



**DESIGN & ACCESS
AND PLANNING STATEMENT**

**OUTLINE PLANNING PERMISSION FOR
ERECTION OF A DETACHED DWELLING
(ACCESS OFF BRIDLE PATH ROAD)**

**25 BILLINGTON ROAD EAST
ELVESTHORPE
LE9 7SB**

REF. 794-BRE-PS (-)



Architectural Vistadesigns Ltd



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1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning Statement is to support the outline planning application (Access Only), with all matters reserved for the erection of detached dwelling house on land at No. 25 Billington Road East, Elmesthorpe LE9 7SB.
- 1.2 This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

2.0 SITE ASSESSMENT & LOCATION

- 2.1 The site accommodates No. 25 which originally was a Settlement House but has been extended over the years. There is an existing outbuilding on the land, which is in poor condition that is likely to be removed in coming months.

The land benefits from a mature trees along the boundary and within the site.
- 2.2 The site is located off Billington Road East, which is fairly central to Elmesthorpe as an area, which is a small village located close to Earl Shilton, approximately 1 mile south east of Barwell and 2 miles from Hinckley.
- 2.3 Elmesthorpe offers local services such as the Wentworth Arms Public House serving food and drinks, Badgers Mount also serving food and drink, and provides accommodation too, St. Mary's Church and Church Hall, and located off Burbage Common Road is Woodhouse Farm selling local products, which is easily access via Rights of Ways on foot from Billington Road East or by a 4 minute car journey. Earl Shilton, Barwell and Hinckley an abundance of services and facilities that are used by the residents of Elmesthorpe.
- 2.4 The site has an area of approximately 1 Acre of land.

- 2.6 The garden of No. 25 comprises of a number of mature trees along and within the boundary providing a private residents nestled within the countryside.
- 2.7 The land benefits from two access points with first access of Billington Road East which provides the current and in-use access to No. 25 and the second access is off Bridle Path Road, this towards the south west corner of the site.
- The second access is un-used and originally provided access to the outbuilding within the curtilage of the site.



Fig 1. Pictures of un-used site access



Fig 2. No. 25 Billington Road East



Fig 3. Outbuilding and side Garden of No. 25



Fig 4. Side Garden of No. 25

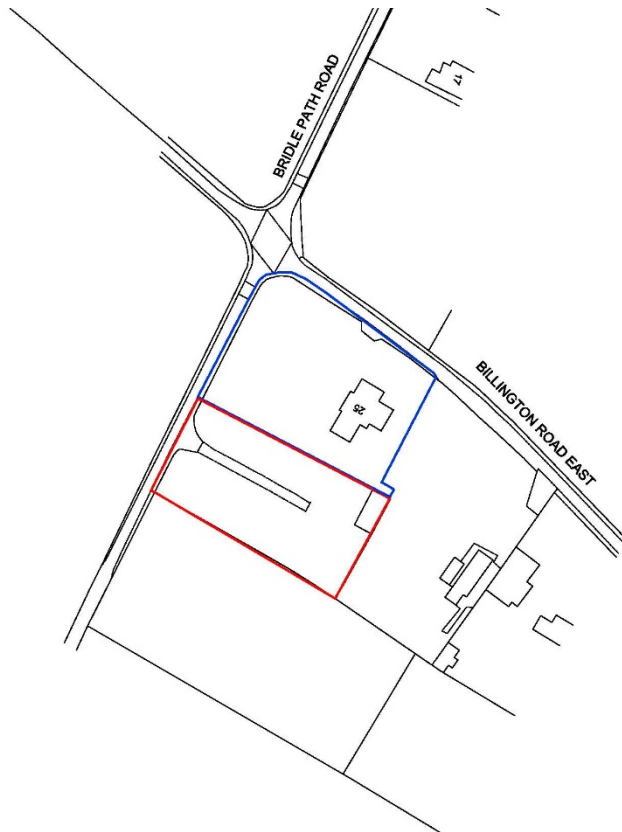


Fig 5. Location

3.0 PLANNING POLICY

- 3.1 The Development Plan currently comprises of the Blaby District Local Plan (Core Strategy) 2013 and the Blaby District Local Plan (Delivery) DPD 2019 with a replacement local plan being prepared but has been delayed to be noted.
- 3.2 The current Core Strategy Planning Policies relating to the site:

CS1 – Strategy for locating New Development

- i) To provide the appropriate quantity and mix of housing to meet the needs of the District's current and future populations;
- ii) To optimise the provision of affordable housing to meet local needs;
- iii) To deliver the infrastructure, services and facilities required to meet the needs of the population of the District of Blaby, including those arising from growth, and to make services accessible to all;
- iv) To minimise energy use and use of valuable resources and to encourage renewable energy production in suitable locations; and
- v) To provide the appropriate quantity, quality and mix of employment opportunities to meet the needs of the District's current and future populations and to meet strategic employment, education and training needs.
- vi) To deliver the transport needs of the District and to encourage and develop the use of more sustainable forms of transport (Including walking, cycling, other forms of non-motorised transport and public transport).

