



## Planning Statement

Proposed residential development for up to 30no. dwellings

Land off Leconfield Road, Nanpantan, Loughborough

Bowbridge Homes (Nanpantan) Ltd.

November 2020

nineteen47  
CHARTERED TOWN PLANNERS  
& URBAN DESIGNERS

**Client:**

Bowbridge Homes (Nanpantan) Ltd.

**Project:**

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**Report Title:**

Planning Statement

**nineteen47 Reference:**

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## Section 1: Introduction

- 1.1. nineteen47 is instructed by Bowbridge Homes (Nanpantan) Ltd ["the Applicant"] to prepare and submit an application for outline planning permission ["the Application"] to Charnwood Borough Council ["the Council" or "the Local Planning Authority" or "the LPA"] for up to 30 no. residential dwellings ["the Proposed Development" or "the Proposals" or "the Scheme"] on land off Leconfield Road, Nanpantan, Loughborough.
- 1.2. The Application seeks the delivery of new homes in a sustainable location, compliant with the National Planning Policy Framework (2019) ["the Framework"] and the up-to-date elements of both adopted and emerging components of the Development Plan.
- 1.3. The Proposed Development will deliver a range of benefits, including:
  - Rapid delivery of additional housing in a sustainable location;
  - Provision of a market housing mix which reflects current evidence of housing demand;
  - Delivery of affordable housing to meet local needs;
  - Creation of a high-quality development in a landscaped setting;
  - Provision of public open space and potential for formalised access to Burleigh Woods;
  - Retention and enhancement of key landscape and ecological features within and around the Site;
  - Economic benefits arising from the construction of the development, with new employment and training opportunities both on the Site and in the wider supply chain;
  - Increased local expenditure from the new residents, helping to sustain and support local services and facilities.
- 1.4. In addition to this Planning Statement, the Application is submitted with the following supporting information, as agreed with officers during pre-application discussions:
  - Covering Letter
  - Application Form and Certificates
  - Copy of Notice
  - Design and Access Statement nineteen47
  - Landscape and Visual Impact Assessment Golby+Luck
  - Tree Survey CBE Consulting
  - Ecological Appraisal Report CBE Consulting
  - Transport Statement ADC Infrastructure
  - Flood Risk Assessment and Drainage Strategy ADC Infrastructure
  - Phase I Desk Study Report Geodyne
  - Phase II Exploratory Investigation Report Geodyne
  - Archaeological Desk-based Assessment RPS
  - Plans and drawings:
    - Site Location Plan 1249 001
    - Topographical Survey 3358 Rev A
    - Parameters Plan n1249 010
    - Illustrative Layout Plan n1249 007 Rev D

- 1.5. The purpose of this Statement is to set out the case, in planning terms, in support of the Proposed Development. Section 2 describes the Application Site and its surroundings, with Section 3 providing details of the Proposed Development. Section 4 provides the relevant planning policy context against which the Application must be determined and Section 5 undertakes an assessment of the Proposed Development against planning policy and all other relevant material considerations. Finally, Section 6 sets out the planning balance in a summary and conclusions.

### Pre-application Discussions

- 1.6. Initial pre-application discussions with the LPA were convened by the landowner in October 2018, with a pre-application meeting with Charnwood's planning officer, Jeremy Eaton, held in November 2018. The initial feedback received from the LPA was that the principle of residential development within the Site would be accepted, dependent on its successful design and integration into the local context.
- 1.7. Subsequent discussions with the LPA took place in December 2019, during which validation requirements for a planning application were confirmed along with a suggestion that an application is accompanied by a scheme of landscaping and boundary treatments, unless those matters were to instead be secured by a condition.
- 1.8. A further pre-application meeting was held with the planning officer in March 2020, focusing principally on design-related matters. Subsequent discussions covered matters including housing mix and car parking requirements.

### The Landowner

- 1.9. The Site is under the sole ownership of the Helen Jean Cope Charity, named after Jean Cope, who inherited the Estates of her grandfather, Alan Moss, and her mother, Annie Isobel (Nan) Cope. In 1998, the Charity Commissioners approved a scheme for distributing the assets of the Estate and, since that time, the Trustees have granted almost £5 million to assist schools, village halls, churches, playgroups, art festivals, and groups catering for the needs of young, the old, the disabled, the homeless and the sick.
- 1.10. Following the pattern set by the Copes themselves, the Trustees make most of the grants to charities which are based in, or have a connection with the East Midlands, with preference being given to applications which will benefit Leicestershire. The family has also previously gifted part of The Outwoods and Jubilee Wood to Loughborough for the enjoyment of the public, demonstrating a long-standing commitment to improving the local community.

### The Applicant

- 1.11. Bowbridge Homes is a local developer, focused on the delivery of high-quality housing. They create bespoke house types for every site, ensuring a scheme which is locally-specific and which responds to its setting, with an emphasis on place-making. Bowbridge Homes was chosen by the landowner for the development of the Application Site in this instance following a rigorous selection process, focused on ensuring the delivery of a high-quality residential development that will provide an enduring positive contribution to the local area.

## Section 2: The Application Site and Surroundings

- 2.1 The Application is supported by a Design & Access Statement and a Landscape & Visual Impact Assessment, which provide detailed descriptions of the Site and its surroundings – this being summarised below.

### The Application Site

- 2.2 The Application Site is shown edged red on the submitted Site Location Plan (Drawing no. 1249 001), located to the west of Leconfield Road to the south-western edge of Loughborough. The Site extends to approximately 1.69 ha in total, located entirely within the administrative boundaries of Charnwood Borough Council. The Site is wholly within the settlement limits defined in the Development Plan and is not covered by any specific statutory or non-statutory designations. The Site is in single ownership and is available immediately for residential development.
- 2.3 The Site comprises a single irregular-shaped field, currently maintained as rough grassland, with sections of native boundary hedgerow and tree cover to the north, south and east.
- 2.4 In terms of landform, the Site rises from a low-point of 80m above ordnance datum (AOD) at the eastern boundary to a high-point of 87.5m AOD where there is a localised ridge at the mid-point of the southern boundary that continues to fall to the south. To the west the landform falls towards the south-west boundary with Burleigh Wood at 84m AOD. To the north the ridge extends to the north-west corner of the site at 83m AOD.
- 2.5 The Site is bound by modern settlement on all sides except for the western boundary that adjoins Burleigh Wood. The modern settlement to the north and east associated with Leconfield Road, Tynedale Road, Montague Drive and Compton Close comprise modern residential development constructed between the 1970s and 1990s. The immediate boundaries of the Site to the north and east comprise native hedgerows with intermittent tree cover with the rear garden boundaries of the adjoining properties beyond.
- 2.6 To the south, the settlement is defined by ribbon development mainly from the 1960s that extends alongside Nanpantan Road. There is more recent garden development between the Site and Nanpantan Road the most recent being the construction of a new property at the south-east corner of the Site. The Tudor Farmhouse is located at the south-west boundary of the Site. The southern boundary of the Site also defined by sections of native hedgerow with intermittent tree cover, beyond which are the garden boundaries of the adjoining properties.
- 2.7 These boundaries adjoin the gardens of properties associated with the modern settlement where there is evidence of domestication through the introduction of ornamental tree and shrub species, most notably section of Leylandii hedgerows and coniferous tree cover. The western boundary of the Site is defined by a timber post and rail fence, beyond which is the woodland setting of Burleigh Wood.
- 2.8 There are 11 no. notable trees/tree groups associated with the boundaries of the Site, including a number of Oak trees (Category A) at the western boundary with Burleigh

Wood; 5no. trees at the southern site boundary that include a Category A Oak tree; 3no. trees at the north-east boundary that include two Holly (Category C) and a single Leylandii (Category B); and a row of Leylandii at the northern-west corner. Burleigh Wood to the west comprises a mixed species deciduous woodland that is designated as Ancient Woodland.

- 2.9 Access to the Site is via an existing agricultural access taken from Leconfield Road. The Site is maintained as private grassland and is not crossed by any designated public rights of way as identified by Leicestershire County Council.

### The Surrounding Area

- 2.10 Burleigh Wood to the west of the Site is designated as Ancient Woodland and a Local Nature Reserve. The Tudor Farmhouse at the south-west corner of the Site is a designated Grade II Listed Building.
- 2.11 The wider area surrounding the Site comprises the Loughborough University Campus to the north with sports pitches, areas of car parking and campus buildings. To the west there is mixed arable and pastoral farmland that extends either side of Snell's Nook Lane and Longcliffe Golf Club that extends between Nanpantan Road, Snell's Nook Lane and the M1 motorway. To the south beyond the settlement are wider areas of typically arable farmland that extend across the slopes rising towards the wooded ridgeline to the south-east where Jubilee Wood and Out Woods mark the transition between the farmland fringes of Loughborough and the elevated Charnwood Forest landscape that extends to the south and west.
- 2.12 In terms of wider landform, the site is located on the southern slopes of the Soar Valley that fall to the east to approximately 40m AOD at the eastern fringes of Loughborough. To the west and south west, the valley rises towards the ridgeline that is defined by the wooded setting of Charnwood Forest and the local high-point of Beacon Hill at approximately 248m AOD. The landform of the valley slopes and ridge is varied with notable outlying hills at Outwoods at approximately 136m AOD and Buck Hill at approximately 155m AOD that combine with the woodland cover to create a more complex landscape setting.

