

# **The Nautical William, Aylestone Lane, Wigston.**

Re-development of vacant public house site and the construction of 9 dwellings (Outline Planning Application)

## **Planning Design and Access Statement**



November 2023.

## **1.0 Introduction.**

This statement has been prepared to support an outline planning application (including approval of access, scale and layout) for 9 semi-detached dwellings at the site of the former Nautical William PH on Aylestone Lane, in a residential area of Wigston.

## **2.0 The Site.**

The site comprises the former Nautical William PH which is located on the corner of Aylestone Lane and Rolleston Rd, within an established residential area of Wigston.

The site is currently occupied by the former pub building, which is a large two-storey detached building fronting onto Aylestone Lane. The side part of the site facing Rolleston Road and to the rear of the pub, was used for car parking and a pub garden. The pub has been shut since December 2020 and has never properly re-opened. The site has recently been closed off from public access by the installation of 2.0m high “heras” fencing around the site.

The site is bounded by housing on all sides. A small convenience store is located some 175m to the east on Aylestone Lane and a slightly larger one some 400m to the west. There is another public house (The Chartwell) located some 350m from the site on Chartwell Drive.



*Plan A - Site Location Plan (Not to Scale)*

### **3.0 Planning History**

There are a number of planning applications that have been submitted since 2017 on this site. These are set out below:

17/00084/FUL - Demolition of existing building and erection of 29 Flats (Use Class C3) – Refused 14 July 2017

18/00205/FUL - Demolition of existing building and erection of 1 apartment block of 23 flats (Use Class C3) (17x one-bed and 6x two-bed) with associated external works, parking and landscaping – Oadby & Wigston Planning Committee resolved to Permit subject to the signing of a Section 106 Agreement (28 June 2018).

21/00341/FUL - Demolition of the public house and new 10 housing units proposed for the site with associated parking and gardens – Decision Awaited

22/00474/COU - Change of use from former pub (Sui Generis) to F2(b) Halls or meeting places for the principal use of the local community and F1(f) Public worship or religious instruction – Decision Awaited

Neither of the latest two planning applications has been submitted by the current landowner, but instead by third parties wishing to purchase the site. No real progress has been made with either party. Therefore the owner is now submitting his own application for planning permission for housing development on this site.

### **4.0 Proposal.**

The proposed re-development of the site involves the demolition of the existing pub building and its replacement with a scheme containing 9 houses - 2 semi-detached houses on the NW corner and 7 semi-detached houses in two separate terraces to either side.

The application is submitted for outline planning permission, with the following matters submitted for approval at this stage – Access, Layout and Scale. Landscaping and Appearance is reserved for future consideration at the reserved matters stage.

This outline planning application submission is supported by the following plans/documents:

- *site location plan*
- *proposed site layout*
- *indicative house plans and elevations.*
- *Planning, Design & Access Statement*

Whilst the house plans are indicative, they have been prepared to a level that will allow the local planning authority the opportunity to consider the acceptability of the site to accept 9 two-storey dwellings. In particular, it allows a consideration of the proposed positioning of the dwellings, car parking arrangements, and relationship to the immediate surroundings, so that it can be confident that an acceptable design and layout will result at the subsequent reserved matters stage.

The proposed site layout seeks to position the proposed houses to front onto both Aylestone Lane and Rolleston Rd, with a semi-detached house positioned to create a landmark feature at the prominent NW corner, helping to turn the house frontages at the junction between these two roads.

This is discussed in more detail in the Layout section of this document.

## **5.0 Planning Policy.**

The Oadby and Wigston Local Plan was adopted in 2021. This contains a range of policies relating to the location of development, design and layout and protecting the amenities of local residents amongst other.

In terms of the location of the development, the site is situated within the settlement boundary of Wigston, is served by a regular bus route and is close to local facilities. It is also 10 minutes walk from a wide range of facilities in Wigston Town Centre. It is therefore suitable for residential development due to its sustainable location. This is clearly supported by both the development plan and national planning policies.