CS2 – Design of New Development

- v) To improve the design quality of all new developments in the District including the need to design out crime;
- vii) To protect the important areas of the District's natural environment (species and habitats), landscape and geology and to improve biodiversity, wildlife habitats and corridors through the design of new developments and the management of existing areas by working with partners; and
- viii) To preserve and enhance the cultural heritage of the District, recognising its contribution to local distinctiveness and to seek design solutions which preserve and enhance heritage assets where they are impacted by development.

CS5 – Housing Distribution

- i) To provide the appropriate quantity and mix of housing to meet the needs of the District's current and future populations;
- ii) To optimise the provision of affordable housing to meet local needs;
- iii) To deliver the infrastructure, services and facilities required to meet the needs of the population of the District of Blaby including those arising from growth and to make services accessible to all; Blaby District Core Strategy - Adopted (February 2013)
- iv) To minimise energy use and use of valuable resources and to encourage renewable energy production in suitable locations;
- v) To minimise the risk of flooding (and other hazards) to property, infrastructure and people; and
- vi) To deliver the transport needs of the District and to encourage and develop the use of more sustainable forms of transport (Including walking, cycling, other forms of non-motorised transport and public transport).

CS18 – Countryside

- i) To maximise sport and recreation opportunities;
- ii) To protect the important areas of the District's natural environment (species and habitats), landscape and geology and to improve biodiversity, wildlife habitats and corridors through the design of new developments and the management of existing areas by working with partners; and
- iii) To provide the appropriate quantity, quality and mix of employment opportunities to meet the needs of the District's current and future populations, and to meet strategic employment, education and training needs;

CS19 – Bio-diversity and geo-diversity

- i) To improve the design quality of all new developments in the District including the need to design out crime; and
- ii) To protect the important areas of the District's natural environment (species and habitats), landscape and geology and to improve biodiversity, wildlife habitats and corridors through the design of new developments and the management of existing areas by working with partners

National Planning Policies and Guidance:

National Planning Policy Framework (NPPF) (2019)
Planning Practice Guidance (PPG)
National Design Guide (2019)

Other relevant guidance:

Local Plan (Delivery) Development Plan Document – Adopted February 2019
Blaby Landscape and Settlement Character Assessment - January 2020

3.3 The Planning and Compulsory Purchase Act 2004 in respect of planning applications (Section 38(6) outlines:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"

This Planning Statement, therefore, considers the application proposals in light of the relevant planning policy context and any other relevant material considerations.

Applications for planning permission are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This statement will evaluate the consistency of the proposed development with the relevant planning policies of the Development Plan, National Policy contained within the National Planning Policy Framework and other material considerations.

3.4 This requirement is emphasised in the NPPF that was updated in February 2019, following the first revision in July 2018 (Paragraphs 2 and 11). This reconfirms that it is itself a material consideration in the determination of planning applications. The NPPF is underpinned by the presumption in favour of sustainable development.

4.0 LOCAL PLAN DELIVERY

4.1 Relevant Local Plan Development management policies to the site:

DM Policy 2 – Development in the Countryside states:

In areas designated as Countryside on the Policies Map, development proposals consistent with Core Strategy Policy CS18 will be supported where the following criteria are met:

- a) The development is in keeping with the appearance and character of the existing landscape, development form and buildings. Decisions in respect of impact on landscape character and appearance will be informed by the Blaby Landscape and Settlement Character Assessment, Leicestershire and Rutland Historic Landscape Characterisation Study, National Character Areas and any subsequent pieces of evidence; and,
- b) The development provides a satisfactory relationship with nearby uses that would not be significantly detrimental to the amenities enjoyed by the existing or new occupiers, including but not limited to, consideration of: i. overdevelopment of the site due to factors including footprint, scale and mass; ii. privacy, light, noise, disturbance and overbearing effect; and, iii. vibration, emissions, hours of working, vehicular activity.
- c) The development will not undermine the vitality and viability of existing town, district and local centres.

DM Policy 8 – Local Parking and Highway Design Standards

Housing development, including householder development that affects parking or garage space, will be required to provide an appropriate level of parking provision that:

- a) Complies with the most up-to-date Leicestershire Local Highway Guidance; and
- b) Is justified by an assessment of the site's accessibility, the type and mix of housing and the availability of and opportunities for public transport.

5.0 BLABY LANDSCAPE & SETTLEMENT CHARACTER ASSESSMENT

5.1 The Blaby Landscape and Settlement Character Assessment provides key evidence to inform the emerging Blaby Local Plan and help guide development management decisions, this consisting of 16 Landscape Character areas

Elmesthorpe falls within the character areas and more so known as 'The Elmesthorpe Floodplain' within this area, 2-3 storey residential development may have medium sensitivity.

