new development is appropriate for its location. The effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to the adverse effects from pollution, should be taken into account (paragraph 185).
- 5.21 Planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development (paragraph 185), and decisions should ensure that any new development in AQMAs is consistent with the local air quality action plan (paragraph 186).

5.22 Section 16 of the Framework focuses upon the conservation and enhancement of the historic environment. It seeks to understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, as well as assessing the significance of heritage assets and the contribution they make to their environment. Paragraph 194 states that planning decisions should be based on the significance of heritage assets affected, and that the level of detail should be proportionate to the importance of the asset and should be no more than is sufficient to review the potential impact of the proposal on their significance.

Planning Practice Guidance (the PPG)

5.23 On 6th March 2014, the former Planning Minister Nick Boles announced the launch of the Planning Practice Guidance (PPG) which reinforces and provides additional guidance on the policy requirements of the Framework. The PPG is a web-based resource that is continuously updated. Alongside the publication of the NPPF (2018) updated Planning Practice Guidance was published in relation to viability and housing and economic development needs assessments.

5.24 The PPG also provides extensive guidance on the matter of design, including listing the planning objectives that can be achieved via good design. These include considering local character, landscape setting, safe, connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.

5.25 The role of health and wellbeing in planning is a consideration in the PPG: active healthy lifestyles should be encouraged, that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing and are accessible by walking and cycling and public transport.

5.26 The PPG reiterates the importance of, and provides guidance on, the assessment of housing need, including affordable housing. With regards to housing delivery, it makes clear that past under-supply should be met, where possible, within the first 5 years of the plan period.

National Design Guide

5.27 The National Design Guide was published in October 2019 and sets out the characteristics of well-designed places and what good design means in practice. The document sets out the ten characteristics necessary to achieve high quality design:

- Context – enhances the surroundings;
- Identity – attractive and distinctive;
- Built Form – a coherent pattern of development;
- Movement – accessible and easy to move around;
- Nature – enhanced and optimised;
- Public spaces – safe, social and inclusive;
- Uses – mixed and integrated;
- Homes and buildings – functional, healthy and sustainable;
- Resources – efficient and resilient; and
- Lifespan – made to last.

The Development Plan

5.28 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.

5.29 The development plan comprises the Charnwood Local Plan Core Strategy (adopted November 2015) and saved policies in the Borough of Charnwood Local Plan, 2004. Key aspects of national planning policy guidance and the development plan of particular relevance to the consideration of the proposals are set out below.

Borough of Charnwood Local Plan (2004) (Saved Policies)

- 5.30 The Borough of Charnwood Local Plan sets out a locational strategy which seeks to focus development on the main urban area of Leicester, the County Town of Loughborough and on settlements capable of offering realistic transport choice along specified corridors. Paragraph 215 of the Framework advises that due weight should be given to policies in existing plans according to their degree of consistency with the Framework.
- 5.31 Policy ST/2 Limits to Development establishes the existing built limits to settlements in order to distinguish between areas of development potential and restraint. The site lies outside the defined settlement limits for Syston.
- 5.32 Policy EV/1 Design seeks to ensure a high standard of design for developments which respect the character of the area, nearby occupiers and is compatible in mass, scale, layout, whilst using landforms and other natural features. Development should meet the needs of all groups and create safe places for people.
- 5.33 Policies CT/1 General Principles for Areas of Countryside, Green Wedge and Local Separation and CT/2 Development in the Countryside set out a generally restrictive approach to new development in areas of countryside. Development is limited to small scale developments and re-use and adaptation of rural buildings for uses suitable in scale and nature.
- 5.34 Policy TR/18 Parking in New Development establishes maximum standards by which development should provide for off-street car parking, dependent on floorspace or dwelling numbers.

Charnwood Local Plan Core Strategy (2015)

- 5.35 The Charnwood Local Plan Core Strategy was adopted in November 2015 and sets out the strategy for the Borough for the plan period 2011 to 2028.
- 5.36 Policy CS1 Development Strategy sets out a requirement to provide at least 13,940 new homes over the plan period. The policy identifies a settlement hierarchy with development focused on the Leicester Principal Urban Area, and with the majority of the remaining growth directed to Loughborough and Shepshed. Syston is identified as one of seven 'Service Centres' where at least

3,000 new homes within settlement boundaries will be identified by the Site Allocations and Development Management Plan Document (which was subsequently not progressed) between 2011 and 2028. Services and facilities will be safeguarded and sustainable development which contributes towards meeting development needs is supported.