The key policies in the Oadby & Wigston Local Plan that appear to be most appropriate when considering this proposal, are set out below along with a commentary on compliance (in italics) with these policies:

**Policy 6 - High Quality Design and Materials** – this seeks the highest standards of inclusive design and use of the highest quality materials for all new development and major refurbishment in the Borough. It then sets out a series of design criteria to achieve these aims.

*The proposed design and layout seeks to follow good urban design principles, providing frontage development to both main roads adjacent to the site, with a landmark feature on a*

*prominent corner and car parking carefully placed to avoid it dominating the house frontages. Further details are provided in Section 6 below.*

Policy 7 - Community Facilities – this seeks to secure and maintain a range of new community facilities in the Borough, and avoiding the loss of community facilities, unless it can be demonstrated that they are no longer needed by the community they serve.

*It has already been accepted by the Council that the Nautical William PH is no longer needed by the local community, when they resolved to grant planning permission for the demolition of the existing pub building and the erection of 1 apartment block containing 23 flats (18/00205/FUL) in June 2018. It is understood that the pub, whilst open, struggled to remain viable hence its closure in December 2020.*

*There is an alternative public house (The Chartwell) only 350m walking distance from the application site. In addition a range of public houses and other community facilities can be found in Wigston Town Centre, which is only 10-15 minutes walking distance (950m) from the site. Therefore satisfactory community facilities would still remain in the vicinity of the application site.*

Policy 12 - Housing Density - To ensure that the Borough provides the required number of homes for its communities, the Council will adopt the following density targets on all new development sites that involve the provision of new homes.

Proposed development sites that have a gross site size of 0.3 hectares and larger and are located outside of the town centre boundary of Wigston or district centre boundaries of Oadby and South Wigston, but within the Leicester PUA will be required to achieve an average density of at least 40 dwellings per hectare.

Proposed development sites that have a gross site size of 0.3 hectares and larger and are not situated within any of the above locations will be required to achieve an average density of at least 30 dwellings per hectare.

*The application site measures 0.19 ha and therefore falls below this threshold. However 9 houses on this site equates to a housing density of 47 dwellings per hectare, so the aims of this policy guidance are still being met in the current proposal.*

Policy 15 - Urban Infill Development - Within the urban areas of the Borough, proposals for infill development on previously developed land that are of high quality design, improve the character of the locale, do not have any adverse effect on / or loss of amenity to adjacent properties or nearby properties, and do not cause unacceptable noise, will in principle be supported.

*This is achieved in the current application proposal – see Section 6 below.*

Policy 34 - Car Parking - The Council will ensure that there is adequate provision of car parking spaces and facilities across the Borough. All new development proposals will be required to provide car parking and servicing space in accordance with the parking standards set out in the Leicestershire Highways Design Guide (or equivalent). The parking standards must be seen as a guide for developers and any variation from these standards must be supported by robust evidence in the form of a transport statement. Where there is an evidenced need to do so, flexibility could be factored into the standards in relation to the specific local circumstances.

*Sufficient car parking is provided in this development proposal, particularly given the sustainable location, close to Wigston Town centre and on a bus route. This is dealt with in more detail in Section 6 below.*

Policy 37 - Biodiversity and Geodiversity - The Council will look to support development proposals that proactively seek a net gain and protect existing ecology.

*Landscaping is reserved for future approval at the reserved matters stage. However it is considered that by providing a native hedgerow boundary around the site frontage, plus tree planting in the front gardens and in the rear parking court, then a net gain for Biodiversity will inevitably be achieved. The site currently comprises the building footprint of the public house, a large area of tarmac car parking on the Rolleston Road frontage (which will be removed) and areas of mown grass to the front and rear of the pub building. Very little ecological value exists on the site currently and will be significantly improved by the proposal.*

*Although the existing building is secure and no ingress is possible to the roofspace, bat and bird (e.g. swift boxes) could be provided if deemed necessary. This can be secured via a suitable planning condition.*

This matter will be dealt with in more detail, including the submission of an overall Landscaping Scheme and a Biodiversity Net Gain Calculation, at the reserved matters stage.

