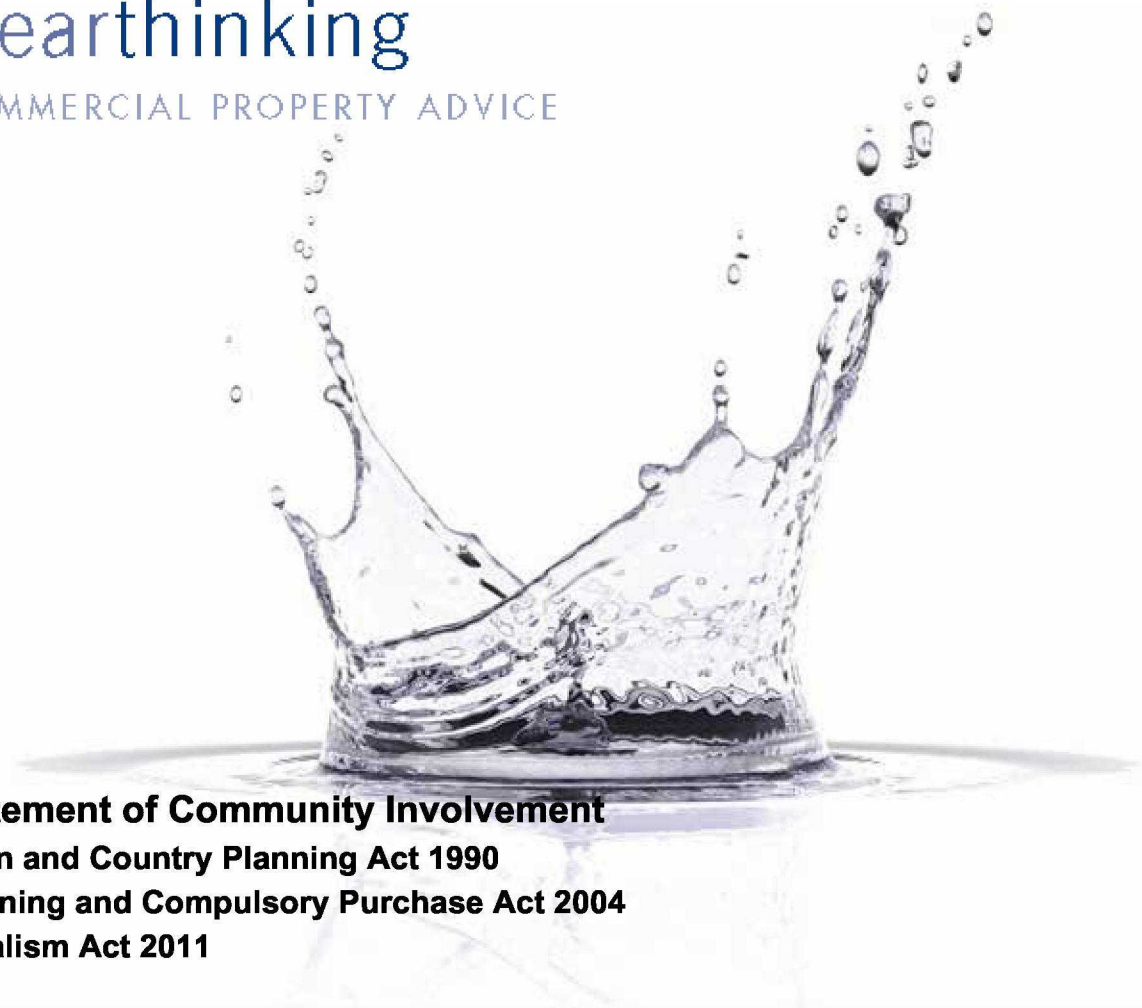


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COMMERCIAL PROPERTY ADVICE



Statement of Community Involvement
Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011

Outline Planning Application for the Development of up to 40 Dwellings, Public Open Space and Associated Infrastructure with All Matters Reserved for Subsequent Approval Other than Access

Land to the West of Workhouse Lane, Burbage

On Behalf Of:
Central England Co-Operative

Prepared By:
Olivia Morris BA (Hons)
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Job Ref: P1672 Date: 14.08.2020

STATEMENT OF COMMUNITY INVOLVEMENT

Land to the West of Workhouse Lane, Burbage

Main Contributors

Olivia Morris BA (Hons)

Issued By

Signature:

A handwritten signature in black ink on a grey rectangular background. The signature appears to be 'O. Morris' with a stylized flourish.

Print Name: OLIVIA MORRIS

Date: 14 AUGUST 2020

Approved By

Signature:

A handwritten signature in black ink on a grey rectangular background. The signature is stylized and appears to be 'S. Hawley'.

Print Name: SIMON HAWLEY

Date: 14 AUGUST 2020

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (“**SCI**”) has been prepared by Harris Lamb Planning Consultancy (“**HLPC**”) under the instruction of Mather Jamies, acting on behalf of Central England Cooperative (“**the Coop**”). The SCI has been prepared in conjunction with a planning application proposing the residential-led development of a parcel of land off Workhouse Lane, Burbage (“**the Application Site**”). The Coop are the owners of the Application Site which comprises a vacant greenfield parcel of land on the south-eastern edge of Burbage.
- 1.2 This SCI identifies the consultation process which has taken place and illustrates how members of the public and Local Authority Officers have been consulted since the conception of the scheme and as part of the general design process in order to inform the submission.
- 1.3 The consultation process has helped inform interested parties of the proposed development and establish their views on the scheme. This has proved to be a useful exercise in disseminating information and resolving any misinformation or confusion regarding the proposed development.
- 1.4 The SCI provides a summary of the comments received from members of the public and the Local Authority. It explains how the comments have been responded to during the course of the preparation of the planning application. It should be read in conjunction with the other application documents that explain how the scheme has evolved.

2.0 SITE DESCRIPTION

- 2.1 The Application Site comprises a broadly rectangular shaped greenfield parcel of land. It extends to approximately 2.5 hectares in size. It comprises a single agricultural field adjacent to the built-up boundary of the south-eastern edge of Burbage. The levels on site fall from Workhouse Lane down to the south-east corner.
- 2.2 There are few distinguishing features within the site itself. The majority of the field is grassland. There is a cluster of trees located around a pumping station and drainage pond associated with the development to the north towards the centre of the northern section of the site. Existing established trees and hedgerows line all site boundaries.
- 2.3 The land to the north and east of the Application Site is predominantly residential in nature. The land to the south and west is predominantly in agricultural use, with Britannia Park located to the north-west.
- 2.4 The site is in a sustainable location for development. It is approximately 1.2 kilometres from Junction 1 of the M69 motorway, which runs to the south of Burbage and links the settlement directly to Leicester and Coventry. The nearest railway station is located in Hinkley which provides links to larger urban centres such as Birmingham and Leicester.
- 2.5 Burbage benefits from a range of local services and facilities including schools, a post office, places of worship and public houses. These facilities are identified in Figure 2.1 of the Design and Access Statement. These services and facilities are all well linked to the Application Site.
- 2.6 The Application Site falls within Flood Zone 1. It does not contain, nor is it located in the vicinity of any locally listed buildings. The Site is not subject to any of the restrictive policy designations identified by Footnote 6 of the Framework, namely SSSI, Green Belt, Local Green Space, AONB, national parks or defined heritage coasts, irreplaceable habitats, a designated heritage asset or an area at risk of flooding or coastal change.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The Scheme comprises an outline planning application proposing the development of up to 40 dwellings with associated public open space and infrastructure. All matters other than access are reserved for subsequent approval. Access will be taken from Workhouse Lane in the north-east corner of the site. A new pavement will be provided from the proposed point of access northwards along the western edge of Workhouse Lane connecting directly to the existing pavement further north.
- 3.2 The exact design, layout, appearance and landscaping of the scheme will be determined at the Reserved Matters stage. An indicative Masterplan has, however, been prepared in order to demonstrate how the site could come forward for development (drawing 3518-SK01C). It is envisaged that there will be a principal road running through the site from Workhouse Lane. Dwellings will face north and south onto this road. The properties on the northern section of the site will back upon to the properties to the north which create a defensible boundary. The only exception to this is in the north-west corner of the site, where the properties will back onto the existing brook. New landscaping will be introduced in and around the brook to create a green corridor.
- 3.3 The southern section of the Application Site will be designed so that dwellings will face eastwards towards a private road behind the hedgerow on Workhouse Lane. This ensures that the majority of the hedgerow remains intact and the development is outward facing. Properties further into the site will face north, towards the principal access road and south, onto a private drive ensuring a back to back housing arrangement is achieved.
- 3.4 The properties on the western edge of the developed section of the site will face outwards towards the new area of public open space. These properties will all be served by a private drive.