- 5.37 Syston is a Service Centre, along with Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley and Syston, which have the following services; a primary school and good access to a secondary school, access to employment opportunities, food shops and a post office, good access to a doctor's surgery, a good regular public transport service to at least one main urban centre, reasonable bus access to nearby villages, and a good range of recreation, leisure and community facilities. Service Centres, such as Syston, are home to at least 3,000 people and a good range of services and facilities, and good transport links, to allow them to provide for the daily needs of the people living there, as well as supporting nearby communities.
- 5.38 The Local Plan Core Strategy states that Service Centres will provide for at least 3,000 new homes and approximately 7ha of employment land, within and adjoining Service Centres over the plan period. The Council will respond positively to sustainable development which contributes towards meeting development needs, supports the strategic vision, makes efficient use of land and is in accordance with the policies within the adopted Core Strategy.
- 5.39 Policy CS2 High Quality Design provides guidance on design, requiring new developments to make a positive contribution to Charnwood, resulting in places where people would wish to live through high quality, inclusive design, and where appropriate, architectural excellence.
- 5.40 Policy CS3 Strategic Housing Requirements sets out affordable housing requirements, with a target of 30% identified for Syston.
- 5.41 Policy CS11 Landscape and Countryside seeks to protect the character of the landscape and the countryside. The countryside is identified as the undeveloped area beyond the established settlement limits.
- 5.42 Policy CS13 Biodiversity and Geodiversity seeks to conserve and enhance the natural environment and ensure that development takes into account impacts

on recognised features.

- 5.43 Policy CS14 Heritage seeks to protect heritage assets and their setting.
- 5.44 Policy CS15 Open Spaces, Sports and Recreation deals with open space requirements in new developments to meet the standards set out in the Open Space Strategy. New developments should demonstrate how these open space standards will be met on-site or alternatively, if appropriate, off-site, having regards to local provision and viability.
- 5.45 Policy CS16 Sustainable Construction and Energy supports sustainable design and construction techniques. It also encourages the effective use of land by reusing land that has been previously developed.
- 5.46 Policy CS17 Sustainable Travel sets out the Council's approach to sustainable travel, indicating that by 2028, the Council will seek to achieve a 6% shift from travel by private car to walking, cycling and public transport, requiring new major developments to provide walking, cycling and public transport access to key facilities and services, safe and well-lit streets and routes for walking and cycling, and securing new and enhanced bus services from major developments and new bus stops where development is more than 400 metres walk from an existing bus stop.
- 5.47 Policy CS25 Presumption in Favour of Sustainable Development sets out the presumption in favour of sustainable development in accordance with the Framework and specifically paragraph 14.

Emerging Charnwood Local Plan 2021 – 2037 – Pre-Submission Local Plan (July 2021)

- 5.48 Charnwood published the Regulation 19 Pre-Submission Draft Local Plan 2021 – 2037 for consultation in July 2021, and consultation took place until 23rd August 2021. Once adopted, the new Local Plan will form part of the development plan and replace the Core Strategy (2015) and the saved policies of the Local Plan (2004).
- 5.49 Consultation on the Draft Local Plan is the fourth stage of consultation on the emerging Local Plan; the first on the scope of the Local Plan took place in July 2016, the second on the key issues and options took place in April 2018 –

entitled 'Towards a Local Plan for Charnwood', and consultation on the Draft Local Plan took place in November/December 2019.

5.50 Policy DS1 Development Strategy sets out the overall spatial strategy of urban concentration and intensification, with some limited dispersal to other areas of the Borough. The most environmentally sensitive areas are to be protected, and the pattern of development will provide a balance between homes, jobs and facilities. Sustainable development will be supported that:

- Contributes towards meeting needs for housing, employment and town centre uses within Limits to Development and allocations;
- Minimises the need to travel, particularly by private car, and prioritises public transport, walking and cycling;
- Protects the intrinsic character of the Countryside;
- Maintains the functions of Green Wedges and Areas of Local Separation;
- Safeguards and delivers a net gain in biodiversity;
- Supports Loughborough as the main social, economic and cultural focus within the Borough;
- Supports the viability and viability of the Town Centre, District Centres and Local Centres to serve the day to day needs of their communities;
- Supports the regeneration and economic success of urban areas;
- Makes efficient use of land, including brownfield or underused land and buildings;
- Safeguards services and facilities;
- Contributes to local priorities identified in Neighbourhood Plans; and
- Is in accordance with the policies of the Local Plan 2021 - 2037.

5.51 Policy DS1 sets out the housing requirement of at least 17,776 homes between 2021 and 2037, and confirms that provision for at least 19,461 new homes will be made. 7,358 homes are directed to the Leicester Urban Area (Birstall,

Syston and Thurmaston), 6,073 homes to Loughborough Urban Centre, 2,331 homes to Shepshed Urban Area, 2,747 homes to the Service Centres (Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby), 934 homes to Other Settlements and 18 homes to Small Villages and Hamlets.

- 5.52 Development will be directed to those locations of the least environmental or amenity value and to locations within the Borough at the lowest risk of flooding. Development proposals should conserve and enhance the built and natural environment, protect biodiversity and mitigate and adapt to climate change.
- 5.53 The spatial strategy confirms that new development will be confined to sites allocated in the Local Plan and Neighbourhood Plans, and other land within the Limits to Development. Development proposals which do not accord with the spatial strategy will not be considered compatible with the vision or to meet the objectives of the plan and will not be considered sustainable development, and as a result will not be supported. Policy DS1 confirms that where a 5 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.
- 5.54 Policy DS3 Housing Allocations allocates land north of Barkby Road, Syston for 195 dwellings, under Policy Reference HA3. Policy DS3 (HA3) confirms that development proposals at site HA3 will be supported, that are accompanied by a Flood Risk Assessment which responds to the evidence of flood risk on the site and demonstrates how mitigation of those risks, including securing appropriate site access arrangements, can be satisfactorily achieved so as to meet the Exception Test; and contribution to the reasonable costs of the provision of a new 2 form entry primary school located at Site HA1.
- 5.55 Policy DS5 High Quality Design requires new developments to make a positive contribution to Charnwood, by responding positively to the local distinctiveness of the area and providing attractive and functional places where people will want to live, work and visit. New development is required to:
- Respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials, access arrangements, and heritage assets and their setting;