### Nanpantan

- 2.13 Nanpantan has a population of circa 5,660no. people and is located to the south-west of the town of Loughborough, separated slightly from the main built-up area of the town. It lies approximately 4.1km to the south-west of Loughborough town centre, 21.5km to the north-west of Leicester, 31.6km to the south-west of Nottingham and 27.8km to the west of Melton Mowbray.

### Services and Facilities

- 2.14 Whilst Nanpantan has a number of services and facilities, it is essentially an extension of Loughborough where many traditional services and facilities can be found. Selected services and facilities within Nanpantan are listed below:
- Holywell Primary School (Thirlmere Drive);
  - Mountfields Lodge School (Forest Road);
  - Nanpantan Nursery School (Nanpantan Road);

- Watermead Day Nursery (Watermead Lane);
  - St Mary in Charnwood C of E Church (Nanpantan Road);
  - Holywell Church (Berkeley Road);
  - Loughborough University (Ashby Road);
  - Loughborough College (A6004 Epinal Way);
  - Charnwood Wildlife Area (Nanpantan Road);
  - Burleigh Wood Nature Reserve (Compton Close);
  - Forest Road Post Office (Forest Road);
  - The Priory (Nanpantan Road) ;
  - Toby Carvery (Forest Road);
  - Premier Store (Valley Road).
- 2.15 Further afield, Loughborough Town Centre has a good selection of supermarkets including a Morrisons, Sainsburys, M&S Simply Food Store, Aldi, Lidl, with the closest being Tesco Extra, located approximately 3.8km from the Site along the A6004.
- 2.16 Whilst there are no secondary schools in Nanpantan, Loughborough is home to several, including De Lisle College, Charnwood College, Loughborough Grammar and Loughborough High School.
- 2.17 Loughborough Hospital is also a short drive away along the A6004, approximately 3.9km from the Site.

#### The Character of the Settlement

- 2.18 The character of the historic core of Nanpantan is one that has evolved over time and which varies in architectural form and scale, with a wide range of building types. Some properties retain original chimneys, occurring in a great variety of styles and adding interest to the roofscape. Buildings are generally detached or semi-detached in form and set behind generous green frontages. The material palette of the more traditional buildings tends to consist of red brick, white/cream render, in whole or in part. There are instances of timber cladding on more modern extensions and buildings. Slate is the predominant traditional roofing material with red roof tiles also seen with occasional use of pantiles to outbuildings.
- 2.19 Since the 1950s, Nanpantan has steadily expanded eastwards towards Loughborough. The majority of houses in this area are of a particular time and not distinct to the area and are typically set out in a perimeter block formation and 2-storey in height. The common material palette for these houses is usually a mixture of red/dark/buff brick with grey roof tiles. Frontages tend to be generous and boundary treatments consists of low-level front walls or hedges with a generous grass verge sitting beyond this.
- 2.20 One of the most extensive uses of local stone in Nanpantan is in the construction of boundary walls, making a significant and distinctive contribution to the local street scene. Other boundary treatments consist of front hedges, with tree planting in private frontages a feature of the street scene. The verge remains a typical feature of the street scene but now more regularly occurs at the back of the footpath.



## Section 3: The Development Proposals

3.1 The Application seeks consent for the following Proposed Development:

**Application for Outline planning permission for up to 30no. dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure at land off Leconfield Road, Nanpantan.**

3.2 With the exception of the point of access into the Proposed Development, all other matters will be reserved for future determination.

3.3 The Application is supported by a Design & Access Statement, which analyses the opportunities and constraints of the Site – these also demonstrated within a Parameters Plan (Drawing no: n1249 010) and with an Illustrative Layout Plan (Drawing no: n1249 007 Rev D) providing an indication as to how the Proposed Development can be appropriately designed and set out so to respond to and knit-in with the surrounding context.

3.4 In terms of the amount of development, it is anticipated that circa 1.03 ha of the Site can be utilised to deliver new housing, with circa 0.66 ha accommodating open space and surface water attenuation areas – this amounting to circa 61% and 39% respectively of the Site's overall 1.69 ha area.

3.5 The exact number of new dwellings will be defined as part of a subsequent application for reserved matters consent, though it is anticipated that up to 30no. new homes can be accommodated across the Site, equating to a density of circa 29 (net) dwellings per hectare, which is considered appropriate for this edge of settlement location, taking account of the Site's existing constraints, whilst representing an efficient use of the land.

3.6 The housing mix will be for determination at the subsequent reserved matters stage, though the Illustrative Layout Plan is based generally on the delivery of a mix of housing comprising 4no. 1-bedroom, 9no. 2-bedroom, 13no. 3-bedroom, 1no. 4-bedroom and 3no. 5-bedroom dwellings. This provision will include a variety of house types including detached, semi-detached and terraced properties. Up to 30% of the mix will be for affordable housing, including both affordable rented and intermediate tenures.

3.7 The point of vehicular access to the Proposed Development will be via an extension of the existing Leconfield Road. The new site access will be compliant with the Leicestershire Highway Design Guide and guidance set out in the Design Manual for Roads and Bridges (DMRB).

3.8 A clear and simple street hierarchy has been defined on the Illustrative Layout Plan that not only ensures efficient movement throughout the Proposed Development but also aids legibility and way-finding. The main spine road leads from the principal access and continues up and along the contour lines leading to the north-west of the Site where the site plateaus and then later branches off into a series of shared private drives.

- 3.9 Car parking across the Proposed Development is anticipated to be generally in the form of on-plot parking to the side of houses, often with a garage. Care has been taken to locate the car parking away from the street scene so that cars do not dominate it, ensuring attractive street scenes are created.
- 3.10 The layout of the Proposed Development is directly informed by the sloping nature of the Site, such that gradients are appropriate and engineering minimised, particularly in the centre of the site where existing levels are steeper. By creating extended rear gardens through the main perimeter block, it is demonstrated that levels can be addressed by earthworks alone, generally avoiding the need for overbearing and expensive retaining structures. In order to make the most efficient use of the Site, existing mature landscape features are retained and create an attractive arrival at the entrance to the Proposed Development.
- 3.11 It is anticipated that streets are set out with consideration of the levels of the Site, such that gradients are appropriate and any engineering minimised, particularly in the centre of the Site where existing levels are steeper.
- 3.12 Development is set back from Burleigh Wood and areas of ecological interest, with a secure green corridor along the northern boundary to serve as a buffer.
- 3.13 The proposed dwellings are anticipated to be two-storeys in height, with a mix of front and side gables located to add variety to the street scene, enclosure to primary streets and spaces and massing to landmark buildings. Dwellings are likely to be proposed in detached, semi-detached and terraced formats.
- 3.14 The Illustrative Layout Plan has been designed so that the proposed buildings address key views and vistas along the streets, define key nodes and turn corners. Landmark buildings have been placed on corners as well as dual-aspect buildings to add to the natural surveillance and to address streets and corners appropriately.
- 3.15 The predominant building material is anticipated to be a red brick, with further interest and variety able to be introduced through the careful use of render and/or painted brickwork. The roofscape is anticipated to principally comprise plain-profiled grey roof tiles, again with variety provided through size and texture of tiles and the potential occasional use of red pantiles.
- 3.16 The Illustrative Layout Plan shows differing frontage depths across the defined street typologies, providing opportunities for a variety of boundary treatments to be used in order to clearly define the extent of private ownership.
- 3.17 The Illustrative Layout Plan creates approximately 0.66ha of green open space across the Proposed Development. The majority of this open space is along the western boundary, where a 20m deep buffer will be retained against Burleigh Wood. There is potential for the provision of a footpath link within this space, linking into the publicly accessible areas of the wood.
- 3.18 Surface water attenuation is proposed via the formation of a landscaped detention basin, which will be located to the north-eastern/eastern side of the Site. The basin will be connected to Burleigh Wood by a secure green corridor along the northern boundary to protect the existing boundary hedge in this part of the Site.

## Section 4: Planning Policy Context

### Context for Determination of the Application

#### Planning Policy

- 4.1 Planning policy relating to the Application Site comprises:
- The Development Plan
  - National Planning Policy/Guidance
- 4.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan material to the Proposed Development consists of the Charnwood Core Strategy 2011 – 2028 (adopted 2015) [“the Core Strategy”] and its supplementary Planning Documents; relating to Housing (2017) and Design (2020) and the saved policies of the Borough of Charnwood Local Plan (2004) [“the Local Plan”].
- 4.3 In addition to the Development Plan, applications should also have regard to the National Planning Policy Framework (2019) [“the Framework”] and National Planning Practice Guidance [“the PPG”], which are material considerations in any determination. Other material considerations include the Leicester and the Leicestershire Housing and Economic Development Needs Assessment (2017) [“the HEDNA”]; and the Draft Local Plan for Charnwood Borough: Preferred Options (2019) [“the Draft Local Plan”] and its evidence base.

#### The Development Plan

- 4.4 The Proposals Map, which reflects the adopted Core Strategy and saved policies of the Local Plan, shows that the Site is inside the settlement limits for Loughborough and is not subject to any other site-specific allocations or designations.

#### Charnwood Core Strategy (2015)

- 4.5 The Core Strategy sets out the Council’s spatial plan for the District for the period 2011 to 2028, confirming the amount of development required to be delivered and providing a strategy for how this should be distributed between settlements.
- 4.6 The Core Strategy identifies in Policy CS1 (Development Strategy) a requirement for at least 13,940 net additional dwellings in Charnwood in the Plan period 2011 to 2028, equating to 840 dwellings per annum. These figures are based on the Leicestershire Strategic Housing Market Assessment 2014.
- 4.7 The Policy further identifies that, outside the Leicester Principal Urban Area, the majority of remaining growth will be met at Loughborough and Shepshed, where provision will be made for at least 5,000no. new homes between 2011 and 2028 and with delivery of these targets supported by, inter alia, sustainable development which contributes towards meeting development needs and which makes effective use of land.