- 3.5 It is expected that all parking will be provided in plot. A mix of housing will be provided. The indicative Masterplan shows a mixture of 2, 3- and 4-bedroom properties. 40% of the properties will be provided as affordable units in accordance with adopted policy.
- 3.6 The western edge of the site will be used as an area of Public Open Space. Approximately 1.2 hectares of public open space will be provided. The location of the area of public open space is in part dictated by site constraints. There is an existing sewer running from the north western to the south east section of the proposed area of public open space. In addition, it is necessary for an attenuation basin to be created in this location as part of the drainage strategy.
- 3.7 Given the scale of development it is expected that the public open space will be laid out in an informal fashion with a looped walkway surrounding a wildflower meadow and the proposed attenuation basin.
- 3.8 New tree planting will be introduced throughout the site. The new trees will be located throughout the development helping to break up and create a green appearance in the residential development parcel of the site and to create visual interest and an open green character in the area of public open space.

4.0 COMMUNITY CONSULTATION - PLANNING POLICY REQUIREMENTS

- 4.1 Set out below is a summary of the national and local level planning policy requirements relevant to pre-application consultation and community involvement.

The Development Plan - Core Strategy

- 4.2 The Hinckley and Bosworth Borough Council Core Strategy was adopted in December 2009. It is, therefore, now 11 years old and pre-dates all versions of the National Planning Policy Framework (*“the Framework”*). The Core Strategy was prepared in order to provide overarching policies and guidance to control development in the period 2006 - 2026. It provides the overall vision and strategy for the Borough. The Core Strategy does not include a specific policy requiring public consultation to inform planning applications. It does, however, recognise the benefits of public participation in both the plan making and decision-making process.

Hinckley and Bosworth Borough Council Statement of Community Involvement

- 4.3 Hinckley and Bosworth Borough Council adopted a Statement of Community Involvement in July 2019. The document sets out how the Hinckley and Bosworth Borough Council, as the Local Planning Authority, will engage and consult the public and stakeholders in preparing the Local Plan and associated documents, and when dealing with planning applications.
- 4.4 Section 9 of the SCI: Planning Applications, advises that Community Involvement is encouraged but not prescriptive. The SCI does not, however, appear to provide any specific guidance as to how the Council expect developers to undertake public consultation.
- 4.5 Paragraph 10.3 confirms the process the local authority will undertake in consulting relevant parties. It states that a press notice and site notice is required when a development comprises the erection of 10 or more dwellings or a site

area of 0.5 hectare or more. Paragraph 10.4 highlights that letters will only usually be sent to those properties that will be directly affected by a proposal. This typically includes an adjoining owner or occupier. For example, letters will normally be sent to adjoining neighbours where residential properties adjoin a common boundary with the application site. Furthermore, the Local Planning Authority will consult the Parish and Town Council on planning applications within their parish boundaries. Ward Councillor will also be given the opportunity to submit comments.

- 4.4 The Hinckley and Bosworth Council Local Validation Checklist sets out at Section 8 the supporting reports and assessments that are required for 'all types of development'. A Statement of Community Involvement is listed as a local requirement and Section 8 identifies the 'types of application and when required'. It is stated that:

'Any development involving an installation for the harnessing of wind power for energy production where— (a) the development involves the installation of more than two turbines; or (b) the hub height of any turbine exceeds 15 metres'.

- 4.5 There is not, therefore, any specific requirement for this submission of a Statement of Community Involvement for outline planning applications of this nature. The Applicants have, however, decide to volunteer one.

The National Planning Policy Framework

- 4.6 A revised National Planning Policy Framework (***"The Framework"***) was published in February 2019. It provides guidance on pre-application engagement at paragraphs 39 to 46. The Framework advises that:

"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a

planning application, but they should encourage take-up of any pre-application services they offer”.

- 4.7 The Framework also provides guidance on liaising with the Local Authorities prior to the submission of a planning application. It is advised that Local Authorities have a “key role” to play encouraging parties to take maximum advantage of the pre-application process. Whilst they cannot require a developer to engage with them before submitting planning applications, they should encourage the take up of any pre-application services that are offered.
- 4.8 Paragraph 39 of the Framework advises 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”.

- 4.9 It is recognised that the more issues that can be resolved at the pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, proactive approach.

National Planning Practice Guidance

- 4.10 The National Planning Practice Guidance (NPPG) has been prepared by the Government, to accompany the Framework. In the section “Before Submitting an Application” guidance is provided on the pre-application process. The NPPG highlights the benefits of a pre-application process. It encourages engagement with the local planning authority and local people prior to the submission of planning applications. It is confirmed that pre-application consultation with the local community is not mandatory for planning applications for residential development, albeit it is encouraged. There is no

set approach provided for undertaking pre-application consultation with the local community.

5.0 PRE-APPLICATION CONSULTATION

5.1 Prior to the preparation of the planning application, pre-application consultation was undertaken with the District Council. Set out below is a summary of the pre-application consultation undertake.

Local Authority Engagement

5.2 A pre-application consultation letter was sent to Officers on 18th September 2019 (ref P1672/SH/Imp). A copy of this is attached at Appendix 1. A response was received on 3rd March 2020 (HBBC ref 20/10019/PREMAJ), provided at Appendix 2.

5.3 The pre-application response advises that the proposal would be in conflict with policy DM4 of the SADMP. However, the Council accept that their Local Plan is out of date. As a consequence, the pre-application advice advises that when assessing the proposal for housing the “tilted balance” should be applied in accordance with paragraph 11d of the Framework and policy DM1 of the Core Strategy. The proposal would involve the development of open land in the countryside and an assessment on the level of harm the character of the area would need to be undertaken. The harm found would then need to be weighed against the benefits of the proposal. This SPS undertakes this planning balance exercise and demonstrates that the benefits of planning permission outweigh the harm.

6.0 COMMUNITY CONSULTATION

- 6.1 A pre-application consultation letter prepared by HLPC was sent to approximately 250 properties within the area on 12th June 2020. A copy of this letter can be found at Appendix 3 and a map showing the area covered is attached at Appendix 4. The letter provided residents with an overview of the scheme and the nature of the planning application that was being prepared.
- 6.2 As part of the pre-application consultation, details of the emerging proposals were published on the official consultation website which was live between Monday 15th June 2020 and Friday 3rd July 2020. The consultation letter provided residents with a link to consultation website, which included a suite of plans, images and information related to the proposals and outlined the key findings of the technical reports supporting the planning application. The Applicant welcomed any comments that residents had in respect of the proposals and provided the opportunity for comments to be submitted via an on-line form (please see Appendix 5).
- 6.3 A total of 32 responses to the consultation letter have been received. Set out below is a summary of the comments that were received and how they have been taken into account by the Applicant:

Topic	Comment	Applicant's response
Traffic Generation	Some of the respondents raised concerns over the safety implications that could arise due to increases in volume of traffic as a result of the proposed development.	A detailed Transport Assessment has been submitted with the planning application that demonstrates that the proposed development is acceptable from a highways perspective.
Infrastructure	Some residents suggested that there are not enough local services, amenities or transport links in the area to serve the needs of a new development. Particularly in regard to the lack of capacity at existing schools and GP	During the course of the determination of the application the Applicant will work with Officers to establish if contributions are required to infrastructure provision and, if necessary, they can be secured through a legal agreement.