- Protect the amenity of people who live or work nearby and those who will live in the new development;
- Be built to last and add to the quality of the area, not just in the short term but over the lifetime of the development;
- Provide attractive, safe and well managed public and private amenity spaces which support active lifestyles;
- Provide well-defined, legible and multi-functional streets and spaces that support all users and encourage social interaction; and
- Reduce their impacts upon, and be resilient to, the effects of climate change in accordance with Policy CC4.

5.56 Policy SC1 Service Centres advises that Service Centres will be supported in providing for the day to day needs of their residents, seeking to improve their sustainability and maintain their unique characters and separate identities. The Council will support development that:

- delivers the allocations at Policy DS3 and DS4;
- ensure the timely and coordinated delivery of infrastructure to support sustainable communities;
- is carefully planned to integrate with the unique settlement pattern and landscape setting of Service Centres;
- protects the open and undeveloped character of Areas of Local Separation;
- protects and enhances the Charnwood Forest and River Soar and strategically important links between the wildlife network which connect them;
- improves connectivity and accessibility within Service Centres and to higher order settlements, particularly by walking, cycling and public transport;
- provides new development within 800m of public transport with at least a 30 minute frequency to a larger urban area;
- provides employment opportunities which reduce out commuting from

Service Centres; and

- contributes to the vitality and viability of Local Centres and District Centres, building on the unique characteristics in terms of heritage and diversity of uses and providing new off street parking for these centres where there is a proven local need.

- 5.57 Policy H1 Housing Mix confirms that a mix of house types, tenures and sizes that meet the overall needs of the Borough, in line with the most up to date evidence will be sought, having regard to the extent to which needs have already been met, together with local housing needs and housing market evidence, economic conditions, viability and site specific circumstances.
- 5.58 Policy H2 Housing for Older People and People with Disabilities seeks at least 10% of new market homes on major developments to meet Building Regulations Part M4(2) standards for being accessible/adaptable; and an appropriate proportion of affordable homes that meet Building Regulations Part M4(2) standards and/or Part M4(3) standards for being suitable for wheelchair users in consultation with Registered Providers. Regard will be had to evidence provided regarding viability and other site specific factors. Provision of bungalows and specialist accommodation for older people and younger people with special accommodation needs will be supported.
- 5.59 Policy H3 Internal Space Standards seeks compliance with nationally described space standards, having regard to viability and other site specific factors.
- 5.60 Policy H4 Affordable Housing confirms that 30% affordable housing will be sought from all major housing developments on greenfield land. 67% affordable homes for rent and 33% affordable homes for ownership will be sought.
- 5.61 Policy CC1 Flood Risk Management seeks to direct development to areas with the lowest risk of flooding, applying the Sequential Test and Exception Test where necessary. Any developments within Flood Zones 2 and 3 are to be accompanied by a site-specific flood risk assessment.
- 5.62 Policy CC2 Sustainable Drainage Systems (SuDS) supports SuDS that are integrated into proposals and that have been considered as part of the

masterplanning of the site, ensuring the design, construction and ongoing maintenance is clearly and carefully design, and noting the opportunities for multifunctional benefits for amenity, recreation and wildlife.

- 5.63 Policy CC4 Sustainable Construction requires new developments to take account of sustainable development principles; encouraging high standards of energy efficiency, the use of renewable and low carbon supply systems, minimising construction waste, and requiring sustainable water management solutions.
- 5.64 Policy CC5 Sustainable Transport supports major development that provides excellent accessibility to key facilities and services by walking, cycling and public transport. Major development proposals are to be accompanied by a robust Transport Assessment and Travel Plan which consider sustainable travel options so that they form an integral part of the development. Well-lit, safe and attractive walking and cycling routes and secure cycle shelters are to be provided, and new and enhanced bus services, including new bus stops where development is more than 400m from an existing bus stop.
- 5.65 Policy CC6 Electric Vehicle Charging Points supports development that provides an electric vehicle charge point or cabling routing for each new residential dwelling with a dedicated parking space.
- 5.66 Policy EV1 Landscape requires new development to protect landscape character and to reinforce sense of place and local distinctiveness, requiring new development to maintain the separate identifies of the Borough's towns and villages.
- 5.67 Policy EV6 Conserving and Enhancing Biodiversity and Geodiversity seeks to secure 10% biodiversity net gain and development proposals should be accompanied by an ecological survey including a Biodiversity Impact Assessment.
- 5.68 Policy EV7 Tree Planting seeks to protect and enhance the natural environment by increasing the number of trees, development will be supported where existing trees are retained, where appropriate, new, native tree planting is provided on site.