- 4.8 Policy CS2 (High Quality Design) provides a number of criteria seeking to ensure the delivery of high-quality design, requiring new developments to:
- respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements;
  - protect the amenity of people who live or work nearby and those who will live in the new development;
  - function well and add to the quality of an area, not just in the short term, but over the lifetime of the development;
  - provide attractive, well managed and safe public and private spaces;
  - provide well defined and legible streets and spaces that are easy to get around for all, including those with disabilities; and
  - reduce their impacts upon and be resilient to the effects of climate change in accordance with Policy CS16.
- 4.9 Policy CS3 (Strategic Housing Needs) sets an affordable housing target of 30% for developments of 10no. or more dwellings in Loughborough, and seeks to deliver an appropriate mix of types, tenures and sizes.
- 4.10 Policy CS11 (Landscape and Countryside) provides the following criteria, seeking to support and protect the character of Charnwood's landscape and countryside:
- requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments;
  - requiring new development to take into account and mitigate its impact on tranquillity;
  - requiring new development to maintain the separate identities of our towns and villages;
  - supporting rural economic development, or residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land based industries and contributes to a low carbon economy, in accordance with Policy CS10;
  - supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan; and
  - supporting rural communities by allowing housing development for local needs in accordance with Policy CS3.
- 4.11 Policy CS13 (Biodiversity and Geodiversity) expects development proposals to take account of impacts on biodiversity and geodiversity, seeking to ensure that any impacts on biodiversity can be adequately mitigated, and protecting both ecological and geological features.
- 4.12 Policy CS14 (Heritage) advises that development proposals need to protect heritage assets and their setting, and that proposals which incorporate distinctive local building materials and architectural details will be supported.
- 4.13 Policy CS15 (Open Spaces, Sports and Recreation) seeks, inter alia, to require new developments to meet the standards set out in the Council's Open Space Strategy, having regard to local provision and viability.

- 4.14 Policy CS16 (Sustainable Construction and Energy) requires, inter alia, Design and Access Statements for major developments to demonstrate how the need to reduce emissions has influenced the design, layout and sources of energy used, and supporting developments which reduce waste. It encourages developments to reduce the need for energy and to meet a water efficiency target of 80 litres/person/day. In relation to flood risk and drainage, Policy CS16 seeks to direct developments to areas at lowest risk of flooding, and to manage surface water run-off such that there is no net increase beyond existing greenfield run-off rates. The policy also looks to protect the Borough's most versatile agricultural land.
- 4.15 Policy CS17 (Sustainable Travel) promotes sustainable travel, seeking an overall 6% modal shift from the private car to walking, cycling and public transport. It seeks to achieve this by siting major developments in locations accessible to key services and facilities, within 400m from bus stops, and providing safe and well-lit walking and cycling routes which are integrated with the wider green infrastructure network.
- 4.16 Policy CS24 (Delivering Infrastructure) seeks to ensure that developments provide appropriate contributions to both on- and off-site infrastructure.
- 4.17 Policy CS25 (Presumption in Favour of Sustainable Development) reiterates the presumption in favour of sustainable development as contained in the 2012 National Planning Policy Framework which was in place at the time of the Core Strategy's adoption. It commits the local planning authority to work proactively with applicants to find solutions and approve developments wherever possible and confirms that applications which accord with the Development Plan will be approved without delay, unless material considerations indicate otherwise. Furthermore, where relevant policies are out of date at the time of making the decision, the policy states that permission will be granted unless any adverse impacts of the development would significantly and demonstrably outweigh the benefits.

#### [Supplementary Planning Documents](#)

- 4.18 Charnwood Borough Council has adopted two Supplementary Planning Documents ["SPD"] relevant to the Proposed Development, in relation to Housing (2017) and Design (2020).
- 4.19 The Housing SPD provides guidance in relation to affordable housing and housing mix, to support the policies in the Core Strategy. It suggests a preferred affordable tenure mix of 77% social or affordable rent and 23% intermediate (shared ownership) and provides advice on the cascade mechanism which can be incorporated into s.106 Agreements securing the affordable provision.
- 4.20 In relation to the design and layout of affordable housing, the SPD states that well-designed affordable housing will:
- **relate well to the market housing on site and be indistinguishable in terms of building materials, external environment and appearance;**
  - **be distributed in clusters across a number of different areas around the site. Generally, clusters should consist of groups of up to 10 dwellings unless otherwise agreed taking account of the size of the site and site constraints;**
  - **be completed broadly in tandem with the delivery of the market housing;**

- not include unnecessary internal and external communal spaces which result in additional service charges including avoiding shared driveways wherever possible;
- include access to garden wherever possible; and
- include on-plot car parking wherever possible.

4.21 The Design SPD sets 6no. design principles for Charnwood, providing detailed guidance for how each principle can be met through new developments:

1. Respecting and enhancing the local character
2. Providing attractive and well managed public and private spaces
3. Well-connected and legible streets and spaces
4. Creating multi-functional, safe and inclusive places
5. Adapting to climate change
6. Protecting the amenity of existing and future occupiers

Appendix 1 of the SPD provides further guidance on the provision of parking within developments.

[Borough of Charnwood Local Plan – saved policies \(2004\)](#)

4.22 There are a number of saved policies from the 2004 Borough of Charnwood Local Plan which remain part of the statutory Development Plan, although the weight they attract in decision-making will depend upon the extent to which they accord with the Framework.

4.23 Policy ST/2 (Limits to Development) defines the settlement limits to development, as identified on the Proposals Map, and states that development will be confined to allocated sites and other sites within the settlement limits unless permitted by other policies in the Local Plan. The Application Site is located wholly within the settlement limits defined for Loughborough.

4.24 Policy EV/1 (Design) seeks to ensure a high standard of design in all new developments. It states that planning permission will be granted for new development which satisfies the following criteria:

- i. respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;
- ii. is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;
- iii. utilises materials appropriate to the locality;
- iv. provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;
- v. safeguards important viewpoints, landmarks and skylines;
- vi. uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;
- vii. safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas;
- viii. meets the needs of all groups, including the disabled; and

- ix. **minimises the opportunity for crime to create a safe and secure environment.**

4.25 Policy TR/18 (Parking Provision in New Development) requires off-street parking for vehicles, including cycles, to be included in new developments. It refers to Appendix 1 of the Local Plan, which sets the following standards for residential developments:

- Dwellings with 4+ bedrooms: 3 spaces;
- Dwellings with up to 3 bedrooms: 2 spaces;
- Communal parking for housing association dwellings and/or flats with up to 2 bedrooms: 3 spaces per 2 dwellings.

## National Policy

### The Framework

4.26 Paragraph 47 of the Framework reaffirms the statutory requirement for decisions to be made in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

4.27 The Framework makes it clear at Paragraph 212 of its Annex 1 that the policies contained within it are material considerations to a particular decision or determination. As far as the weight to be attached to an existing development plan is concerned, the framework states in Paragraph 213 that:

**Due weight should be given to them [existing policies] according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).**

4.28 Section 2 of the Framework addresses sustainable development, with Paragraph 7 emphasising that the delivery of sustainable development is a principal purpose of the planning system.

4.29 Paragraph 8 of Section 2 details that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are:

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.30 Paragraph 9 of Section 2 details that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

4.31 Paragraphs 10 and 11 of Section 2 state that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking, this means:

- c) **Approving development proposals that accord with an up-to date development plan without delay, or**
- d) **Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:**
  - i. **the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
  - ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

4.32 Section 3 of the Framework refers to a plan-led system and Paragraph 15 states:

**The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.**

4.33 Section 4 of the Framework relates to decision-making, with Paragraph 38 stating:

**Local planning authorities should approach decisions on proposed development in a positive and creative way.**

4.34 The Framework promotes pre-application engagement and frontloading, stating in Paragraph 39 of Section 4 that:

**Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.**



- 4.35 Section 5 of the Framework supports the Government's objective of significantly boosting the supply of housing. In this respect, Paragraph 59 details that it is important a sufficient amount and variety of land can come forward where it is needed.
- 4.36 Paragraph 60 of Section 5 details that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment which is conducted using the standard method in national planning guidance.
- 4.37 Paragraph 61 of Section 5 adds that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 4.38 Paragraph 64 of Section 5 notes that where major development involving the provision of housing is proposed, planning policies and decision should expect at least 10% of the homes to be available for affordable home ownership.
- 4.39 Paragraph 65 of Section 5 details that strategic policy-making authorities should establish a housing requirement figure for their whole area which shows the extent to which their identified housing need (and any need that cannot be met within neighbouring areas) can be met over the plan period.
- 4.40 Paragraph 67 of Section 5 details that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
- a) **specific, deliverable sites for years one to five of the plan period; and**
  - b) **specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.**
- 4.41 In addition, footnote 32 of paragraph 67 refers to paragraph 73 which states:
- Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should 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. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:**
- a) **5% to ensure choice and competition in the market for land;**
  - b) **10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently**

adopted plan, to account for any fluctuations in the market during that year;  
or

- c) **20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.**

4.42 Footnote 37 clarifies that:

**Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.**

4.43 Section 8 of the Framework promotes healthy and safe communities, and requires the planning system to promote social interaction, create places which are safe and accessible, and enable and support healthy lifestyles.