	<p>Surgery to cater for the additional residents generated by the development. Some respondents commented on the inadequacy and absence of suitable infrastructure in the local area and the increase pressure that would be put upon these by the additional residents generated by the proposed development.</p>	
Site Access	<p>Queries over the position and safety of the proposed access of Workhouse Lane, particularly in regard to congestions caused by vehicles parked on the roads and pavements around the corner of Britannia Road and Workhouse Lane. A number of respondents raised concerns over the poor visibility at the proposed access. Concerns were also raised in regard to the narrowness of Workhouse Lane and the subsequent capability of the road to accommodate the site access and additional traffic generated by the development. Some respondents raised concerns over the speed of vehicles travelling along Workhouse Lane</p>	<p>Detailed junction modelling and visibility splays are included as part of the application submission. The accompanying TA demonstrates that a safe and appropriate access can be created.</p>
Loss of Open Space	<p>A number of residents raised concerns over the loss of open space and the subsequent adverse impact of the development on the countryside</p>	<p>There is no public access to the site, the site largely comprises agricultural field. New public open space will be created on the site to the benefit of the residents of the scheme and the wider community. As detailed in the Planning Statement it is evident</p>

		that the Council cannot meet their housing requirements without development taking place on greenfield sites.
Drainage	One resident raised concerns over the drainage implications both on site and within the surrounding area, particularly in relation to recent issues with overflowing drains along Britannia Road.	A detailed Flood Risk Assessment and Sustainable Drainage Strategy has been submitted that demonstrates that the site can be drained appropriately and will not flood.
Number of homes	Some residents suggested that enough development has taken place in Burbage and that the proposed development would contribute towards the overdevelopment of Burbage. One resident raised concerns	The Supporting Planning Statement explains why it is the Applicant's view that the principle of residential development on the site is considered to be acceptable, particularly in light of the Council's five-year housing land supply shortfall.
Construction Traffic	Some residents raised concerns regarding the generation of construction traffic and the associated disruptions e.g. noise.	A Construction Management Plan that sets out delivery hours/working methods/operatives/parking will be submitted as part of the planning application.
Ecological and Landscape Impact	Some respondents raised concerns in regard to the loss of open/green space and the associated ecological impacts. Concern was also raised over the removal of existing trees and hedgerows.	A full suite of ecological assessments has been submitted with the application. Existing trees and hedgerows will be retained as much as possible within the Application Site.
Affordable Housing	One resident raised concerns that too many affordable homes will be provided as part of the development which would not be in keeping with the character of the village.	The Applicant is proposing to make a policy compliant level of affordable housing provision. This is a material benefit of significant weight. The delivery of affordable housing in the Borough has been insufficient to meet requirements. As such, 40% of the properties will be provided as affordable units in accordance with adopted policy.

- 6.4 All of the queries raised have been considered and it is the Applicant's view that the proposed development responds to these comments as far as possible. In order to support the proposed development, the Applicant has commissioned a range of technical reports that address matters such as traffic generation, ecology, landscape impact and flood risk and drainage. These reports conclude that, subject to mitigation, the proposed development can be accommodated on the site. In terms of construction disruption/traffic, the Applicant is happy to provide a Construction Management Plan to control the construction phase of development in order to ensure this does not have an adverse impact on the local environment and residential amenities. The accompanying Supporting Planning Statement explains how the policy tests put in place by the Hinckley and Bosworth Local Plan and National Planning Policy have been met and why additional development is acceptable in this location.

7.0 CONCLUSIONS

- 7.1 This Statement of Community Involvement has been prepared to support an Outline Planning Application for the development of up to 40 Dwellings, Public Open Space and Associated Infrastructure with All Matters Reserved for Subsequent Approval Other than Access at the Land off Workhouse Lane, Burbage.
- 7.2 The engagement consultation process detailed within this document has been carried out in accordance with the Council's Statement of Community Involvement and National Planning Policy. Consultation has been undertaken with Council Officers and members of the public in order to inform the proposed development.
- 7.3 The comments received from members of the public and Officers have been carefully considered. It is the Applicant's view that the proposed development has been designed to respond to these comments as far as possible. It is appreciated that a number of respondents do not want to see any form of development on the site. It is, however, the Applicant's view that the site is a suitable and sustainable location for residential development as detailed in the Supporting Planning Statement.
- 7.4 Overall, the pre-application process has usefully informed the proposed development.

Appendix 1

Our Ref: P1672/SH/Imp

Date: 18 September 2019

Planning Department
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road,
Hinckley
Leicestershire
LE10 0FR

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP
T 0121 455 9455
F 0121 455 6595

BY POST AND EMAIL: planningportal@hinckley-bosworth.gov.uk

Dear Sirs,

**Request for Pre-Application Advice
Land to the West of Workhouse Lane, Burbage**

Harris Lamb Planning Consultancy ("HLPc") are instructed by Mather Jamie, acting on behalf of the Central England Co-op, to submit this request for pre-application advice in respect of their land interest to the west of Workhouse Lane, Burbage. This letter has been prepared in order to:

- provide an overview and description of the proposed development site, to confirm the nature of the development proposed;
- the planning policy justification for a grant of planning permission; and
- to outline the various matters where pre-application advice is sought.

Site Description

The land to the east of Workhouse Lane, Burbage is a c. 2.3 ha. greenfield site that is roughly rectangular in shape. It is currently in an agricultural use. There are no features of note within the site itself. A site location plan is attached at Appendix 1.

The eastern-most boundary of the site is formed by Workhouse Lane. A hedgerow runs the length of Workhouse Lane in this location. The northern boundary of the site is formed by a hedgerow and the rear garden fences of various properties accessed off Frezenberg Close and Jubilee Way. This is a new residential development. The western boundary of the site is formed by a hedgerow, beyond which is an open field. The southern boundary of the site is formed by a hedgerow, beyond which is a small farm complex and agricultural land. Further south is the M69 motorway.

In terms of the wider area the land to the north and east is predominantly residential in nature. Britannia Park is located to the north-west of the site. The land to the immediate west and south of the site is predominantly agricultural in nature.

The site is located in a sustainable location for development immediately adjacent to the built-up edge of Burbage. There are a variety of facilities and services in close proximity to the proposed application site, including Burbage Church of England Infant School, Burbage Community Library, various public houses, a local 'top-up' shop (Spar Burbage) and various food outlets and retail opportunities located on Lynchgate Lane.

BIRMINGHAM
0121 455 9455
NOTTINGHAM
0115 947 6236

STOKE-ON-TRENT
01782 272555
WORCESTER
01905 22666



The Proposed Development

It is our intention to prepare an outline planning application with all matters reserved for subsequent approval with the exception of access. Access will be taken from Workhouse Lane to the east. At the present time ongoing technical work is being undertaken in order to establish the exact capacity of the site. However, we anticipate the site has capacity for in the region of 50 units.

The Principle of Development

The Local Plan relevant to the proposed development comprises the Hinckley and Bosworth Core Strategy DPD, adopted in December 2009, and the Site Allocations and Development Management Policies DPD, adopted in July 2016. The two area action plans relating to Hinckley Town Centre and the Earl Shilton and Barwell development area are not directly relevant to the proposed application site.

The site falls outside of, but adjacent to, the Hinckley and Burbage settlement boundary, as identified on the Burbage Policies Map. Site Allocations Policy DM4 – Safeguarding the Countryside and Settlement Separation, advises that to protect its intrinsic value, beauty, open character and landscape character the countryside, which is defined as ‘all land beyond the settlement boundaries’ it will first and foremost be safeguarded from development. Various forms of development are identified by the Policy that are considered to be acceptable in the countryside but this does not include new residential development of the nature proposed.

Whilst there is a conflict with the requirement of Policy DM4, the Local Plan as a whole must, now be considered on the basis that the Local Authority accept that the current Local Plan is out of date and there is a 5 year housing land supply shortfall. HLPC represented the Heart of England Co-op at a recent appeal at Crabree Lane, Burbage. The planning application (18/00279/OUT) was refused on one ground, principally linked to the fact that the proposed development was located within a green wedge. However, it was accepted by the Council through the Appeal process that the Local Plan was out-of-date and a 5 year housing land supply shortfall existed. (APP/K2420/W/19/3222850).

In this case the land west of Workhouse Lane site does not fall within the green wedge. The site does not play any real role in separating settlements, protecting the appearance of the area generally or from an overarching landscape and visual impact perspective. Indeed, it is noted that the Local Authority granted planning application 15/01292/OUT on 27 January 2016, that relates to a parcel of land to the south-east of the proposed development site located between the B578 and Woodhouse Lane. This site is also outside of, but adjacent to, the Burbage settlement boundary. In reaching the conclusion to grant planning permission the Committee Report advised that whilst residential development is not supported outside of the settlement boundary the Framework requires housing applications to be considered in the context of a presumption in favour of sustainable development. The location of the site on the edge of the existing settlement close to the services and facilities in Burbage and the wider Hinckley sub-regional centre means it is sustainable (albeit the Council were of a view that there is a 5 year housing land supply at that time). The scheme would help contribute towards maintaining the Council's 5 year housing land supply. As a consequence planning permission was granted.

Drawing upon the above, it is our view that the principle of residential development should be considered acceptable.