-
- 5.69 Policy EV8 Heritage supports development that protects and enhancing heritage assets, including non-designated heritage assets, and prevents harm to their significance and setting. Development is to incorporate Charnwood's distinctive local building materials and architectural details to make a positive contribution to the character and appearance of the area.
- 5.70 Policy EV9 Open Spaces, Sport and Recreation sets out quantity and accessibility standards for provision of on-site open space, sport and recreation facilities, noting the potential for offsite contributions where on-site provision is not possible or desirable.
- 5.71 Policy EV10 Indoor Sports Facilities confirms that developer contributions will be sought from major development in accordance with Policy INF1 to support provision of new indoor sports facilities, or improvements to existing facilities, based on an assessment of need and evidence.
- 5.72 Policy EV11 Air Quality seeks to improve air quality, supporting development that does not lead to significant impact upon local air quality and does not impede the achievement of any air quality objectives.
- 5.73 Policy INF1 Infrastructure and Developer Contributions supports development that is supported by robust evidence of the infrastructure needed to mitigate impacts and support sustainable development, and contributes to reasonable costs onsite and offsite for infrastructure needed to mitigate impacts, through S106 and S278 agreements.
- 5.74 Policy INF2 Local and Strategic Road Network supports development that is supported by a robust transport assessment of the impact of the development on the road network, including cumulative impacts, and provides the necessary infrastructure to mitigate the impact of development, supporting sustainable transport choices.

Charnwood Design SPD

- 5.75 Charnwood adopted the Design SPD in January 2020, which provides guidance on design to support the Core Strategy 2011 – 2028 policies. The Design SPD is a material consideration in the determination of planning applications, providing additional guidance on Policies CS2 High Quality Design, Policy CS15

Open Space, Sport and Recreation, Policy CS16 Sustainable Construction and Energy and the Borough of Charnwood Local Plan saved Policy EV1 Design.

6.0 Assessment of Proposals

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act, 2004 requires the determination of this application to be made in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 Whilst the Framework does not change the statutory status of the development plan as the starting point in decision making, it is an important material consideration in determining applications. The Framework constitutes the Government's view of what sustainable development means in practice for the planning system.
- 6.3 The Government's objective in publishing the Framework is to secure a significant culture change in the way planning applications are determined, with a clear presumption in favour of sustainable development, with local planning authorities proactively driving and supporting sustainable economic development to deliver the homes, business and industrial units and infrastructure the country needs. A key message in the Framework is the need for positive planning to boost significantly the supply of housing to meet the full objectively assessed housing needs for an area.
- 6.4 For decision taking, the Framework requires local planning authorities to approve development proposals that accord with the development plan without delay and, where a plan is absent, silent or policies are out of date, approving planning permission unless the adverse impacts would significantly and demonstrably outweigh the benefits, or specific Framework policies indicate that development should be restricted. Weight may be given to relevant policies in emerging local plans according to the stage of preparation, the extent to which there are unresolved objections to relevant policies, and the degree of consistency with the Framework.
- 6.5 For the purposes of this application, the development plan comprises the saved policies of the Borough of Charnwood Local Plan, along with the policies of the Charnwood Core Strategy. Due weight is to be given to relevant policies according to their degree of consistency with the Framework (paragraph 219) and the extent to which they can be considered out of date (paragraph 11d).
- 6.6 The following sections of this Planning Statement consider the consistency of

the proposals with relevant policies of the development plan that can be afforded weight in the determination of the application, together with the emerging Local Plan which seeks to allocate the site for 195 dwellings, and then considers the implications of the Frameworks and whether any specific policies indicate development on the site should be restricted.

The Planning Issues

6.7 The key planning issues that have been identified in respect of the proposed development are as follows:

- The Principle of Development and Accordance with the Development Plan;
- Accordance with emerging Local Plan Policy DS3(HA3);
- Sustainability;
- Transport, Access and Highway Safety;
- Ecology, Arboriculture and Landscape; and
- Archaeology and Heritage.

The Principle of Development and Accordance with the Development Plan

6.8 Policy CS1 of the Charnwood Local Plan Core Strategy sets out the development strategy for the Borough, seeking to provide at least 13,940 dwellings over the plan period. Of this figure, the policy sets out the Council will plan positively for the role of Service Centres and provide for at least 3,000 new homes within the 'Service Centres', under which Syston is classified.

6.9 In setting out a minimum requirement, there is no restrictive cap to development and an argument that the number of dwellings is exceeded does not render any proposals to be out of accordance with the policy. The minimum provision provides flexibility for the plan to deal with unforeseen circumstances including under delivery on allocated sites. The provision of additional housing on the application site would be in accordance with Policy CS1. The latest standard method assessment of local housing need sets a requirement in excess of the provision in the Core Strategy.