4.44 Section 9 of the Framework supports the promotion of sustainable transport and Paragraph 102 states that transport issues should be considered from the earliest stages of development proposals. Paragraph 108 of Section 9 adds that applications for development should ensure that appropriate opportunities to promote sustainable transport can be, or have been, taken up, that safe suitable access to the site can be achieved for all users and, that any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree.

4.45 Paragraph 109 of Section 9 details that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

4.46 Paragraph 110 of Section 9 adds that development should give priority first to pedestrian and cycle movement, and second, to facilitating access to high quality public transport services. Development should also address the needs of people with disabilities, allow for the efficient delivery of goods and access by service and emergency vehicles.

4.47 Section 11 of the Framework promotes the effective use of land and, in this respect, Paragraph 117 details that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.48 Section 12 of the Framework refers to achieving well-designed places and notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In this respect, Paragraph 124 states that 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.

4.49 Paragraph 127 of Section 12 states that 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.

4.50 Paragraph 128 of Section 12 details that design quality should be considered through the evolution and assessment of individual proposals.

4.51 Section 14 of the Framework refers to meeting the challenge of climate change, flooding and coastal change and, in this respect, Paragraph 163 of Section 14 details that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Paragraph 165 of Section 14 adds that major developments should incorporate sustainable drainage systems unless there is clear evidence this would be inappropriate.

4.52 Section 15 of the Framework refers to conserving and enhancing the natural environment which includes minimising impacts on and providing net gains for biodiversity.

4.53 Paragraph 178 of Section 15 states that planning policies and decisions should ensure that a site is suitable for its proposed use, taking account of ground conditions and any risks arising from land instability and contamination.

4.54 Section 16 of the Framework refers to conserving and enhancing the historic environment, with Paragraph 189 detailing that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting with the level of detail proportionate to the assets' importance.

4.55 Paragraph 190 of Section 16 details that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

4.56 In determining applications, paragraph 192 of Section 16 states that local planning

authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.57 Paragraph 193 of Section 16 details that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater weight should be). Paragraph 194 adds that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

4.58 Paragraph 196 of Section 16 states that:

**Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.**

4.59 In respect of non-designated heritage assets, paragraph 197 of Section 16 states:

**The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.**

#### Planning Practice Guidance

4.60 The over-arching policies of the Framework are supplemented by further guidance provided in the Planning Practice Guidance ["the PPG"], a web-based resource which provides enhanced clarity on the interpretation of policies. The PPG is updated as required by the Ministry of Housing, Communities & Local Government (MHCLG) to reflect updates to national policy and legislation.

4.61 The PPG provides advice and guidance on a range of matters relevant to determination of the Application, including design, heritage, the supply of housing and the determination of planning applications.

4.62 Paragraph 001 Reference ID: 26-001-20191001 of the PPG states that well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. To be read alongside this guidance, the National Design Guide of October 2019 sets out the characteristics of well-designed places and demonstrates what good design means in practice. Good design is set out in the National Design Guide under the following 10 characteristics:

- context;
- Identity;
- built form;
- movement;
- nature;
- public spaces;
- uses;
- homes and buildings;
- resources; and
- lifespan.

### Other Material Considerations

#### [Leicester & Leicestershire Housing and Economic Development Needs Assessment \(January 2017\)](#)

- 4.63 The 'HEDNA' provides a consistent, objective assessment of need for housing at a regional level following the approach prescribed in the PPG's guidance on Housing & Economic Development Needs Assessments.
- 4.64 The HEDNA assesses housing need, both for the Housing Market Area and for individual local authorities within it, along with identifying the appropriate mix of homes of different sizes needed in the market and affordable sectors.

#### [Draft Charnwood Local Plan: Preferred Options \(October 2019\)](#)

- 4.65 A new local plan is being prepared.
- 4.66 The Draft Charnwood Local Plan 2019-36 was the subject of public consultation on its Preferred Options in November 2019 and, once adopted, will entirely replace both the Core Strategy and the saved policies of the Local Plan 2004. With its Regulation 19 consultation anticipated early 2021, the Draft Local Plan is still in the relatively early stages of preparation and therefore does not attract significant weight in the determination of planning applications, but does provide an indication of future direction of travel, as well as reflecting up to date evidence.
- 4.67 The level of housing need proposed in the emerging Local Plan is based upon the Government's standard methodology, with the Preferred Options identifying an annual requirement of 1,082 new homes - an increase of 262no. dwellings per annum (31%) from the existing requirement in the Core Strategy.
- 4.68 It should be noted that the standard methodology is subject to change, with a new approach proposed in the Government's recent consultation on 'Changes to the Current Planning System', which closed on 1<sup>st</sup> October 2020. The new standard method proposed in this consultation would result in an annual requirement in Charnwood for 1,636no. new dwellings - a 50% increase in the current standard method and double the requirement in the extant Development Plan.
- 4.69 Table 3 of the Draft Local Plan provides the proposed settlement hierarchy, showing Loughborough as the only Urban Centre in the Borough, at the top of the hierarchy. Draft Policy LP1 sets the development strategy, proposing Loughborough to accommodate 32% of all new homes in Charnwood across the Plan period.

- 4.70 This follows a strategy of urban concentration and intensification, protecting the most environmentally sensitive areas and supporting sustainable development within defined limits to development and on sites allocated in the Local Plan.
- 4.71 Draft Policy LP2 (High Quality Design) requires new development to make a positive contribution to Charnwood and respond positively to the local distinctiveness of the area, in accordance with a range of criteria which seek to ensure the delivery of high-quality design.
- 4.72 Draft Policy LP3 (Housing Sites) proposes the allocation of a range of sites for residential use, including that reference HS33 (Land off Leconfield Road), which is the site the subject of this Application. The policy indicates a site capacity of 25no. dwellings and provides a range of general criteria which allocated sites will be expected to meet, including, inter alia:
- Being carefully planned to avoid and then mitigate significant adverse effects on the environment including biodiversity, heritage and the separate character of settlements and landscape; and
  - Supporting the delivery of homes in urban areas.
- 4.73 Draft Policy LP4 (Affordable Housing) seeks 30% affordable housing from all new major housing developments, which should generally be delivered on-site and integrated with market housing, unless it can be demonstrated that such provision is not viable.
- 4.74 Draft Policy LP6 (Housing Mix) seeks a mix of housing types, tenures and sizes, having regard to housing needs, market conditions, economic viability and site-specific circumstances. It also proposes that at least 5% of all new properties are built to Building Regulations Part M4 (2) standards, including bungalows or other single level properties.
- 4.75 Draft Policy LP7 (Space Standards of Residential Properties) expects all new dwellings to meet the nationally described space standards.
- 4.76 Draft Policy LP8 (Self-Build and Custom Housebuilding) seeks at least 5% of dwellings on sites of 20 or more houses to be provided as self-build and custom plots, where there is a clear evidence of need.
- 4.77 Draft Policy LP19 (Landscape, Countryside, Green Wedges and Areas of Local Separation) requires new development to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments. It also seeks to maintain the separate identities of towns and villages, including through protection of the predominantly open and undeveloped character of Areas of Local Separation.
- 4.78 Draft Policy LP22 (Conserving and Enhancing Biodiversity and Geodiversity) seeks to protect the Borough's biodiversity and geodiversity, stating that developments which provide a measurable net gain in biodiversity will be supported.
- 4.79 Draft Policy LP23 (Tree Planting) seeks to protect and enhance the natural

environment by increasing the number of trees in the Borough, including through providing tree planting on-site and retaining trees where appropriate.

- 4.80 Draft Policy LP24 (Heritage) sets out the Borough's approach to conserving and enhancing heritage assets and the wider historic environment, including the protection of assets and their setting.
- 4.81 Draft Policy LP25 (Open Spaces, Sport and Recreation) requires new developments of 10 or more dwellings to provide on-site open space in accordance with published standards, having regard to the quantity, quality and accessibility of existing provision, and/or provide financial contributions to off-site provision where appropriate.
- 4.82 Draft Policy LP26 (Indoor Sports Facilities) seeks to encourage the development of healthier lifestyles across our communities and maintain and grow the amount of regular physical activity undertaken through the provision of accessible indoor sports facilities, including through a requirement for financial contributions from new developments calculated using Sport England's Facility Calculator, having regard to viability.
- 4.83 Draft Policy LP30 (Sustainable Construction) sets the Borough's approach to sustainable construction, seeking to adapt to and mitigate climate change by requiring all developments to take account of sustainable development principles. The policy sets a number of criteria for how this will be assessed and delivered, which are to be discussed in Design and Access Statements accompanying planning applications for major developments.
- 4.84 Draft Policy LP31 (Flood Risk Management) directs development to areas at lowest risk of flooding, in Flood Zone 1, and requires developments on greenfield sites to ensure there is no net increase in the rate of surface water runoff, with sustainable drainage systems ["SuDS"] to be incorporated into all major developments.
- 4.85 Draft Policy LP32 (Sustainable Drainage states that SuDS will be required as an integral part of all new major development.
- 4.86 Draft Policy LP33 (Sustainable Transport) seeks to improve the sustainable transport offer in the Borough. In addition, it requires electric vehicle charging points for all new dwellings with a dedicated parking space.
- 4.87 Draft Policy LP34 (Local and Strategic Road Network) requires all developments to mitigate the impact of their proposals on the road network, as part of a wider strategy to reduce congestion and improve the efficiency of the local and strategic road network.
- 4.88 Draft Policy LP35 (Car Parking Standards) requires all new developments with a demand for car parking to make provision appropriate to the scale and nature of the development. It requires developments to reflect the guidance set out in the Leicestershire Highway Design Guide.