Officers are asked to confirm that they support this conclusion and that in the current policy context there is no in principle objection to a planning application seeking the residential lead redevelopment of the site.

Supporting Application Documents

We have reviewed the Council's planning application validation checklist and we have previously contacted the Council in order to agree the list of application supporting documents. We have been advised that the application submission should include:

- Planning Statement including Affordable Housing Statement.
- Contaminated Land Assessment.
- Phase 1 Ground Investigations Report.
- Flood Risk Assessment and Drainage Strategy.
- Statement of Community Involvement.
- Transport Assessment and Travel Plan.
- Biodiversity Survey and report/protected species surveys as required.
- Tree Survey/Arboricultural Statement.
- Design and Access statement.
- Landscape and Visual Appraisal (LVA)
- Landscape Strategy
- Noise Impact Assessment.
- Air Quality Assessment.
- Heritage and Archaeological Assessment.
- Site location plan.
- Site ownership plan.
- Indicative layout.

We would be grateful if Officers could confirm if all of the above documents are required to support the planning application and if any additional documents are required.

Pre-Application Consultation

Officers' views on the form and nature of any pre-application consultation are requested. The community consultation can take one of two approaches. A meeting could be arranged with the Parish Council to discuss the proposed development. As an alternative, a 'drop-in' style consultation event could be undertaken where members of the public have the opportunity to review a series of display boards setting out the constraints and opportunities that the site presents with the opportunity to provide comments.

In this case, given the application will be submitted in outline form with all matters reserved other than access, the key matter for consideration will be whether the principle of development is acceptable. The detailed design, layout, appearance and landscaping of the scheme will be dealt with at reserved matters stage. It may, therefore, be more appropriate to undertake initial consultation with the Parish at this stage, with more detailed consultation on the layout and the appearance of the development held at reserved matters stage. We would, however, welcome Officers' view on this matter.

Supporting Reports

In the preparation of initial site assessment work a number of matters have arisen where we would welcome Officers' advice. These matters are set out below:

Landscape and Visual

As part of the pre app we will seek to agree the following with the Council's Landscape Officer prior to completing the LVA:

- The study area
- Representative viewpoints
- Landscape and visual receptors
- Any key issues and landscape sensitivities to be addressed within the LVA

Any inputs to the above to inform our initial baseline work would be welcomed. Please can you provide us with the relevant contact.

Highways

We would be grateful if the Council's Highway Officer could clarify the following queries raised by our Highways consultant:

- Are there any existing highway related concerns raised by the local residents/ parish councillors in the local area that could be addressed as part of this proposal?
- Are there any proposed plans for improvements to the local road network and or footway/cycleway provision in the area?
- Are there any specific sites that should be included as part of the detailed impact assessment work? If so, please could the relevant planning application references be provided.

Public Open Space

We note that Policy 18 of the Hinckley and Bosworth Core Strategy sets out the Council's requirements in relation to green space and play provision. Using these standards, we have set out below what we believe to be the minimum requirement for our site. We have based our calculations on an average household size of 2.3 people in Hinckley and Bosworth (as per the 2011 census). On the basis that the development would deliver up to 50 units, the maximum total population generated would be 115 people. We have, therefore, calculated the following provision:

Equipped Children's Play Space – 0.02ha

Casual/Informal Play Space – 0.08ha

Outdoor Sports Provision – 0.18ha

Accessible Natural Green Space – 0.23ha

We would be grateful if the appropriate Officer could confirm whether this is correct. We would also welcome clarity as to whether all of the above provision is required, or whether existing provision in the locality will warrant an alternative requirement. It is our view that in terms of Outdoor Sports Provision, we envisage that this will be dealt with by way of off-site contribution, if such a contribution is CIL compliant. We would welcome your Officers view on this.

Advice provided by the Council

A meeting is requested with Officers in order to discuss the proposed development and various questions raised in this pre-application advice note. I would be grateful if you could confirm Officers' availability for a meeting at your earliest convenience.

Yours sincerely,

Simon Hawley BA (Hons) MA MRTPI
Director

simon.hawley@harrislamb.com

DIRECT DIAL: 0121 213 6015

Appendix 2

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Sharron Wilkinson
Direct Dial/Ext: 01455 255695
Email: sharron.wilkinson@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 20/10019/PREMAJ
Date: 3 March 2020



Hinckley & Bosworth Borough Council

Simon Hawley
75-76 Francis Road
Edgbaston
B16 8SP

Dear Sir

Pre-application Response

Reference: 20/10019/PREMAJ
Proposal: Development of 50 residential units
Location: Land West Of, Workhouse Lane, Burbage, Leicestershire
Ward: Burbage

Thank you for your pre-application enquiry received 21 January 2020. The advice provided is based upon the information submitted with this enquiry.

The enquiry seeks advice on the likely acceptability or otherwise of the construction of 50 dwellings on Land West of Workhouse Lane, Burbage. A site location plan has been submitted with the enquiry along with floorplans and the matters sought for advice are Principle, Layout, Access, Landscaping, Design and Scale.

Appraisal

Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) and the SADMP.

Core Strategy (adopted December 2009)

- Policy 4: Development in Burbage
- Policy 15: Affordable Housing
- Policy 16: Housing Density, Mix and Design
- Policy 19: Green Space and Play Provision
- Policy 20: Green Infrastructure

Site Allocations and Development Management Policies (SADMP) Development Plan Document (adopted 2016) (SADMP)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design

Policy DM17: Highways and Transportation
Policy DM18: Vehicle Parking Standards

Emerging Burbage Neighbourhood Plan

National Planning Policies and Guidance

National Planning Policy Framework (NPPF) (2019) (Framework)
Planning Practice Guidance (PPG)
National Design Guide (2019)
Community Infrastructure Levy (CIL) Regulations (2010)

Other Relevant Guidance

- Landscape Character Assessment (2017)
- Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA)
- Affordable Housing SPD (2011)
- Open Space and Recreation Study (2016)
- Emerging Good Design Guide (2020)

All policy documents can be found on the council's website at:

http://www.hinckley-bosworth.gov.uk/info/1004/planning_policy/381/planning_policy_documents

Principle of Development

The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough. Policy 4 of the Core Strategy identifies Burbage as playing an important supporting role for the Hinckley sub regional centre, providing local facilities for its immediate population. Under Policy 4, the minimum housing allocation for Burbage was 295 new residential dwellings focused primarily to the north of Burbage. This figure has been exceeded.

However, the housing policies in the development plan are considered to be out-of-date as they focus on delivery of a lower housing requirement than required by the up-to-date figure and the Council is unable to demonstrate a 5 year housing land supply. Therefore, planning applications for housing should be determined against Paragraph 11(d) of the Framework whereby permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

The site is situated outside of the defined settlement boundary of Burbage which lies to the north of the proposed site. Policy DM4 of the SADMP is therefore applicable and states that the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
 - It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - It relates to the provision of stand-alone renewable energy developments in line with policy DM2: Renewable Energy and Low Carbon Development; or
 - It relates to the provision of accommodation for a rural worker in line with Policy DM5: Enabling Rural Worker Accommodation.
- and:
- It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
 - It does not undermine the physical and perceived separation and open character between settlements; and
 - It does not create or exacerbate ribbon development;

The site does not fall under any of the categories identified in Policy DM4 as sustainable development. The purpose of Policy DM4 is to protect the open character and landscape character of the countryside. As such there is a clear conflict between the proposed development and the policy. This issue would need to be carefully weighed in the planning balance along with the detailed assessment of the other relevant planning considerations in this case should a planning application be submitted.

The Emerging Burbage Neighbourhood Plan (BNP) does not seek to allocate this land for development. The Borough Council is actively promoting the preparation of Neighbourhood Development Plans and is keen to see communities strongly involved in the planning and future growth of settlements. The BNP is not yet adopted and so the advice at paragraph 14 of the Framework is not applicable. However, the BNP is a material consideration in the decision making process and the weight to be given to it is set out in paragraph 48 of the Framework. Factors to be considered to the weight to be given to the DNP include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies. Whilst a referendum ensures that the community has the final say on whether the neighbourhood plan comes into force, decision makers should respect evidence of local support prior to the referendum. An Examination of the Plan by a Planning Inspector has recently been carried out and a report will be issued by the Inspectorate shortly.

Design

Policy DM4 of the SADMP requires that development in the countryside does not have an adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside, does not undermine the physical and perceived separation and open character between settlements and does not create or exacerbate ribbon development.

Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. It should be noted that as the development is not considered to be sustainable development in the countryside in accordance with the first part of Policy DM4, any harm to the intrinsic value, beauty, open character and landscape character of the countryside would therefore be unjustified.

The pre-application site lies within the Burbage Common Rolling Farmland in the Hinckley and Bosworth Borough Landscape Character Assessment (2017) (LCA). The key characteristics relevant to this site are the smaller scale pasture fields around the settlements, field boundaries and hedgerows which generally follow contours, major transport corridors which dissect the landscape and introduce noise and movement and the open landform and lack of tree cover which allows for expansive and distant views to the edge of the settlement. Although located within the countryside, to the north and north east of the site are existing residential dwellings. These residential dwellings are located within the settlement boundary for Burbage. Open agricultural fields do lie to the south and west of the site along with allotment gardens to the east. The site is bound by mature hedgerow which forms a physical barrier to the south and west of the site and the location of Workhouse Lane forms a physical barrier to the north east of the site.

The site lies within an area where open countryside can be viewed from the settlement of Burbage as described in the LCA. The development of this land would have an impact on the open character of the countryside in this location and the level of this impact would need to be assessed in a Landscape and Visual Impact Assessment. Any proposal would need to retain the landscaping along Workhouse Lane with the exception of the cutting back of vegetation to improve the vehicular access into the site.

The pre-application enquiry is not accompanied by any details of the design, layout and size of the proposed properties. The site appears to comprise of some 2.5 hectares of land. Policy 16 of the Core Strategy does state that new residential development within and adjoining Burbage will be required to meet a minimum density of at least 40 dwellings per hectare. The Policy further states that in exceptional circumstances, where individual site characteristics dictate and are justified, a lower density may be acceptable. This Policy is in accordance with guidance in the NPPF on making effective use of land.

Policy 16 also states that a mix of housing types and tenures will be required taking into account the most up to date Housing Market Assessment, Study into Older Peoples Housing Needs and

Aspirations and other local evidence. The site is bound on one side by two storey properties. As such it is likely that the scale and height of two storey residential units would be in keeping with the character of the area.

In general, there is a need for any areas of public open space to have a degree of surveillance from the surrounding properties. Any corner properties should be designed so that the principal elevation is located on the side of the property along with habitable windows at first floor level. Proposals to landscape the internal roads would add to the character of this semi-rural area.

Highways

The Local Highway Authority (LHA) has undertaken a desktop exercise based on the submitted plans and has the following comments to make:

Highway Capacity

The LHA advise that based on the quantum of development proposed a Transport Assessment would be required as part of any future application. Further information can be found in Part 2 of the Leicestershire Highway Design Guide [LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>.

Access

The site would be accessed off Workhouse Lane, an unclassified road with a 30mph speed limit. A safe and suitable access to the site would need to be demonstrated in accordance with Part 3 of the LHDG. Consideration would need to be given to the access width, gradients, surfacing and drainage. Details of an appropriate visibility in accordance with Table DG4 of the LHDG would be required on the plan.

Vehicle tracking of the largest anticipated vehicle to the site (such as a bin lorry to the dimensions of HBBC) should be provided detailing the vehicle entering and exiting in a forward gear. An independent Stage 1 Road Safety Audit along with a designer's response should also be submitted as part of any future application.

Road Safety Considerations

The Applicant should consider the road safety record of the surrounding highway network as part of the Transport Statement. Please contact NDI@leics.gov.uk to obtain Personal Injury Collision (PIC) data from LCC for the most recently available 5 year period. The LHA will not accept Crashmap data as the only source of PIC data.

Trip Generation and Distribution

The Transport Assessment should include the amount of trips the proposed development would generate using TRICS, along with the likely trip distribution of trips using 2011 journey to work Census data. Following the trip distribution analysis, capacity assessments should be considered/undertaken. As a starting point, junction where 30 or more two way trips are likely to occur in the AM/PM peak would require an assessment, however the LHA would advise specific consideration is given to at least the following junctions:

- Workhouse Lane/Britannia Road priority junction
- Britannia Road/B578 Lutterworth Road priority junction
- B578 Lutterworth Road/Windsor Street/Lychgate Lane crossroads
- B578 Lutterworth Road/A5 ghost right turn lane

The NDI team should be contacted on NDI@leics.gov.uk to see if the Highway Authority already has traffic count data in the area.

Committed Developments

Consideration should be given to any relevant planning applications in the area. Traffic flows and any mitigation measures from those applications should be considered at junctions where capacity assessments are undertaken. The LHA would however advise application ref: 19/01405/OUT (165 dwellings at land north of Deepdale Farm, Lutterworth Road) should be considered as a sensitivity test as part of any capacity assessments.

Internal Layout

If the internal layout of the site is likely to be put forward for adoption, the LHA would expect it to be designed in accordance with the LHDG.

Parking should be provided on the basis of two spaces for a flat/dwelling with up to three beds and three spaces for dwellings with four or more beds. Spaces should measure a minimum of 2.4 metres x 5.5 metres, with an additional 0.5 metre strip added on each side bound by a wall/hedge/fence etc. For a garage to count as a parking space, internal dimensions should measure a minimum of 3 x 6 metres for a single garage or 6 x 6 metres for a double. The LHA would advise against tandem parking spaces (i.e. 3+ spaces in tandem) as these are likely to be under-used and generate on-street parking. Adequate turning areas should be provided for these spaces. The LHA does prefer individual parking spaces rather than tandem parking.

Off-site mitigation

Any residential development proposal would be required to undertake widening to Workhouse Lane to a minimum of 4.8 metres wide up to the site access, with provision of a 2 metre wide footway to tie in to existing footway provisions on Workhouse Lane. Due to the nature of Workhouse Lane, investigations should take place on whether the current layout/priority for Britannia Road North/Britannia Road East/Workhouse Lane junction is appropriate. However, any mitigation measures should be deliverable within highway land (please contact hre@leics.gov.uk) or involving land owned by the applicant. The mitigation scheme(s) should also be subject to Stage 1 Road Safety Audit and Designer's response on any issues identified.

Highway Contributions

At this stage, in order to encourage sustainable travel to/from the site, it is likely the applicant would be required to provide 2 x 6 month bus passes and 1 x travel pack per dwelling along with improvements such as raised kerbs and timetable cases (if necessary) to the nearest two bus stops from the site.

Hinckley Area Project

LCC's Local Transport Plan 2011-2026 (LTP3) identified Hinckley as a key area of focus for investment. The evidence base which was taken from various sources including the Census, the Core Strategy and the Leicester and Leicestershire Economic Assessment indicated that the Hinckley priority area:

- Needs to develop further economically and attract more inward investment;
- Would benefit from wider travel choice and the Core Strategy states that real travel choice in the area by public transport, cycling and walking is limited;
- Experiences transport problems as a result of congestion on the local road network and incidents on the A5, will be accommodating future growth, eg, through Sustainable Urban extensions and significant employment developments.

The Hinckley Area Project aims to support the local economy by tackling congestion and improving access to jobs and education in the wider Hinckley area. The combination of Hinckley Area Project Zone 1, 2, 3 and 4 measures contribute greatly to reducing overall levels of congestion, monitoring air quality, enhancing public health and the efficient operation of the network. Therefore, when the impact of this development is established a contribution to the Hinckley Zone 4 package of works may be required.

Flood Risk

The application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea. The principle of residential development in low flood risk areas is acceptable. Please note that for larger developments, a Flood Risk Assessment (FRA) will be required as the site area exceeds 1 hectare. The FRA should provide the outline operation and maintenance details along with an indicative proposal of who will maintain any SuDS features over the lifetime of the development.

However, the risk of flooding from surface water map shows areas of the site to be at high risk from surface water flooding, with high risk areas located at the site's southern boundary and the highest risk indicated in the south west corner. Other sources of flood risk including (but not limited

to) groundwater, canals reservoirs, sewers, etc. should be considered as part of any forthcoming planning application. LCC's Infrastructure Planning (Flood Risk Management) team (LLFA) recommend reviewing the relevant Strategic Flood Risk Assessment for this area which may contain additional flood risk details. The Drainage Strategy for the development should include suitable measures to mitigate the risk of flooding from surface water.

The proposed site is situated within the Soar Brook from source to River Soar catchment. The LLFA has records of the following flooding incidents within close proximity to the site:

- Groundwater encountered whilst construction was taking place. Temporary de-watering works carried out – Lutterworth Road, Burbage (0.15km SE) – January 2018.
- External property flooding and highway flooding due to unknown issues within the existing drainage system – Britannia Road, Burbage (0.4km N) – July 2013
- External property flooding from highway – Coventry Road, Burbage (0.6km N).