Accordance with emerging Local Plan Policy DS3(HA3)

- 6.10 The emerging Pre-Submission Draft Local Plan 2021 – 2037 (Regulation 19) was subject to consultation in July – August 2021. Land north of Barkby Road, Syston is included as an allocation for 195 dwellings, under Policy DS3 Housing Allocations, as site reference HA3. Policy DS3(HA3) supports development proposals on the application site that are accompanied by a Flood Risk Assessment which responds to the evidence of flood risk on site and demonstrates how mitigation of those risks, including appropriate site access arrangements, can be satisfactorily achieved so as to meet the Exception Test, and contribute to the reasonable costs of the provision of a new 2 form entry primary school located at Site HA1.
- 6.11 This planning application has been submitted in support of the emerging Local Plan allocation, and the planning application as a whole demonstrates how the requirements of Policy DS3(HA3) are satisfied. The planning application is accompanied by a Flood Risk Assessment and Drainage Strategy by Travis Baker, which has been prepared in accordance with emerging Policy DS3(HA3).
- 6.12 The accompanying Flood Risk Assessment confirms that site levels, including dwellings and access, are to be elevated to ensure that they are not at risk of flooding from surface water, without compromising overland flood routes back to the watercourse, should the development drainage system fail. To offset the potential loss of floodplain volume, resulting from raising site levels, the development proposals also provide low lying areas for flood compensation, whereby public open space and landscaped areas of the site are able to flood in a controlled manner. These measures ensure that emergency access will be available for vehicles at all times. A secondary pedestrian point of access for the northern part of the site is also provided, by upgrading and improving the pedestrian link to the existing residential development west of the site.
- 6.13 The planning application is accompanied by a Flood Risk and Drainage Assessment by Travis Baker, which demonstrates that the site can be satisfactorily drained and will not cause or increase flood risk elsewhere. A Hydraulic Modelling Report by JBA (Flood Risk Assessment Appendix VIII) is also provided and details the comprehensive hydraulic modelling exercise that has been undertaken.

-
- 6.14 The proposed development is at low risk of flooding from tidal, fluvial, overland flow, drainage flooding, groundwater flooding and flooding from artificial sources. Under normal circumstances the site is at low risk of flooding as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%)
- 6.15 The surface water drainage system shall be designed to ensure that flood storage volumes are retained onsite for critical storm events up to the 1 in 100-year return period plus an allowance for climate change.
- 6.16 A Hydraulic Modelling Report by JBA has determined the extent of the existing surface water flooding and the need for any compensatory works. The report recommends that provision is made onsite for a flood compensation scheme, with the overall catchment for the site to be contained by a series of four water sewer networks, with each network leading to an online attenuation and then discharged at a restricted flow to greenfield run-off rates.
- 6.17 To further mitigate the flood risk to properties in the event of a failure within the drainage system, surface levels will be designed to ensure that flood flows are not directed toward dwellings. The design will consider the existing surface water flow paths from off site that traverse to study site. External levels surrounding dwellings shall generally be 150mm below ground floor levels. A flood compensation area is provided within the western part of the site to offset the loss of potential flood volume removed by the raising of ground levels.
- 6.18 The proposed development will not result in any detrimental impact onto the existing surrounding properties. The proposed drainage scheme will not increase flood risk to surrounding properties of the development site. Therefore, the requirement of paragraph 167 of the Framework is satisfied.

Sustainability

- 6.19 In terms of sustainability, the development proposals are well related to the settlement of Syston. Syston is identified as a Service Centre in the adopted Core Strategy and is a sustainable location for housing growth, with a wide range of services and facilities available and good public transport connections to both Leicester and Loughborough. The emerging Local Plan (July 2021) confirms that the urban settlements of Birstall, Syston and Thurmaston form

part of the Leicester Urban Area, and are significantly influenced by their physical and functional relationships with the City, whilst also having a good range and choice of services and facilities that meet the day to day needs of residents.

- 6.20 The application site is located approximately 1.3km from Syston town centre. The application site is accessible by sustainable travel modes. The nearest bus stop to the site is located on Barkby Road, approximately 300m from the site access, whereby the number 100 bus service runs every two hours between Leicester and Melton Mowbray via Barkby, Barsby, Gaddesby and Great Dalby. Within Syston town centre, the number 5/5A bus service runs every 20 minutes between Leicester and East Goscote/Melton Mowbray.
- 6.21 The nearest railway station is Syston which is approximately 1.9km southwest of the site, off Melton Road. The station provides an hourly service to Leicester, Lincoln, Nottingham and Loughborough, with car and cycling parking facilities available at the station. Syston is one of the few centres within Charnwood with a railway station providing easy access to Leicester and Loughborough by sustainable modes. The presence of both rail and bus services makes the settlement one of the more sustainable locations for growth in the Borough.
- 6.22 The local pedestrian infrastructure is good and the services and facilities available within Syston are within walking distance of the application site. A continuous footway network currently runs between the southwest corner of the site on Barkby Road towards the town centre – a new footpath link will extend to link the existing provision with the site access. A Public Right of Way runs through the site, linking to existing residential dwellings to the west. The additional demand for pedestrian, cycle and bus journeys can be accommodated by the existing infrastructure and proposed measures, including a Travel Plan, which includes the appointment of a Travel Plan Co-ordinator, travel packs for residents and free bus passes.

Transport, Access and Highway Safety

- 6.23 A Transport Assessment and Travel Plan by David Tucker Associates (DTA) has been produced to assess the proposed development in accordance with the NPPF and PPG. Matters relating to highways and transportation have previously been agreed as part of the previous planning application. The

Transport Assessment has been updated to take account of comments received through the course of the previous planning application.