#### [Housing Land Supply](#)

- 4.89 The most recent formal publication from the Local Planning Authority on housing land supply was in May 2020, based on the situation as of 31<sup>st</sup> March 2020, at which point

a 5.52-year supply was claimed. This was based upon the housing requirements set out in the Core Strategy.

4.90 However, as acknowledged in the Council's notification on its 5-year supply position from 9<sup>th</sup> November 2020, as sent to Borough, County, Town and Parish Councillors on 7<sup>th</sup> October 2020 (copy included in Appendix A), the Core Strategy turned 5 years old on 9<sup>th</sup> November 2020 and has not yet been reviewed. In this instance, therefore, Paragraph 73 of the Framework indicates that housing land supply should be calculated against local housing need, as calculated through the Government's standard methodology. At present, the standard methodology shows a local housing need for Charnwood of 1,105 net additional dwellings per annum, which equates to a supply of only 4.1 years – this acknowledged in the '5 Year Supply Table – 31<sup>st</sup> March 2020' dated 9<sup>th</sup> November 2020 (copy included in Appendix B), as included on the Council's website, via the link below, under the heading of Housing and Employment Monitoring:

- <https://www.charnwood.gov.uk/pages/monitoringandresearch>

4.91 As set out in footnote 7 of the Framework, where a local planning authority cannot demonstrate a 5-year supply of housing land, its development plan policies relevant to housing supply are deemed out of date and planning applications must instead be determined in accordance with the presumption in favour of sustainable development.



## Section 5: Case in Support of the Application

- 5.1 On the basis of the policy framework set out in Section 4 of this Statement and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Proposed Development is considered below within the context of the Development Plan and its supporting Supplementary Planning Documents and national planning policy and guidance including the Framework and the PPG; along with other material considerations, including the HEDNA and the Draft Local Plan.
- 5.2 The Proposed Development will be considered in respect of the following key issues, before undertaking a planning balance exercise to weigh its benefits against any residual adverse impacts:
- The General Principle of Development;
  - Landscape and Visual Impact
  - Design and Landscaping;
  - Arboriculture;
  - Ecology;
  - Impact on Residential Amenity;
  - Transport and Highways;
  - Flood Risk and Drainage;
  - Ground Conditions;
  - Heritage;
  - Utilities.

### General Principle of Development

- 5.3 The Site is situated in a sustainable location within Loughborough, which is itself the largest town within Charnwood and which is defined as being a priority location for growth in Policy CS1 of the Core Strategy. Loughborough retains its high status within the settlement hierarchy in the Draft Local Plan, being defined as the only Urban Centre in Charnwood and shown as accommodating 32% of all new homes during that Plan period.
- 5.4 The Site is located wholly within the settlement limits for Loughborough as defined under saved Policy ST/2 (Limits to Development) of the Local Plan. Whilst the Site was previously designated as 'open space of special character' under Policy EV/18 of the Local Plan, which was initially saved in September 2007 by a letter from the Secretary of State, the policy was subsequently replaced by Policy CS11 (Landscape and Countryside) of the Core Strategy when adopted in November 2015. Policy CS11 is a general policy seeking to protect the character of landscape and countryside and does not itself allocate the Site with any designation - the impact of the Proposed Development on the character of landscape and the countryside is addressed below under the heading of Landscape and Visual Impact. The Site is therefore no longer designated as 'open space of special character' and Policy EV/18 of the Local Plan is no longer relevant to the determination of planning applications. As such, the Site effectively comprises 'white land' within the defined settlement limits for the purposes of the current Development Plan.
- 5.5 The Site is included as residential allocation HS33 for the development of 25no. dwellings under Policy LP3 of the Draft Local Plan. Whilst the preparation of the Draft

Local Plan remains at a relatively early stage of proceedings, the allocation of the Site in this respect provides a clear indication of its suitability for accommodating new residential development.

- 5.6 With the Site being situated wholly within settlement limits and in a settlement acknowledged as being suitable for accommodating new residential growth, the principle of the Proposed Development is therefore considered acceptable, subject to compliance with other policies within the Development Plan and other material considerations. A material consideration of fundamental relevance to the principle of development in this instance, as outlined in Paragraphs 4.89 to 4.91 above, is that, as of 9<sup>th</sup> November 2020, the Council has not been able to demonstrate a 5-year supply of deliverable housing land – this acknowledged by the Council itself in its notification on its 5-year supply position as sent to Borough, County, Town and Parish Councillors on 7<sup>th</sup> October 2020 (copy included in Appendix A) and in its 5-Year Supply Table – 31<sup>st</sup> March 2020 dated 9<sup>th</sup> November 2020 (copy included in Appendix B), as included on the Council’s website. Therefore, in accordance with Paragraph 11 and Footnote 7 of the Framework, the policies of the Development Plan relevant to housing supply are deemed out of date, and the Application must instead be determined in accordance with the presumption in favour of sustainable development. As there are no policies in the Development Plan or Framework which give specific protection to the Site, this means planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.7 The Proposed Development will deliver a wide range of significant benefits, including:
- Rapid delivery of additional housing in a sustainable location;
  - Provision of a market housing mix which reflects current evidence of housing demand;
  - Delivery of affordable housing to meet local needs;
  - Creation of a high-quality development in a landscaped setting;
  - Provision of public open space and potential for formalised access to Burleigh Woods;
  - Retention and enhancement of key landscape and ecological features within and around the Site;
  - Economic benefits arising from the construction of the development, with new employment and training opportunities both on the site and in the wider supply chain;
  - Increased local expenditure from the new residents, helping sustain and support local services and facilities.
- 5.8 In the context of the above and with the Proposed Development being assessed against all other relevant policies of the Development Plan and other material considerations in the remainder of this section of the Planning Statement, the general principle of the Proposed Development is in accordance with Policies CS1, CS3 and CS25 of the Core Strategy; saved Policy ST/2 of the Local Plan; the Housing SPD; and Sections 2, 3, 4, 5 and 11 of the Framework, particularly in terms of economic and social sustainability; delivering a sufficient supply of market and affordable housing; and making effective use of land.
- 5.9 The general principle of the Proposed Development is also in accordance with Policies LP3 and LP4 of the Draft Local Plan in these respects.

## Landscape and Visual Impact

- 5.10 The Application is supported by a Landscape & Visual Impact Assessment, which sets out a clear and transparent assessment of the baseline resource applicable to the existing Site and an assessment of the likely landscape and visual effects of the Proposed Development.
- 5.11 The Proposed Development has been the subject of pre-planning application discussions that have informed the design, layout, scale and form of the development and key issues such as the development offset arrangement to Burleigh Wood, the treatment of the sites boundary vegetation and its retention as part of a network of connected green spaces, and the overarching design concept for the housing. These discussions alongside evidence prepared by the applicant and the Local Authority has resulted in the identification of the site as a draft housing allocation in the merging Local Plan.
- 5.12 The Site is relatively small in scale, comprising a single field that is set within the defined settlement limits as defined in the Development Plan. The Site is surrounded by built form in the settlement of Nanpantan except for its western boundary that is contained by the mature treed setting of Burleigh Wood.
- 5.13 The Site is not the subject of any landscape designation that would suggest an increased value or sensitivity to change. It is also not covered by any statutory, or non-statutory designation that would prohibit its development for residential purposes.
- 5.14 The Site is maintained as private farmland and does not provide any formal public access or recreation function. There is evidence of unauthorised access on the site where local residents use the field as a short cut to access Burleigh Wood. This unauthorised access can be formalised as part of a development proposal.
- 5.15 The Proposed Development is modest in scale and responds to the identified constraints of the site. The landform and setting of Burleigh Wood are the key constraints to development both of which have been sensitively considered to secure a proposal that can successfully integrate with the surrounding settlement and transition with the woodland. The constraint of the landform has actually been used as an opportunity to build character into the proposal with a smaller scale, denser proposal on the lower plateau that read with the surrounding settlement and looser fabric of development on the upper slope capable of accommodating higher levels of new landscaping and transitioning with the woodland.
- 5.16 The assessment of landscape character has confirmed in various studies that form part of the Local Authorities planning evidence base to the emerging Local Plan, that the Site is located within a landscape area assessed as being of medium value and sensitivity. Most recently, the LPA's 2019 landscape assessment of SHLAA sites confirms the landscape sensitivity of the site as being medium to low – this having been confirmed in the baseline landscape assessment set out in the LVIA accompanying this Application.
- 5.17 The assessment of landscape effect confirms that the Proposed Development will result in the material alteration of the character of the site resulting in a major - moderate adverse effect. This level of effect is strictly limited to the immediate setting of the Site and rapidly reduces beyond this setting due to its contained nature. At the

site-level this effect is not unexpected or uncommon to residential proposals on green field sites. At a local level this assessment has confirmed that the proposal will result in minor and minimal adverse effect to landscape character.