It is advised that not all instances of flooding are reported to LCC and as such, there may be a history of flooding for which there are no records. Currently no studies have been undertaken by LCC as its role as the LLFA to study or model flooding in Burbage.

Mapping layers available to the LLFA indicate a spring on site is classified as an ordinary watercourse; as such consent may be required from Leicestershire County Council in their role as LLFA, under the Land Drainage Act (1991) for any activities within close proximity. Further information on the types of work/structure which require consent together with a template application form can be found on LCC's website under the section 'Regulation of activities on watercourses.' LCC opposes the culverting of watercourses. However, it is recognised there are instances where culverting may be unavoidable. Any applicant will be required to justify the use of culverts and provide information demonstrating that there will be no detrimental effect on flood risk. Please refer to the County Council's Local Flood Risk Management Strategy which contains the culverting policy (Appendix 3) which can also be found on LCC's website.

The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance. Should this not be appropriate, then runoff from the site should be discharged to the next most appropriate receptor at rates and volumes no greater than the event specific greenfield values.

The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced.

If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

Any surface water drainage features should be located within the areas at lowest risk of flooding to ensure they remain operational during an extreme event. Any drainage features should also consider how an extreme event may constrain the discharge from any proposed drainage system and ensure the drainage infrastructure can adequately manage surface water runoff regardless (for example a surcharged outfall).

To safeguard access to watercourses or ditches for future maintenance, inspection and improvement works in the future; clear margins should be provided from the top of banks. A minimum clear margin of 3m should be provided from each top of bank for watercourses less than

2 metres in width, a minimum clear margin of 4.5m should be provided for watercourses 2 metres or greater in width.

Affordable Housing

The site is located adjacent to the urban area of Burbage. Policy 15 (Affordable Housing) in the Core Strategy states that 20% of the residential units are required to be affordable housing units. Of these affordable housing units there is a policy requirement for 75% of the units to be social or affordable rented housing and 25% of the units to be intermediate tenure. The Affordable Housing Officer has stated that on 27/01/20 there were 1279 applicants on the Council's housing register waiting to be housed in Burbage.

The Affordable Housing Officer has stated that voids mostly occur in the 1 bed flats and 3 bed houses, which make up the highest supply of existing affordable housing. The preferred mix for the social or affordable rented affordable housing on site would be for 70% to be 2 bed 4 person houses and 30% to be 3 bed 5 person houses. The intermediate tenure properties should be a mixture of 2 and 3 bed houses. The Section 106 Agreement would require a connection to the Borough of Hinckley and Bosworth as set out in the Council's housing allocations policy.

Ecology

Any application should be accompanied by an ecological survey covering the following:

- A Phase 1 Survey of the site (including boundary hedgerows) following the Leicestershire and Rutland Habitat Survey Protocol.
- An assessment of all nearby ponds for their suitability to support great crested newts (HSI assessment) with further surveys as required in accordance with the Leicestershire and Rutland GCN Survey Protocol.
- A badger survey of the site
- Any other protected species surveys deemed necessary following the Phase 1 survey.

The Senior Ecologist at LCC has also advised that the layout of any proposal should be designed to protect and buffer existing hedgerows from plot boundaries with at least a 5 metre buffer from semi-natural vegetation. The development should aim to provide biodiversity net gain in accordance with Policy DM6 of the SADMP.

Archaeology

LCC Archaeology has advised that the Leicestershire and Rutland Historic Environment Record (HER) indicates that the development site lies within an area of considerable archaeological potential. Archaeological excavations undertaken in advance of housing development to the immediate north of the area identified several phases of archaeological activity including the remains of a Middle Bronze Age cremation cemetery which comprised 21 pits and 8 urned cremations (MLE23172), a large Iron Age ditched enclosure (MLE21696) and the remains of a Roman agricultural site comprising various features including stock enclosures and field systems (MLE18736 & MLE20670). To the immediate north-west of the site an undated ring-ditch has been identified through aerial photography (MLE20670) and a scatter of Roman pottery and metal-work finds located to the north-west is indicative of a nearby settlement and occupation site (MLE2846). Aerial photographs and Lidar survey of the site appear to show a number of linear features running across the site, but the provenance of these is unknown at this stage.

In view of the archaeological potential of this area, LCC Archaeology recommends that any forthcoming planning application for development is accompanied by an Archaeological Impact Assessment to assess the archaeological implications of development and to make an informed planning decision. This will require provision by the applicant for:

1. An Archaeological desk-based Assessment.
2. A field evaluation, by appropriate techniques including geophysical survey and trial trenching to identify and locate any archaeological remains of significance and propose suitable treatment to avoid or minimise damage by the development. Further design, civil engineering or archaeological work may then be necessary to achieve this.

The information should be submitted with the application and so before any planning decision is made.

The Historic and Natural Environment Team (HNET) at LCC will provide a formal Brief for the work and approve a Specification for the Assessment at the request of the applicant. This will ensure that the necessary programme of archaeological work is undertaken to the satisfaction of the lpa, in a cost-effective manner and with minimum disturbance to the archaeological resource.

Designing Out Crime

Leicestershire Police advises that residential developments should include the creation of a distinct entry point using signage and change of materials on stonework to deter unauthorised access. A Section 38 Agreement is recommended to provide an electrical spur at the key entry point for vehicles. Lighting throughout the development is recommended to be to BS5489 including at the vehicle entry point and also to include Open Space areas. Any communal parking areas would also benefit from appropriate illumination. Where possible natural observation of these areas should be enhanced using gable end windows or other suitable observation positions. Perimeter enclosure of residential gardens is recommended to be to a height of 1.8m in a material in keeping with the development.

Infrastructure Contributions

Policy DM3 of the adopted SADMP requires development to contribute towards the provision and maintenance of necessary infrastructure to mitigate the impact of additional development on community services and facilities.

The request for any planning obligations (infrastructure contributions) must be considered alongside the requirement contained within the Community Infrastructure Levy Regulations 2010 (CIL). The CIL Regulations confirm that where developer contributions are requested they need to be necessary to make the development acceptable in planning terms, directly related and fairly and reasonably related in scale and kind to the development proposed.

- On-site open space as follows per dwelling:
 - a) Equipped Children's Play Space – 3.6 square metres;
 - b) Casual/ Informal Play Space – 16.8 square metres;
 - c) Outdoor Sports Provision – 38.4 square metres;
 - d) Accessibility and Natural Green Space – 40 square metres.
- If the full provision of On Site Play and Open Space Provision is not provided on site then the Owner must provide the Off Site Open Space Contribution as follows per dwelling:
 - a) Equipped Children's Play Area calculated at £181.93 per square metre of shortfall;
 - b) Casual/ Informal Play Space - £4.44 per square metre of shortfall;
 - c) Outdoor Sports Provision - £9.50 per square metre of shortfall;
 - d) Accessibility and Natural Green Space - £4.09 per square metre.
- On and Off Site Maintenance Contributions may also be required depending on whether the owner maintains the on site open space themselves and whether there is a shortfall of on site provision and so off site provision is required. The Council's Open Space and Recreation Study (2016) provides further details on the maintenance contributions required.
- Education: LCC's Education Department has advised that no contributions are presently required towards the provision; enhancement; remodelling or improvement of schools within the locality of the development. However, with the rapidly changing environment of Education provision in Leicestershire they also advise that this situation could alter in the future.
- Healthcare: Patients on the proposed development are likely to use the closest surgery which is Burbage Surgery. This surgery has had significant growth from new housing developments and is currently extending its main surgery to meet the demands of the growth generated by those known developments but not to meet the additional needs of further development. They have built in the capacity to extend further onto the 1st floor in the future and a contribution would be required of £30,404.88 (based on 50 dwellings) to support this extension.

- **Transport:** The LHA has requested a contribution towards 2 x 6 month bus passes per dwelling (at an average of £360.00 per pass) to encourage the proposed occupiers to use the bus service; for 1 x Travel Pack to be provided per residential unit (which can be supplied by LCC at £52.85 per pack) and improvements to the nearest two bus stops such as timetable cases or raised kerbs may be required. The LHA advise that additional contributions may be required following the detailed consideration of any future application.
- **Libraries:** The proposed development is likely to generate an additional 150 users (based on 50 dwellings). A contribution of £1,510.00 is sought towards additional lending stock, reference, audio visual and homework support to mitigate the impacts at Burbage library.
- **Civic Amenities:** The nearest civic amenities site to the development is in Barwell. A contribution of £2,477.00 is sought to mitigate the impacts of the development.