- 6.24 The NPPF makes clear that the transport system needs to be balanced in favour of sustainable transport modes, giving people real choice about how they travel. The NPPF is clear that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The accompanying Transport Assessment demonstrates that in terms of transport, the residual cumulative impact of the proposed development shown on the Concept Masterplan, would be negligible.
- 6.25 The proposed development will be accessed via a new priority junction off Barkby Road, with a right turn lane into the site, designed to standard and with appropriate visibility. The access will be 5.5m wide, as agreed with Leicestershire County Council Highways as part of the previous planning application, with a 2m footway to link in with the existing footway provision along Barkby Road to the west.
- 6.26 The proposed development would generate around 90 two-way traffic movements in the AM peak and 85 in the PM peak; this equates to an additional 1 – 2 additional vehicles every minute, which is considered modest. Junction assessments have been undertaken at key locations within the town centre, as identified by Leicestershire County Council Highways and local residents. Whilst concerns were raised regarding the Melton Road/Barkby Road/High Street mini roundabout, evidence shows that the flows at the roundabout are lower than in 2013 (following improvement works undertaken in 2015) and the new layout has allowed a proportion of vehicles travelling from Barkby Road to bypass the roundabout, further reducing any capacity issue.
- 6.27 In accordance with the NPPF, the additional traffic would not have a material impact on the safety or operation of the local road network. The Transport Assessment concludes that the impact of the development will not be 'severe' and overall, there are no justifiable reasons for refusal on highway grounds.

Ecology, Arboriculture and Landscape

- 6.28 The planning application is accompanied by an Ecological Appraisal by the Environmental Design Partnership (EDP), including an Extended Phase 1

survey and a number of protected species surveys, which has been prepared to consider the ecological impact of the proposed development and how biodiversity can be conserved and enhanced. This concludes that there are no overriding ecological interests that would preclude development. There are no statutory designations within the application site, and none nearby that would be materially affected by the proposals.

- 6.29 The habitats identified onsite were found to comprise predominately those of low intrinsic ecological importance (site-level importance or less), which presents an opportunity to enhance the biodiversity of the application site, as a result of the proposed development. The hedgerows provide suitable foraging and commuting habitats for a range of species, along with bird nesting opportunities, and are therefore enhanced/strengthened as shown on the Concept Masterplan (aside from a section to allow for vehicle access/access routes). The few mature trees present have been retained within the proposed scheme. New native tree, hedge and shrub planting will also provide additional diverse foraging resource.
- 6.30 The Concept Masterplan shows new areas of informal open space and wildlife friendly storm water attenuation areas (including at least one that is permanently wet, as advised by CBC's ecological officer), which provide opportunities for ecological enhancement. Although there was no evidence of badgers within the application site, a check for any new badger setts will be carried out pre-commencement, and sensitive clearance methodologies will be deployed in relation to nesting birds and reptiles.
- 6.31 The Ecological Appraisal confirms that the development is capable of achieving a biodiversity net gain of 2.49 units (14.94%) and 4.33 linear units (57.04%).
- 6.32 To conclude, the Ecological Appraisal finds that by virtue of the relatively limited constraint posted by the site's habitats and protected species interest, coupled with the proposed mitigation measures, the scheme is capable of compliance with relevant planning policy for the conservation of the natural environment.
- 6.33 The planning application is accompanied by an Arboricultural Impact Assessment by EDP. The report considers the nature and extent of tree loss and provides mitigation and protection measures to ensure the long-term

retention of retained trees. The Concept Masterplan has been informed by these arboricultural recommendations and has sought to retain all trees, where possible. The Arboricultural Impact Assessment considers that whilst the proposed development would result in the partial loss of three low quality trees, this will be more than compensated for through the provision of new trees and hedgerows, as well as hedgerow reinforcement, across the site. Furthermore, the addition of new tree and hedgerow stock will contribute towards improving the quality of green infrastructure in the area.

- 6.34 The application is accompanied by a Landscape and Visual Appraisal by EDP to consider the application site and assess its suitability in landscape and visual terms for residential development. The site's constraints and opportunities have been used to identify a landscape strategy for development that has informed the Concept Masterplan. The application site does not lie within or form part of any Green Wedge or Local Separation Area, nor does it lie within or form part of any landscape designation.
- 6.35 In terms of the character of the site, there will be an inevitable significant adverse effect upon the visual and sensory character of the site when it changes from open fields to residential development, however the landscape strategy would strengthen and enhance the low to poor quality field boundary hedgerows and sparse hedgerows within the site. This would lead to beneficial effects upon the landscape fabric and habitats within the site.
- 6.36 In terms of the immediate landscape context of the site, development of the site would form a further modern residential extension to the eastern edge of Syston, which has already been extended in recent years, creating a very prominent hard urban interface to the surrounding rural edge landscape. This reflects the urbanising influences of urban settlements such as Syston on the Wreake Valley LCA, as described in the published Charnwood Landscape Character Assessment. The Charnwood Landscape Capacity and Sensitivity Appraisal assessed the area in which the site is located to have "Medium High capacity to accommodate development" and "could form a natural extension to the existing urban form". It also noted that development on the site could "provide an opportunity to mitigate the impact of the urban edge on the wider landscape", and thus the proposed development has responded by providing landscape buffers up to 10m wide to mitigate the impact of the development

on the surrounding landscape. Therefore, the Landscape and Visual Appraisal finds that development of the application site would result in not significant effects (moderate/minor adverse) on the local landscape context, and an overall negligible effect upon the wider Wreake Valley LCA.