The Councils adopted Supplementary Planning Document “Residential Development” Adopted 2019 has also been considered in drawing up this proposal. The site layout reflects much of the aims of this guidance, which seeks to provide high quality design in new development.

## 6.0 Key Features of the Proposal



Plan B – Proposed Site Layout

### (a) Design and Layout.

The key features about the submitted design for the proposed scheme are as follows:

- An indicative site layout containing 9 houses is provided – 2 semi-detached and 7 terraced 2-bed houses - which are considered to reflect the typology of the immediately surrounding areas
- The houses have been placed to directly face either Aylestone Lane or Rolleston Rd, so that these routes are directly overlooked by house frontages. This reflects the prevailing

characteristic in the surrounding area, apart from the small backland development immediately to the east of the site. A clear definition between the street and private front gardens is achieved by the siting of a railing fence with native hedgerow behind it along the front boundaries of the house gardens.

- Two semi-detached dwellings have been used to create a corner feature at the Aylestone Lane/Rolleston Rd junction. This has been designed to address this corner by being positioned at an angle of 45 degrees to the other frontages to help to turn the corner visually.
- A total of 2 parking space per dwelling is proposed – so that the front gardens are not dominated by hard standing/parked cars. Most parking is provided on-plot although the properties facing Rolleston Road will use a small rear parking court, which is secured.

Although the final design treatment of the elevations of the proposed houses is a reserved matter (Appearance) for subsequent approval, indicative house designs been prepared to assist the Council in their consideration of the proposal. The proposed houses have been designed to provide a traditional brick built semi-detached or terraced house design, reflective of the building styles in the surrounding area. Single-storey front projections are used to provide enclosures to hide rubbish/recycling wheelie bins



*Plan C – Indicative House Elevations.*

### Scale.

The proposed development will provide houses of two-storey's in height, to respect the general prevailing character of the site surroundings which are also predominantly two-storey in height.

For the purposes of this planning application the maximum height parameters of the proposed houses is as follows:

- House Type A: Height to Eaves – 5.5m



- House Type A: Height to Ridge – 9.1m (to allow potential conversion of the roofspace if required at some future time)

#### Amount.

The proposed development will provide the following amount of housing:

- House Type A: 9 x two-storey semi detached/terraced houses – 2 bed/4 person houses

#### Access and Parking.

The site is located on the corner of Aylestone Lane and Rolleston Road, which is served by a bus route (Nos. 44A and 40 Orbital) which connects the area to both Leicester City Centre as well as Wigston Town Centre at regular intervals.

There is also two local convenience stores (for essential item) nearby to the site.

As the site is close to local facilities and is accessible by public transport, it is considered that 2 parking space per dwelling is more than sufficient for houses in this location.

There is also enough space around each dwelling to provide enough covered and secure cycle parking for 2 cycles per dwelling.

The proposed layout has been designed to avoid direct access to the houses across the corner radii on the Aylestone Drive and Rolleston Road junction. All driveways are positioned to exit onto either the service road running alongside Aylestone Drive or onto Rolleston Road.

#### Landscaping.

This matter is again reserved for consideration at a later stage. However the following landscape design principles will drive the final design:

- the front garden boundaries will comprise metal estate railings backed by a native beech or box hedgerow (this will be dependent on vehicle forward visibility splay requirements)
- new native trees (of an appropriate size and type) will be planted in the front and rear gardens where possible

#### Conclusion.

It is considered that the proposal will provide an appropriate use for a site that has been disused for a number of years and contains a vacant pub. Given that trading conditions for pubs are worsening, it is highly unlikely that the pub will ever realistically re-open.

The proposal provides a viable re-use of an existing 'previously-developed' site in a sustainable location. Local and national planning policy is therefore supportive of such developments, which will also provide additional much needed 2-bed starter housing into the town. The proposed planning application should therefore be supported.

Existing Site Photos (November 2023).



*Photo A - View of Former Nautical William PH from north-west.*



*Photo B - View of Former Nautical William PH from west*



*Photo C - View of Former Nautical William PH from north-east (including view of adjoining residential development)*



*Photo D - View of Former Nautical William PH from north-east towards Rolleston Road*