Pollution

The Council's Environmental Services (Pollution) Department has advised that there is a potential for the site to have been contaminated from the previous uses on the site. The adjacent housing site also required gas protection measures on site. As such a Contaminated Land Assessment should be submitted with the application.

A Noise and Air Quality Survey would also be required in view of the proximity of the site to the M69 motorway and the A5 trunk road.

Documents/Fees required supporting a planning application

Notwithstanding the advice given above, if you wish to submit a planning application for this proposal then the following information will be required:

- Application form
- Planning application fee –new dwelling category
- Site location plan
- Block plan
- Proposed elevations
- Proposed floor plans
- Detailed access plan
- Landscape plan (hard and soft)
- Site levels/ existing and proposed and finished floor levels (including off site levels showing the relationship to the existing site and surrounding area)
- Details of all facing and roofing materials
- Design and Access Statement
- Landscape and Visual Impact Assessment
- Transport Statement
- Archaeology Survey
- Ecology Survey
- Tree and Hedgerow Survey
- Flood Risk Assessment
- Air Quality Assessment
- Noise Impact Assessment
- Street scene plans (to scale)
- Character analysis and appraisal
- Contaminated Land Assessment
- Draft Section 106 Legal Agreement

HBBC's Local Validation List is available for viewing on the Council's website using the following link:

https://www.hinckley-bosworth.gov.uk/info/608/make_a_planning_application/795/national_and_local_requirements_for_planning_applications

Conclusion

The land lies outside the settlement boundary for Burbage and in an area of open countryside where the principle of residential development is not accepted. The proposal would be in conflict with Policy DM4 of the SADMP. This policy is in accordance with the Framework and has significant weight. However, when assessing a proposal for housing the tilted balance would be applied in accordance with paragraph 11 of the Framework and Policy DM1 of the Core Strategy. The proposal would involve development on open land in the countryside and an assessment on the level of harm on the character of the area would need to be undertaken. The harm found would then be weighed against the benefits of the proposal.

Should a development proposal be considered to meet the requirements of Policy DM1 then further detail would be required as listed in the subject headings above. In addition to this further detail, any proposal would need to be designed to respect and enhance the character of the area and ensure that the residential amenity levels of existing and future occupiers is not compromised.

I trust that this information is of use to you. If you have any queries on the above points, please contact me.

I trust that this information is of use to you. If you have any queries on the above points, please contact me.

Yours faithfully



Nicola Smith
Planning Manager
Development Management

The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties. This letter does not constitute a decision under the Town and Country Planning Act 1990 (as amended) or other relevant legislation.

Where your proposed work requires additional consent under the Building Regulations, Hinckley and Bosworth Borough Council's Building Control Service are able to provide a quotation and advice. The Building Control Service can be contacted at buildingcontrol@hinckley-bosworth.gov.uk to arrange a quote.

Appendix 3

Our Ref: P1672/OM
Date: 8th June 2020

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

BY POST

Dear Sir/Madam,

T 0121 455 9455

F 0121 455 6595

Proposed development of up to 40 Dwellings, Public Open Space and Associated Infrastructure with All Matters Reserved for Subsequent Approval Other than Access, at Land West of Workhouse Lane, Burbage, Hinckley LE10 3AS.

Harris Lamb Planning Consultancy ("**HLPC**") are instructed by Mather Jamie, acting on behalf of Central England Co-Operative ("**The Co-Op**") to prepare a planning application in respect of the Land West of Workhouse Lane, Burbage.

It is our intention to submit a planning application proposing the development of up to 40 dwellings, with associated open space and infrastructure. The application will be submitted in outline form with all matters reserved for subsequent approval with the exception of access.

The application will be accompanied by a series of technical reports that address the following disciplines:

- The principle of the proposed development;
- Transport and Highways;
- Flood Risk and Drainage;
- Ecology;
- Arboriculture; and
- Landscape and Visual Impact.

As potential local residents to the proposed development, we are seeking your views on the proposals at this time. We, therefore, write to inform you that as part of the pre-application consultation, details of the emerging proposals are published on the official consultation website, which will go live on Monday 15th June 2020:

www.workhouselaneconsultation.co.uk

The consultation website includes a suite of plans, images and information related to the proposals and outlines the key findings of the reports listed above for your consideration. The website also provides the opportunity for you to submit your comments via an on-line form. We would welcome your comments on our proposals by Friday 3rd July 2020.

I trust this update is helpful and if you have any further queries please visit the website for further information.

Yours sincerely



Olivia Morris BA (Hons) MSc
Graduate Planner
Olivia.morris@harrislamb.com

BIRMINGHAM
0121 455 9455

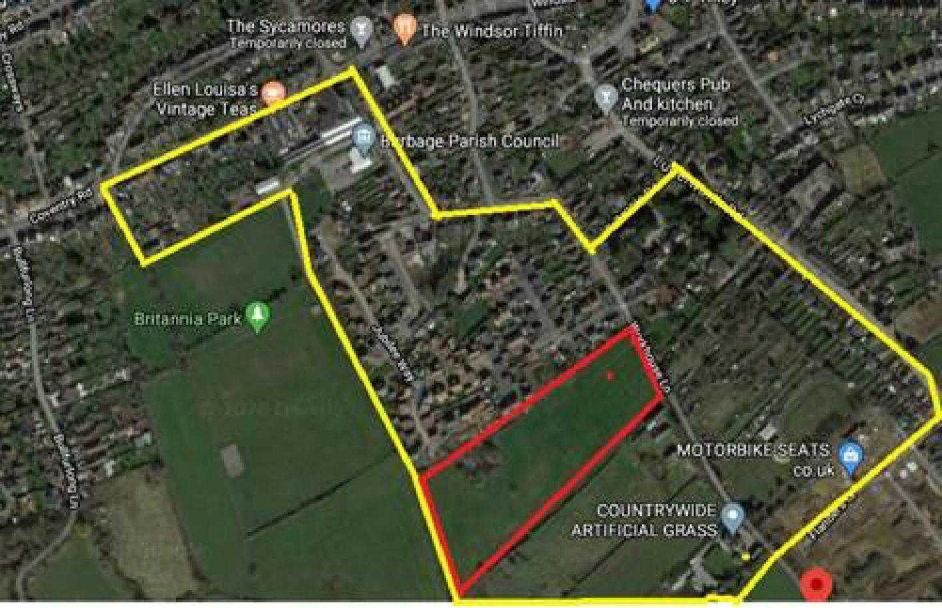
NOTTINGHAM
0115 947 6236

STOKE-ON-TRENT
01782 272555

WORCESTER
01905 22666



Appendix 4



The Sycamores
Temporarily closed

The Windsor Tiffin

Ellen Louisa's
Vintage Teas

Chequers Pub
And kitchen
Temporarily closed

Barbage Parish Council

Britannia Park

MOTORBIKE SEATS
CO.UK

COUNTRYWIDE
ARTIFICIAL GRASS

Appendix 5

Land off Workhouse Lane, Burbage Consultation Website

Welcome to the Workhouse Lane, Burbage Planning Application Consultation Website

Thank you for taking the time to visit this website to find out more about the Central England Co-Operatives's proposals to develop new housing on an area of land located to the west of Workhouse Lane in Burbage. The proposed development site is shown edged in red on the plan below. The Co-Op are in the process of preparing a planning application that will propose the development of this site and your feedback on the draft scheme would be most welcome.

There is a comments box at the end of this website where you will be able to submit your views on the proposals during the consultation period, which runs from Monday 15th June - Friday 3rd July 2020. All of these comments will be taken into account in the preparation of the planning application and provided to the local authority anonymously as part of any future planning application.

The Proposed Development Site

The site of the proposed development is located to the south-east of the village of Burbage and falls within the Local Planning Authority administrative area of Hinckley and Bosworth Borough. It is a greenfield site, roughly rectangular in shape, that extends to 2.5 hectares / 6.2 acres in size. The site is currently in agricultural use.

The eastern boundary of the site adjoins Workhouse Lane. Workhouse Lane will provide the access for the proposed development. The southern and western

boundaries of the site are formed by existing hedgerows. The northern boundary of the site is formed by a hedgerow and the boundary of the David Wilson Homes development to the north.