- 5.18 The assessment of visual effects has confirmed that that any adverse effects arising from the Proposed Development considered particularly relevant to the planning decision-making process are restricted to the immediate boundaries of the Site that include the relatively small number of surrounding properties and users at the immediate western boundary within Burleigh Wood. Over a short distance from the Site, the visual effect reduces – this, in part, due to its contained setting and the established urban setting. To the west, Burleigh Wood contains the visual setting of the Site, and from within the wood in the context of the trodden network of footpaths, the visual effect again reduces.
- 5.19 Where more distant views of the Proposed Development are likely to be afforded from the footpath network to the south and south-east, the result will be a relatively small change to the visual setting that will read as part of the wider settlement. Where more elevated views potential exist towards the Site from the wooded ridge at Jubilee Wood, the Proposed Development will read consistently with the wider settlement and will form a very small part of a much wider panoramic appreciation of Loughborough and the Soar Valley.
- 5.20 The landscape and visual impacts of the Proposed Development are in accordance with Policies CS2, CS11 and CS15 of the Core Strategy; the Housing SPD; saved Policy EV/1 of the Local Plan; Sections 2, 12 and 15 of the Framework; and the design-related guidance of the PPG and the National Design Guide, particularly in terms of environmental sustainability; respecting and enhancing the local environment; and protecting landscape character.
- 5.21 The Proposed Development is also in accordance with Policies LP2, LP19 and LP25 of the Draft Local Plan in these respects.

### Design and Landscaping

- 5.22 The Application seeks outline planning permission with only the point of access to the Proposed Development included for detailed consideration at this stage.
- 5.23 Whilst the Application does not seek formal approval for layout, scale and landscaping, the Illustrative Layout Plan demonstrates, indicatively, how the Site could be developed to accommodate residential development and with the Design & Access Statement providing a robust assessment of the Proposed Development in these respects – including an assessment against the criteria of Building for a Healthy Life.
- 5.24 Overall, it is maintained that the Proposed Development will enhance the overall character and appearance of the local area and that a distinctive new place will be created which integrates a high quality built environment with attractive soft landscaping and the retention of existing landscape features.
- 5.25 The design and landscaping of the Proposed Development as demonstrated in the Illustrative Layout Plan and Design and Access Statement are in accordance with Policies CS2, CS11 and CS15 of the Core Strategy; saved Policy EV/1 of the Local Plan;

the Housing SPD; Sections 2, 8 and 12 of the Framework; and the design-related guidance of the PPG and the National Design Guide, particularly in terms of environmental sustainability; ensuring a high-standard of design in all new developments, respecting and enhancing the character of the area; and providing attractive, well-managed public and private spaces.

- 5.26 The Proposed Development is also in accordance with Policies LP2 and LP3 of the Draft Local Plan in these respects.

### Arboriculture

- 5.27 The Application is supported by a Tree Survey, undertaken in accordance with the specifications contained within BS 5837 Trees in Relation to Design, Development and Construction (2012) which assesses the quality of the trees and hedgerows within and close to the boundaries of the Site and the impact the Proposed Development may have on these.
- 5.28 A total of 8no. individual trees and 3no. tree groups were identified on the Site, the majority which form a line along the western boundary but also with a number of individual mature and semi-mature trees within gardens along the other boundaries.
- 5.29 Trees T1 – T3 comprise 2no. Birch trees of Category B and 1no. Oak of Category A positioned within a garden approximately 1m to the south of the Site boundary. These trees provide canopy cover and partial screening to the garden, supported by a trimmed Hawthorn hedge. These are trees of good quality and the canopies extend across the field boundary at height. It is unlikely any facilitation pruning will be required but the Root Protection Areas [“RPAs”] will need to be protected during development.
- 5.30 Trees T4 and T5 are situated in adjacent land close to the south-western corner of the Site. Ash T4 is a large mature tree of significant stature placed within Category B. The RPA and canopy of this tree extend across the Site boundary and will require protection measures during development. Willow T5 is a small tree of little landscape significance that presents no constraint to development and it is placed within Category C.
- 5.31 Trees T6 and Group G7 comprise mature Oak along the boundary of Burleigh Wood. These are trees of significant stature with many other mature trees further to the west forming a large woodland area. These trees are highly visible from within the Site and adjacent residential houses and are placed within Category A. The crown extents and RPA extend across the Site boundary and protection measures will be required during development.
- 5.32 Group G8 comprises a linear group of closely planted Leylandii trimmed along the sides to form a vertical screen along the southern boundary of an adjacent residential garden. These trees are placed within Category B. They are not of large stature but do provide excellent screening to the adjacent garden.
- 5.33 Trees T9 – T11 are small Holly and Leylandii positioned within adjacent gardens close to the boundary of the Site. None are specimens of significant stature but all are visible from within the Site’s interior and provide some screening to the adjacent gardens supported by trimmed hedgerows. Leylandii T10 is placed within Category B and

Holly T9 and T11 are placed within Category C. The RPAs of these trees extend across the Site boundary and will require protection measures during development.

- 5.34 The impact of the Proposed Development is considered to have a negligible impact on the existing trees within and adjacent to the Site. The Illustrative Layout Plan also demonstrates that the new housing proposed in the closest proximity to these trees will benefit from plenty of direct sunlight during the early morning and late afternoon periods such that shading will be unlikely to be a significant issue.
- 5.35 The arboricultural-related impacts of the Proposed Development are in accordance with Policies CS2 and CS15 of the Core Strategy; saved Policy EV/1 of the Local Plan; and Sections 2, 12 and 15 of the Framework, particularly in terms of environmental sustainability; and using existing features imaginatively as the focus around which new development is designed.
- 5.36 The Proposed Development is also in accordance with Policies LP2, LP3 and LP23 of the Draft Local Plan in these respects.

### Ecology

- 5.37 The Application is supported by an Extended Phase 1 Habitat Survey, which seeks to identify the habitat(s) present on and surrounding the Site.
- 5.38 The report contains Biological Records and has been prepared to meet the standard required by BS42020 (British Standard for Biodiversity and Development). The Survey provides information on the existing ecological and biodiversity value of the land on the Site and also reports any evidence of protected species or significant habitats present.
- 5.39 There are no Statutory sites within a 1km radius of the area surveyed but there are a number of potential Local Wildlife Sites within 1km. One of these, Burleigh Wood, is located adjacent to the western boundary of the Site. Within the area surveyed and immediately adjacent areas the following habitats were identified:
- Neutral Grassland – likely to have previously been grazed or cut but now becoming rank.
  - Boundary trees within adjacent residential gardens.
  - Semi-natural broad-leaved woodland adjacent to the western boundary.
- 5.40 The survey found the following potential constraints to the development of the Site:
- The potential for bats to foraging within and around the boundary of the adjacent woodland and across the field edge;
  - The potential for the woodland edge and hedgerows to be used by nesting birds.
  - The presence of badgers within the adjacent woodland foraging within the field.
  - The potential for occasional reptiles within the grassland area, particularly along the boundary near Burleigh Wood.
- 5.41 Burleigh Wood is a Local Wildlife Site, lying adjacent to the western edge of the Application Site. Provided there is a suitable landscaped buffer zone along the

western edge of the Proposed Development to provide protection to this woodland, it is unlikely any direct impact would occur on this woodland.

- 5.42 The Site comprises a field of neutral grassland that was, until quite recently, used for agricultural purposes. The field is still highly fertile land on which grassland dominates but a number of common species able to colonise fertile unmanaged grassland are present. The range of species is still limited and no evidence of any rare or unusual plant species or plant communities was noted during the inspection. The woodland to the west is not within the Site and is not likely to be directly impacted by the Proposed Development.
- 5.43 The point of access to the Proposed Development is from the east via Leconfield Road and the Illustrative Layout Plan shows a significant landscaped buffer zone area adjacent to Burleigh Wood and other habitat creation areas within the Scheme. It is considered that development of the Site can be carried out in a manner that does not have any significant impact on local biodiversity.
- 5.44 The assessment found some evidence of badger activity along the western edge of the Site, associated with Burleigh Wood and also identified the potential for foraging bats and nesting birds to be present. The badger sett entrances identified along the edge of Burleigh Wood, just within the edge of the field where it is sheltered by overhanging tree canopies, will need to be given sufficient space and a buffer zone is recommended along the entirety of the Burleigh Wood boundary as has been shown within the Illustrative Layout Plan.
- 5.45 The ecological-related impacts of the Proposed Development are in accordance with Policy CS13 of the Core Strategy; and Section 2 and 15 of the Framework, particularly in terms of environmental sustainability; and ensuring that any ecological impacts can be adequately mitigated, protecting both ecological and geological features.
- 5.46 The Proposed Development is also in accordance with Policies LP2, LP3 and LP22 of the Draft Local Plan in these respects.

### Residential Amenity

- 5.47 The Illustrative Layout Plan demonstrates how a residential development of high-quality can be achieved within the Site and with this affording an excellent standard of amenity for its future occupants. The outward-looking perimeter block formation defined across the Illustrative Layout Plan ensures that front doors address the street and that rear gardens are secure and private. It also allows homes to be arranged to overlook areas of open space and the pedestrian network, providing natural surveillance and making people feel safe.
- 5.48 The Illustrative Layout Plan has been designed so as ensure the protection of the amenities of existing residential dwellings bordering the Site to the north, east and south through a combination of the setting back of the proposed dwellings along these boundaries by an appropriate distance and the provision of landscaping, including the retention of existing boundary planting.
- 5.49 The Proposed Development is therefore considered capable of providing an appropriate standard of amenity for its future occupants and will not have a significant adverse impact amenities of existing properties in the vicinity of the Site, in

accordance with Policies CS2 of the Core Strategy; the Housing SPD; saved Policy EV/1 of the Local Plan; Sections 2, 8 and 12 of the Framework; and the design-related guidance of the PPG and the National Design Guide, particularly in terms of social and environmental sustainability; protecting the amenity of people who live nearby, particularly the privacy and light enjoyed by adjoining residential areas, and those who will live in the new development.