6.37 A sensitive characteristic of the landscape are the views across the valley and towards village churches. In response to this, the Concept Masterplan has incorporated a designed view corridor through the development, to retain a view towards St Mary's Church, Barkby, from the public footpath to the north and from within the development.

6.38 In terms of visual amenity, the openness of the landscape between Syston and Queniborough Road would inevitably lead to significant effect upon those public footpath and road receptors with close range and open views of the site. However, as photo viewpoints and site photographs illustrate, in the wider landscape, the site is viewed in the context of the adjoining settlement edge, and partially screened by the latest residential development to the south of Barkby Road in views from the south and south-west. Furthermore, natural topography and trees and woodland in the landscape contain views to a relatively small area of the valley to the east of Syston.

6.39 The landscape and visual sensitivities of the site have influenced the masterplanning process through an iterative process. The proposed development therefore incorporates embedded mitigation measures, as summarised below:

- Eastern landscape buffer (average 10m width) to Queniborough Road, to filter and soften views of the proposed development and protect the character of the rural landscape to the east of the site;
- Southern landscape buffer to Barkby Road to include tree planting to filter and soften views of the proposed development, and protect the character of the rural landscape to the south of the site;
- Tree planting along the northern boundary of the site, to filter and soften views of the proposed development in views from the north, whilst incorporating a framed view across the development to retain a view towards Barkby Church spire from public footpath I84 between

Queniborough and Syston.

- 6.40 The proposed development would also provide significant benefits for the local community including; new areas of informal play and open space across this previously privately-owned site, together with new areas of attractive, accessible, linked play and open space across the site.
- 6.41 The Landscape and Visual Appraisal concludes that the effects of the proposed development would be localised, due to the level of physical containment by Syston to the west, undulating topography and Queniborough to the north, and high ground to the east and south beyond Barkby Lane. Visibility of the site is further restricted by the strongly treed/wooded character of the landscape to the east of Queniborough Road and around Barkby. The proposed development would merge into the modern and recently extended eastern urban edge of Syston which already exerts an influence on the surrounding landscape. Furthermore, in accordance with landscape guidance for the Wreake Valley LCA, the landscape strategy for the proposed development would conserve and enhance existing trees and hedgerows where possible and introduce substantial new planting within landscape buffers around the edges of the site to reduce the impact of the urban edge on the surrounding countryside.
- 6.42 Charnwood Borough Council commissioned a Green Wedges and Local Areas of Separation Study (2016) to review Local Areas of Separation and Green Wedges and how they perform against their respective objectives. The application site does not form part of the existing or proposed Area of Separation – the study proposed an extension of the existing Area of Separation between Syston and Queniborough – on land to the south of Barkby Road, however the application site remains outside of this proposed extension area.
- 6.43 The Concept Masterplan shows approximately 2.4ha of public open space (excluding drainage attenuation) provided within the proposed development. The Concept Masterplan shows several areas of publicly accessible open space, consisting of informal green space and a central area of Local Equipped Area of Play (LEAP) overlooked by adjacent houses. Perimeter and internal field boundary hedgerows are to be retained wherever practicable. A 10m

landscaped planting buffer is to be provided along the eastern site boundary. This is a significant overprovision of open space against the Policy CS15 requirement of 1.35ha onsite open space provision. The proposals provide substantial open space and recreation opportunities which would contribute to the health and well-being of communities. These spaces offer recreational value, natural surveillance from roads, the Public Right of Way and housing, and make use of existing landscape features.

- 6.44 The proposed development is considered to accord with the requirements of Policy CS11 – seeking to protect the character of the landscape and countryside, Policy CS13 – seeking to enhance and conserve the natural environment and Section 15 of the Framework.

Archaeology and Built Heritage

- 6.45 The planning application is accompanied by an Archaeological and Heritage Assessment by the Environmental Dimension Partnership (EDP), which has been prepared in accordance with Section 16 of the Framework.
- 6.46 The application site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, nor does it fall within a Conservation Area.
- 6.47 All designated heritage assets within the wider 1km study area, including seven Grade II listed buildings and two conservation areas, have been assessed to gauge potential for, and significance of indirect (setting) impacts from the proposed development of the site. A small part of the Syston conservation area lies within the study area; some 850m west of the application site. The conservation area is surrounded by a buffer of 20th and 21st century development and therefore cannot be experienced from the application site. Consequently, the application site does not contribute to the setting of the conservation area and it will not be affected by the proposed development. Similarly, the Barkby Conservation Area is located some 970m south of the application site, with only a fraction lying within the study area. The Barkby Conservation Area is surrounded by a large buffer of agricultural fields, due to the lack of association and distance, it is considered that there will be no effects on the conservation area from the proposed development.