The site is adjacent to the built-up edge of Burbage. The land to the north is predominantly residential in nature. The land to the south and west is in open space use.

The Proposed Development

It is the Co-Op's intention to submit an "outline" planning application with all matters "reserved" for latter approval with the exception of access. This means that at the present time the Co-op are asking the Local Authority to agree that the principle of residential development on the site is acceptable, and the proposed access arrangements are acceptable, but are not looking to have the details of the scheme approved. If the "outline" planning permission is granted it will be necessary for a "Reserved Matters" application to be submitted to the Local Authority and approved before any development can commence. The Reserved Matters application will address the detailed design matters. It will confirm the exact number of dwellings, the layout of the scheme, the appearance of the dwellings and their height, and all on-site landscaping. An indicative Masterplan has, however, been prepared in order to give an indication of how we expect the scheme to come forward.

Planning permission will be sought for the development of a maximum of 40 dwelling on the site. These dwellings will be located on the central and eastern section of the site served by a single access. The western section of the site will be made available as an area of Public Open Space. This will include a wildflower meadow, additional tree planting and a pond / attenuation basin. The area of Public Open Space will occupy approximately 1/3 of the site.

The position of the area of Public Open Space is in part dictated by an existing sewer running through the western section of the site, and the proposed location of the pond / attenuation basin which is dictated by the site's drainage strategy.

Supporting Information

In order to support the planning application a series of technical reports have been undertaken. These include:

- Supporting Planning Statement
- Flood Risk and Drainage Assessment
- Air Quality Assessment
- Transport Assessment and Travel Plan
- Landscape and Visual Impact Assessment
- Archaeology Assessment
- Noise Assessment
- Ground Conditions Investigation
- Tree Survey
- Ecology Survey
- Design and Access Statement

A short summary of the findings from these reports to date is set out below:

Highways

Accessibility:

The site benefits from good accessibility to local shops and facilities available within Burbage village centre which are within easy walk and cycle distance, and also offers excellent accessibility to local schools. Two bus services are also within easy walking distance of the site, with bus route 8 providing connections with Hinckley town centre, Hinckley Bus Station and Lutterworth. Hinckley is the largest settlement near the development site and is likely to provide employment, retail, leisure and educational opportunities for future residents. In addition, bus service 8 provides links to a large logistics distribution centre called Magna Park, which is the main source of employment in the Lutterworth area.

Access:

Access into the site will be a 5.5m wide carriageway with a 2m footway on the northern side. The width of Workhouse Lane adjacent to the site will be widened to allow two vehicles to pass, conforming to the Local highway authorities design guidance. A new pedestrian footway will be provided from the site along Workhouse Lane to connect with the existing footway network.

Visual baseline situation of the site:

The proposed development will be undertaken during peak periods using traffic surveys wellings during the network peak hours is expected to be

en undertaken during peak periods using traffic surveys wellings during the network peak hours is expected to be
:nt of junctions within Burbage show that the development will

Visual baseline situation of the site:

Visual baseline situation of the site:

- Retention and enhancement of existing boundary vegetation, with gapping up of hedgerows and planting of additional field boundary trees to increase characteristic planting;
- Retention of open space at the western part of the site to allow for buffer to the wider land to the west with opportunities to provide additional scattered tree planting and enhancements to the existing hedgerow boundary;
- Opportunity to provide accessible public open space with additional landscaping and tree planting softening views into the proposed development from the west and south, and provide additional characteristic landscape features with increased opportunities for recreation and links to the wider network of footpaths and existing residential development;
- Offset development from Workhouse Lane which will enable the proposed settlement edge to be set back and in character with the adjacent development off Frazenberg Close, with consideration of transition of access into the site;
- Provision of additional native tree and shrub planting to increase Green Infrastructure throughout the site and to the site boundaries;
- Consideration of a softer and more informal orientation of buildings along western and southern edges of proposed development to provide a positive transition to the wider landscape and to improve visual amenity;
- Provision of internal street scene planting which will improve the visual amenity and soften the built form, this will be particularly important when viewed from the access into the site off Workhouse Lane;
- Provide a soft and informal edge to the new development at the western part of the site, with properties fronting onto proposed open space which will provide a softer transition and settlement edge when viewed from the PRoW to the west of the site;
- Provision of internal street scene planting to soften built form along access roads through the site.

Ecology

The site has been surveyed by experienced ecologists to identify protected and notable habitats and species and inform the scheme design. The aim was to minimise impacts wherever possible and to enhance the biodiversity of the site. The site is dominated by grazed fields with species-poor hedgerows. The proposed development will retain and enhance the hedgerows and create a wildflower meadow using native species to enhance the grassland. The development would be undertaken following standard precautionary sensitive working methods to minimise ecological impacts during the construction phase.

Drainage

As part of the site proposals, surface water drainage will be captured and managed through a series of Sustainable Drainage Systems (SuDS). These systems are above ground, naturally landscaped features which not only control surface water run off and ensure flood risk is not increased downstream but also provide multi function spaces to improve ecology and biodiversity within the natural landscape.

We Would Welcome Your Comments

We would very much welcome your comments on the proposed development. If you would like to comment could you please complete the online form below.

NAME

Postcode

Comments

Send

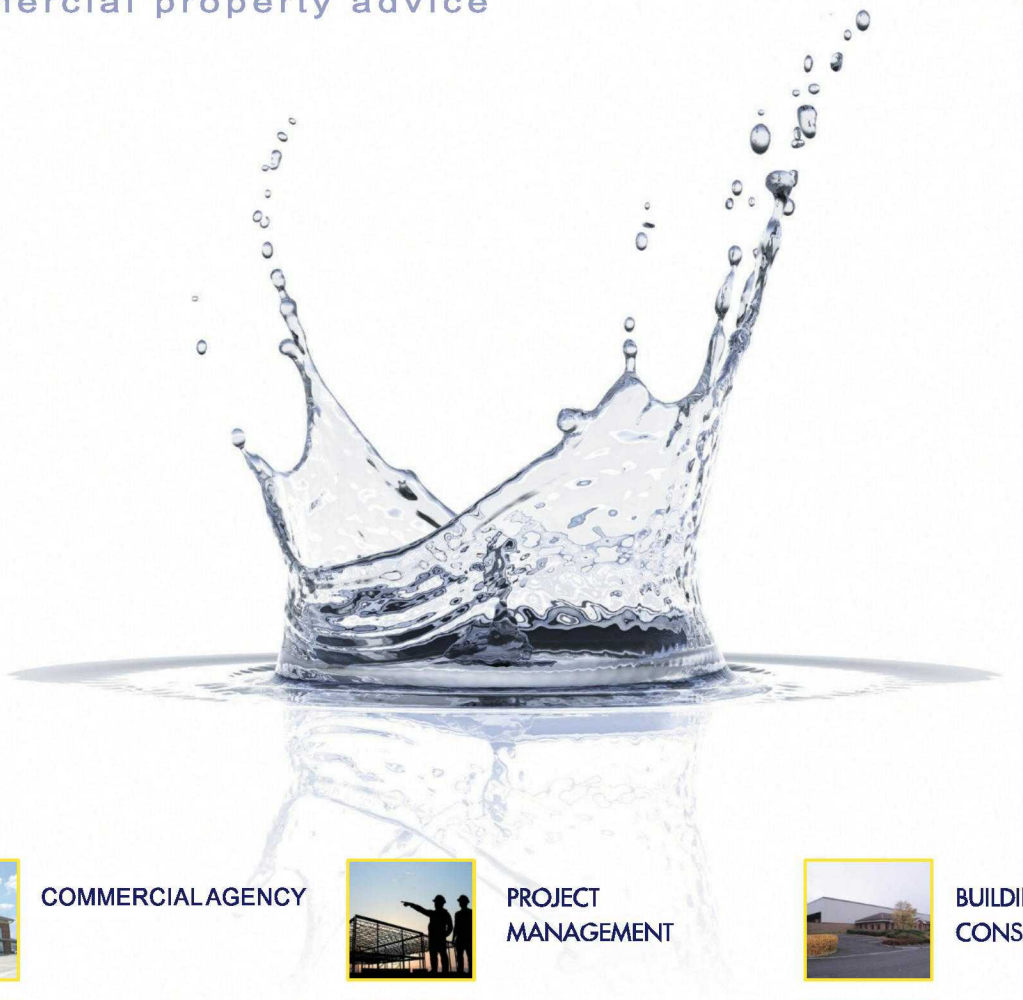




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