- 5.50 The Proposed Development is also in accordance with Policies LP2 and LP3 of the Draft Local Plan in these respects.

### **Transport and Highways**

- 5.51 The Application is supported by a Transport Statement, which assesses whether the Site can be accessed safely and sustainably, whilst also assessing the transport impact the Proposed Development would have on the existing highway network. The conclusions of the Transport Statement are summarised below.

### Sustainability of the Site

- 5.52 The location of the Site provides opportunities for sustainable travel, proportionate to the scale of the Proposed Development. There are footways on both sides of Leconfield Road and in the surrounding streets, along both sides of Nanpantan Lane. There are also public footpath links providing direct access to the major arterial routes, which in turn provide access to the centre of Loughborough and local services and amenities.
- 5.53 Loughborough has a good quality cycle network, with a number of designated and well signposted cycle routes, using a combination of on-carriageway and segregated infrastructure that link the town centre and key employment sites with the residential suburbs. The closest of these local cycle routes to the Site is Local Route number 2, which commences on Valley Road, approximately 1km east of the Site, and provides access into Loughborough Town Centre, via the University Campus.
- 5.54 The nearest bus-stops are less than 400m from the centre of the Site, on Leconfield Road and Nanpantan Road. An hourly service operates on weekdays linking the Site with Loughborough town centre and 5no. services a day link the Site to Ashby-de-la-Zouch. Loughborough railway station is situated approximately 4.5km north-east of the Site, providing regular intercity services to London, Nottingham, Leicester, Lincoln and Sheffield, as well as local services to a number of surrounding towns and villages.

### The Proposed Access and Highways Safety

- 5.55 The access to the Proposed Development will be formed via an extension of Leconfield Road, replacing an existing agricultural access to the Site. Leconfield Road itself forms the access road for the existing dwellings within the Tynedale Estate adjacent to the Site.
- 5.56 The Proposed Development will generate up to 23no. two-way vehicle movements in a peak hour. These movements will divide at the Nanpantan Road/Thirlmere Drive junction and will not result in a material increase in traffic on the off-site highway network. In the 5 years up to December 2019, there have been no reported Personal Injury Accidents ["PIAs"] on Leconfield Road and only 1no. on Thirlmere Drive,



approximately 700m east of the Site. There have been 9no. PIAs reported along Nanpantan Road between the Nanpantan Nursery School and the junction with Thirlmere Drive, with 1no. accident resulting in serious injuries to an individual - the remainder resulting in slight injuries. However, the traffic volumes on Nanpantan Road are high and will not be materially altered by the very modest traffic increases created by the Proposed Development. Therefore, the additional traffic as a result of the Proposed Development will not result in a severe detrimental impact in terms of highway capacity, junction performance or an unacceptable impact on highway safety.

- 5.57 The transport and highways-related impacts of the Proposed Development are in accordance with Policy CS17 of the Core Strategy; the Housing SPD; saved Policy TR/18 of the Local Plan; and Sections 2, 8 and 9 of the Framework, particularly in terms of environmental and locational sustainability; providing appropriate levels of parking; and not having a severe unacceptable impact on the road network.
- 5.58 The Proposed Development is also in accordance with Policies LP2, LP3, LP33, LP34 and LP35 of the Draft Local Plan in these respects.

### Flood Risk and Drainage

- 5.59 The Application is supported by a Flood Risk Assessment and Drainage Strategy, which assesses the extent of flood risk associated with the Site and outlines a foul and surface water drainage strategy for the Proposed Development.
- 5.60 The Site has not been found to be at any direct risk from flooding associated with fluvial, reservoir, sewer, or groundwater sources. The Site is entirely within Flood Zone 1 and there are no significant established sources of flood risk.
- 5.61 Environment Agency mapping highlights that there are areas of minor surface water flood risk in the south-western corner of the Site. This will be mitigated by the reprofiling of ground levels in order to provide a level development platform, as well as the proposed surface water strategy and general design considerations such as the raising of finished floor levels and arrangement of external levels to preferentially divert any exceedance flows away from building thresholds.
- 5.62 The proposed surface water drainage strategy has been considered and a calculation of the anticipated discharge rates and attenuation volumes has been carried out. The Proposed Development will seek to discharge surface water run-off into the adopted surface water sewer in Leconfield Road to the south-east of the Site at a restricted discharge rate. This is subject to further consultation with Severn Trent following the submission of a Section 106 application once planning permission has been granted.
- 5.63 Attenuation is proposed via the use of a detention basin feature that will be located in the eastern side of the Site. The basin feature has been designed to attenuate surface water run-off for all storm events up to and including the 1 in 100 year plus 40% climate change event, in line with the Lead Local Flood Authority's consultation response. The detention basin will serve as the primary SuDs feature to serve the Proposed Development and will be designed to incorporate the required treatment trains to ensure there is no detriment in water quality for the off-site flows into the surface water sewer.

- 5.64 Foul effluent shall look to be conveyed via a gravity foul sewer network that will discharge via a new connection into the adopted foul water sewer in Leconfield Road to the south-east, adjacent to the proposed point of access to the Site. The connection point to the network in Leconfield Road is subject to approval from Severn Trent via a Section 106 application.
- 5.65 The proposed on-site foul and surface water drainage networks will be put forward for adoption by Severn Trent under a Section 104 agreement to maintain on an ongoing basis. The private drainage network and lateral connections will be the responsibility of the private homeowners to maintain as part of the overall maintenance of each individual dwelling.
- 5.66 The Flood Risk Assessment and Drainage Strategy demonstrates that the Site will not be at significant risk of flooding and that the Proposed Development will not increase flood risk to others. The flood risk and drainage-related impacts of the Proposed Development are in accordance with Policy CS16 of the Core Strategy; and Sections 2 and 14 of the Framework, particularly in terms of environmental sustainability; and meeting the challenge of flooding and climate change.
- 5.67 The Proposed Development is also in accordance with Policies LP2, LP3, LP31 and LP32 of the Draft Local Plan in these respects.

### Ground Conditions

- 5.68 The Application is supported by a Phase I Desk Study Report and a Phase II Exploratory Investigation Report, which provide information that will assist decision-making by identifying potential ground engineering and contamination issues.
- 5.69 The Phase I Desk Study Report identifies potential pollutant linkages on the Site ranging between negligible to moderate/low risk, though with no significant geo-environmental barriers to its development. The key risk drivers with respect to pollutant linkages on the Site are identified as the presence of any near-surface soil contamination that may be encountered by future residential dwellings, together with the risk of ground gases associated with on and off-site sources affecting the building envelopes. The Phase I Desk Study Report recommends the undertaking of Phase II Exploratory Works.
- 5.70 The Phase II Exploratory Investigation Report subsequently undertaken address the potential risks highlighted in the Phase I Desk Study, including in terms of contamination assessment and ground gases.
- 5.71 In terms of a contamination assessment, the topsoil, subsoil and near-surface natural strata analysed is considered to be chemically uncontaminated for a residential end-use. The concentrations of determinands detected are considered to be unlikely to present a potentially significant risk to controlled waters.
- 5.72 In terms of impacts from ground gas, the Site may be classified as 'CS1', in accordance with Table 2 of BS8485:2015+A1:2019 and, therefore, no specific ground gas precautions are required for the Proposed Development in relation to the potential ingress of methane and carbon dioxide.

- 5.73 The Phase II Report concluded that no specific remedial requirements for human health were considered to be necessary at the Site. Topsoil may be stripped, carefully mounded and re-used on the Site in gardens and soft landscaping as appropriate.
- 5.74 The ground conditions and contamination-related impacts of the Proposed Development are in accordance Sections 2 and 15 of the Framework, particularly in terms of environmental sustainability; and ensuring a site is suitable for its proposed use, taking account of ground conditions and any risks arising from land instability and contamination.

## Heritage

### Archaeology

- 5.75 The Application is accompanied by an Archaeological Desk-Based Assessment, which draws together the available archaeological, historic, topographic and land-use information to clarify the archaeological potential of the Site and the significance of archaeological assets within it.
- 5.76 The assessment provides a description of archaeological assets potentially affected by the Proposed Development of the site and addresses the information requirements of the Framework in relation to archaeology.
- 5.77 Data available from Historic England and the LPA shows that there are no Scheduled Monuments within the Site or within the search area. The Proposed Development will not impact on the heritage significance of any Scheduled Monuments.
- 5.78 The data provided by the HER shows the Site located within the polygon representing Burley Park (MLE594), a later Medieval deer park. No evidence of the park or its boundaries survives within the site; the current Site boundaries probably date to the mid-18th century when the parkland was enclosed.
- 5.79 Based on the review of the HER data and the LiDAR and Google Earth images for the Site and the surrounding area, the Site is considered to have a low potential for significant (i.e. non-agricultural) archaeological remains for all periods. Any such evidence that is present would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas.
- 5.80 On the basis of the limited archaeological potential identified there are no fundamental archaeological constraints to development on the Site.