- 6.48 All listed buildings within the study area are located within the Syston conservation area. In each case, their functions, forms and locations are such that they do not possess any interrelationships of potential significance or intervisibility with the application site, and as such that it is considered highly unlikely that they would experience a loss of significance as a result of the proposed development. There are no previously recorded non-designated heritage assets within the application site, as recorded on the Leicestershire HER. The Grade I listed Church of St Mary is located within the Barkby conservation area, some 1.2km to the south of the application site. Whilst the upper part of the church tower is visible from the application site, and therefore is forms part of its setting by forming part of its significance, it is considered that the application site is located some distance and with no historical or associational connections, and that there will be no harm to the significance of the Grade I listed Church of St Mary as a result of the proposed development.
- 6.49 There is considered to be very low potential to encounter archaeological remains from the prehistoric, Roman and early medieval periods within the application site. Medieval and later activity is likely to be represented by 'low value' features such as buried furrows, plough soils and former boundaries only. A watching brief was commissioned by Taylor Wimpey, prior to residential development, to the south of Barkby Road. No archaeological features or artefacts were discovered during the course of the watching brief. Additionally, land to the west of the application site was subject to geophysical survey, followed by an archaeological evaluation and assessment – the results of which suggested that the use of this site was probably limited to agricultural use. As these investigations immediately adjacent to the application site have failed to encounter any archaeological remains of note, it is considered that there is a very low potential for significant archaeological artefacts of features that would be of such a significant that it would require or warrant preservation in situ.
- 6.50 It is therefore considered that no further archaeological works should be required in relation to this planning application. This position has been confirmed by the Council's archaeological advisor. The proposals therefore comply with the requirements of Policy CS14 and Section 16 of the Framework.

7.0 Section 106 Heads of Terms

7.1 The applicant will enter into a Section 106 obligation to ensure delivery of such requirements as are reasonable and which accord with the tests set out in the Community Infrastructure Levy Regulations 2010 (as amended) in respect of the grant of planning permission for this site. It is anticipated that the application will be subject to a Section 106 agreement that will provide the following Heads of Terms:

- Up to 30% affordable housing provision;
- Contributions towards primary education facilities at Site HA1 (in accordance with emerging Policy DS3(HA3));
- Contributions to public transport improvements, including a Travel Plan;
- Any necessary contributions towards improved health facilities;
- Any necessary contributions towards improved waste facilities; and
- Any necessary contributions to library facilities.

8.0 Conclusions

- 8.1 This Planning Statement accompanies and supports an outline planning application for up to 195 dwellings on land north of Barkby Road, Syston. The application site is an emerging allocation for residential development in the Charnwood Pre-Submission Local Plan 2021 – 2037 under Policy DS3, site reference HA3. The planning application has been submitted at this time in order to support the emerging Charnwood Local Plan and Policy DS3(HA3).
- 8.2 This Planning Statement, and the planning application submission as a whole, demonstrate compliance with the requirements of emerging Policy DS3(HA3). Policy DS3(HA3) seeks to support residential development proposals at this site that are accompanied by a Flood Risk Assessment which demonstrates how flood risk can be mitigated, including for the site access arrangements, in order to meet the Exception Test, and that proposals contribute to the reasonable costs of the provision of a new 2 form entry primary school at Site HA1.
- 8.3 The proposals have been informed by a full range of supporting technical studies, which confirm that there are no technical constraints that would prevent the development of this site. The enclosed Flood Risk Assessment by Travis Baker demonstrates that the site can be satisfactorily drained and will not cause or increase flood risk elsewhere. A Hydraulic Modelling Report by JBA is also provided and details the comprehensive hydraulic modelling exercise that has been undertaken.
- 8.4 The reports confirm that safe access and egress can be achieved, with site levels, including the site access and dwellings, to be elevated to ensure that they are not at risk of flooding from surface water. To offset the potential loss of floodplain volume resulting from raising site levels, the illustrative masterplan includes low lying areas of public open space and landscaping for flood compensation, which can flood in a controlled manner. Surrounding property levels on all sides will be substantially higher so that they are unaffected should such flooding occur. These measures ensure that emergency access is available for vehicles at all times and that there will be no increase in flood risk on site or elsewhere.
- 8.5 Contributions will be made towards a new 2 form primary school to be provided

as part of the development of Site HA1, which lies immediately to the south of the application site. The development proposals therefore accord with the requirements of emerging Policy DS3(HA3).

- 8.6 This statement has explained in detail the benefits and impacts of the proposed development and the extent to which mitigation measures are proposed to limit any adverse impacts. Careful consideration has been given to the overall form and layout of the proposals to ensure the creation of a new distinctive place that fits with the existing urban edge of Syston. The Design and Access Statement outlines the key design principles and highlights how a high-quality scheme will be delivered, that accords with the Council's aspirations to secure quality in all new development.
- 8.7 Having regard to the necessary test set out in paragraph 11 of the NPPF, there are no adverse impacts which would outweigh the benefits of the development. In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004), and the presumption in favour of sustainable development, the application should therefore be approved.