### Built Heritage

- 5.81 There are no designated built heritage assets located within the Site. The Grade II Listed Tudor Farmhouse (also known as 'Burleigh Farmhouse') and the Locally Listed Nanpantan Primary School are located to the south-west of the Site along Nanpantan Road.
- 5.82 Tudor Farmhouse dates from the 17<sup>th</sup> Century, comprising a detached 2-storey property, which is no longer used for agricultural purposes. The property was once part of the wider farmed land holding to the farmhouse with access across the

Application Site that once connected with Burleigh Hall - a relationship that has since been lost through the development of the Loughborough University Campus.

- 5.83 The property has timber-framed walls with white-painted brick infill, set on a brick plinth with a brick offshoot. The property was enlarged to its southern end in the mid-19<sup>th</sup> Century, using brick-painted white. The roof of the property is of Swithland slates, which is hipped over later 19<sup>th</sup> Century addition.
- 5.84 The property has been the subject of numerous alterations and approvals of planning permissions/listed building consents in recent years, including in terms of replacement windows (1989 and 2000), new porches (2001), new outbuildings to the rear (2000 and 2014) and the conversion of the adjacent agricultural buildings to a dwelling with detached garaging and stores (2001 and 2002).
- 5.85 Whilst the Application does not seek permission for matters of layout, scale, appearance and landscaping, the layout shown indicatively in the Illustrative Layout Plan demonstrates that the Proposed Development can be achieved without adversely affecting the setting of this listed building, particularly in the context of the anticipated distances between the listed building and the proposed dwellings; and with the original relationship between the listed building and the Site having been diluted through the development of the Loughborough University Campus beyond. Schemes previously consented have also shown that the LPA did not consider the erection of outbuildings to the rear of the listed building would have an adverse impact upon the setting of the listed building and with those coming within far closer proximity to the building than would be the case in the Proposed Development.
- 5.86 Nanpantan Primary School, located to the north of Nanpantan Road to the south-west of the Site, is a locally-listed building of Late-19<sup>th</sup> Century origin, comprising a 2-storey building with a single-storey outrigger to its frontage. The building is of a simple Domestic Revival style, with walls of Mountsorrel Granite with pale brick arched heads to openings, window dressings and quoins beneath a steeply-pitched slate roof.
- 5.87 Given the distance between the locally-listed building and the southern edge of the Site, with existing modern infill development inbetween, it is not considered that the Proposed Development would have an adverse impact upon its setting.
- 5.88 The impacts of the Proposed Development on heritage assets are in accordance Policy CS14 of the Core Strategy; saved Policy EV/1 of the Local Plan; and Sections 2 and 16 of the Framework, particularly in terms of environmental sustainability; and protecting heritage assets and their setting.
- 5.89 The Proposed Development is also in accordance with Policies LP2, LP3 and LP24 of the Draft Local Plan in these respects.

### Utilities

- 5.90 Searches of relevant utility providers, including in relation to water and drainage, electricity, gas and telecommunications have been undertaken and have demonstrated no insurmountable constraints to the delivery of the Proposed Development and with the existing infrastructure being able to be extended to supply the Proposed Development.

5.91 The Proposed Development is therefore in accordance with Policy CS24 of the Core Strategy; and Sections 2 and 5 of the Framework, particularly in terms of economic sustainability; and ensuring the provision of appropriate infrastructure.

## Section 6: Summary and Conclusions (Planning Balance)

6.1 This Planning Statement has been prepared in support of an Application for outline planning permission submitted on behalf of Bowbridge Homes (Nanpantan) Ltd. for the following description of development:

**Application for Outline planning permission for up to 30no. dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure at land off Leconfield Road, Nanpantan.**

6.2 With the exception of the point of access into the Proposed Development, all other matters will be reserved for future determination.

6.3 The Statement demonstrates that the Site is located within a sustainable settlement and wholly within its settlement limits as defined in the Development Plan. The Statement also demonstrates that the Site is included as a residential allocation in the Draft Local Plan.

6.4 Notwithstanding this, the Statement demonstrates that, as of 9<sup>th</sup> November 2020, the Council has not been able to demonstrate a 5-year supply of deliverable housing land and that, as such, in accordance with Paragraph 11 and Footnote 7 of the Framework, the policies of the Development Plan relevant to housing supply are deemed out of date, and that the Application must instead be determined in accordance with the presumption in favour of sustainable development. As there are no policies in the Development Plan or Framework which give specific protection to the Site, this means planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

6.5 The Proposed Development will deliver a wide range of public benefits, including:

- Rapid delivery of additional housing in a sustainable location;
- Provision of a market housing mix which reflects current evidence of housing demand;
- Delivery of affordable housing to meet local needs;
- Creation of a high-quality development in a landscaped setting;
- Provision of public open space and potential for formalised access to Burleigh Woods;
- Retention and enhancement of key landscape and ecological features within and around the Site;
- Economic benefits arising from the construction of the development, with new employment and training opportunities both on the site and in the wider supply chain;
- Increased local expenditure from the new residents, helping sustain and support local services and facilities.

6.6 The Parameters Plan, Illustrative Layout Plan and supporting technical information submitted with the Application demonstrate that the Site can be developed in a manner in-keeping with the scale and character of the existing settlement and that there are no technical constraints to the delivery of the Site for the Proposed Development.

- 6.7 As set out in detail in Section 5 of this Statement, the Proposed Development complies with all relevant policies from the Development Plan, along with all relevant requirements from the Framework, as well as other material considerations including the Draft Local Plan.
- 6.8 The Proposed Development therefore represents sustainable development in the context of the Development Plan and the Framework. There are no adverse impacts which could be considered to significantly and demonstrably outweigh the benefits of the Proposed Development and no material considerations to outweigh the presumption in favour of sustainable development.
- 6.9 In this context, it is respectfully requested that outline planning permission be granted for the residential development of land off Leconfield Road, Nanpantan.

## Appendix A



(G)

From: [localplans@charnwood.gov.uk](mailto:localplans@charnwood.gov.uk) <[localplans@charnwood.gov.uk](mailto:localplans@charnwood.gov.uk)>

Sent: 07 October 2020 13:40

Subject: Five Year Supply position from 9th November 2020

Update for Borough, County, Town and Parish Councillors

Dear Councillors,

I am writing to give you early notice of a change to Charnwood's Five Year Supply position which will happen on 9 November 2020. The Local Plan Project Board has been monitoring the five year supply and Cllr Bailey, Lead Member for Planning, has asked for this email to be issued to all elected representatives to explain the changes. The change is due to the Core Strategy becoming five years old and the basis for working out the calculation changing as a result of this. This email explains the change and the implications for planning decisions.

National planning policy requires local authorities to maintain a five year supply of housing land. An update of the five year supply position is published each year based on the situation as of 31 March. The supply of housing land has over the last few years been measured against the Core Strategy housing requirement of 820 homes a year. However, once a plan is more than five years old the supply of land must be measured against the local housing need which is calculated using a nationally prescribed formula. This formula shows the local housing need for Charnwood is currently 1,105 homes a year.

Reviewing the five year supply position using the national formula shows from 9 November there will be a total of **4.10 years of supply** of housing land against the local housing need figure. This means **from 9 November 2020, the Council will no longer be able to demonstrate a five year supply**. It is a significant change from the position published in May, which showed a 5.52 years supply as of 31 March 2020. Whilst there continues to be a significant amount of land with planning permission for housing in Charnwood the amount that is expected to be built within the next five years is no longer sufficient to meet the amount required when measured against the national formula.

Being able to demonstrate a five year housing supply is important because the National Planning Policy Framework says that local plan housing policies should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Where this is the case a presumption in favour of sustainable development applies (para 11 NPPF) and some of our local plan policies will have less weight when making decisions on planning applications affecting how we can control the location of housing development in Charnwood.

It is important to highlight that in areas with an adopted Neighbourhood Plan which is less than two years old the implications of the change are different if the Council can demonstrate three years housing supply and good housing delivery. In these circumstances, national policy states that the adverse impact of allowing housing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits (para 14, NPPF).

Finally, some of you may have heard that the government has proposed changes to the formula used to identify the local housing need for an area. The Council has responded to the national consultation on these changes and has highlighted its concerns with the approach. It is anticipated that the new housing formula, known as 'the standard method', will be published later this year or early next year and we will write again when this happens to explain the implications for the five year supply and plan-making.

An updated annual statement on the five year supply of housing land will be published on the Council's website at the beginning of November. This information is therefore not confidential.

If you have any questions please get in touch with the Local Plans Team on [localplans@charnwood.gov.uk](mailto:localplans@charnwood.gov.uk)

Best regards

Richard

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## Appendix B

## Five Year Housing Land Supply – 9<sup>th</sup> November 2020

	<b>Charnwood Borough Housing Supply as at 9th November 2020</b>	<b>Charnwood Total</b>
a	Charnwood Housing Requirement from 1 <sup>st</sup> April 2020 (1,105 dwellings per annum)	-
b	Number of dwellings required for 5 years 2020-2025, (5x 1105).	<b>5,525</b>
c	Number of dwellings required for 5 years 2020-2025 including 5% to ensure choice and competition in the market for land. (NPPF Para 73a)	<b>5,801</b>
d	Expected supply of deliverable sites (dwellings from planning permissions likely to be built 2020 -2025)	<b>4754</b>
e	Surplus over requirement (d - c)	<b>-1047</b>
f	Number of years supply (d divided by 1160 (c divided by 5) )	<b>4.10 years</b>

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