Special Landscape and qualities and key sensitivities:

- Prominent open, expansive, rolling arable fields, with strong visual connections to the surrounding landscape.
- Localised high points such as the plateau Foston village is situated on and visible slopes including those along the western edge of the character area.
- Pockets of deciduous woodlands, especially surrounding Foston village. Hedgerow boundaries contain scattered mature trees, often ash.
- Historic associations including Foston deserted medieval village as well as the Grade II* designated Church of St Bartholomew.
- Sparse settlement which is well concealed by woodland where present.
- Open and expansive views with wide horizons, particularly from the more elevated land in the south.
- Small woodland areas and mature hedgerow and in-field trees punctuate the otherwise largely undeveloped skylines.
- A rural and working agricultural landscape with high levels of isolation and tranquillity, particularly away from main roads.

5.2 Guidance and opportunities for future development advises to:

- Avoid development on visually prominent slopes and the elevated and exposed plateau near Foston.
- Promote better management of hedgerow boundaries and encourage the installation of new hedgerow boundaries where agriculturally viable. Improved management, possibly through agrienvironmental schemes would add interest to the open landscape and could improve the wildlife value and aesthetic appearance of existing hedgerows.
- Conserve the open expansive views from high ground through ensuring

new planting does not increase the enclosure of the landscape by planting isolated hedgerow trees and small copses on lower ground and around buildings.

- Planting to screen the visual impact of development in neighbouring LCAs should also be considered. Species used in woodland and hedgerow planting should be in keeping with existing species but should also be more diverse to ensure resistance against the spread of new pests/diseases spread.
- Development should avoid areas in which it may influence historic features of the landscape such as the Grade II* listed Church of St Bartholomew or the site of the deserted medieval village.
- Development should be in keeping with the current small and scale sparse settlement pattern, with any development screened with trees where possible.
- Protect and conserve perceptions of tranquillity away from busy roads.

6.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

6.1 NPPF Framework relevant Paragraphs:

Paragraph 15 of the National Planning Policy Framework (NPPF) highlights the requirement for the planning system to be genuinely plan-led, and that:

"succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings"

Paragraph 60 (Delivering a sufficient supply of homes) of the NPPF sets out that:

"it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".

Paragraph 70 (Identifying Land for Homes) of the NPPF sets out that:

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

Paragraph 83 (Rural Housing) of the NPPF sets out that:

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby

Paragraph 123 (Making effective use of Land) of the NPPF sets out that:

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

7.0 EVIDENCE BASE OF BUILDING IN THE COUNTRYSIDE

7.1 Planning Permission was granted on 7th February 2018 for 2 detached dwellings on land off Station Road, application Ref. 17/1012/FUL, which has been developed within open Countryside and Agricultural land. There is a retained access between the dwellings to access the land to the rear, which is understood the land is owned by a Traveler Community.

The example of the proposed dwellings are a good representation of other existing dwellings in the Elmesthorpe Land Settlement Area, which include steep pitches and high quality selection of materials and finishes.

It is noticeable that the access and separation between the dwellings is circa 7m to 8m between gables, which is much less than the typical pattern along Station Road, Bridle Path Road and Billington Road East and West.



Fig 6. Development of 2 houses off Station Road

7.2 Architectural Vistadesigns Ltd was involved with the Planning approval for a replacement dwelling and Ancillary Dwelling on land at No. 9 Station Road, which was approved on the 1st September 2016 (application ref. 16/0960/FUL) and the build has been completed to date.

It is acknowledged that the application was not for a New dwelling but there is merit to take from this application that Architectural Vistadesigns Ltd has had past experience and recent experience of providing services within the Elmeathorpe area and working with Blaby Planning Authority.



Fig 7. No. 9 Station Road



Fig 8. No. 9 Station Road – Front Elevation



Fig 9. No. 9 Station Road – Side / Front Elevation

8.0 PRINCIPLE OF DEVELOPMENT

- 8.1 As the site is located within the Elmhurst Floodplain Landscape Character Area, the site with its mature and dense tree line along the boundaries will protect the nature of the area.
- 8.2 Policy CS5 of the Core strategy is intended to provide housing in the district to meet the needs of current and future populations and with Elmhurst being on the smaller scale of village sizes, then the village should be identified as an opportunity to grow and more so in particular the application site offers such scope to meet the Policy.
- 8.3 Policy C18 and C19 of the Core strategy it will be fundamentally key to protect the Countryside and landscape, and to improve biodiversity through high quality design and enhancing the biodiversity of the site.

8.4 Amount and Use:

The site will benefit from 1 No. detached residential dwelling to complement the land size and the final vision is key that the size of dwelling will not dictate the proposed land.

The final size of dwelling and style would be dealt with by means of a Reserved Matters Planning application, should Planning Permission be granted.

8.5 Layout:

The scale of the proposed development has been influenced by existing development within the immediate locality and the available land on the site

It is envisaged that the dwelling would be a 2 / 3 bedroom home so that the site is not overdeveloped and at the same time respecting the pattern and grain of the existing development of houses along the Bridle Path Road, Billington Road East and West, and on Station Road that offer a balance of generous sized gardens.

A good separation shall be maintained between No. 21 and the application site and not overdeveloping the site.

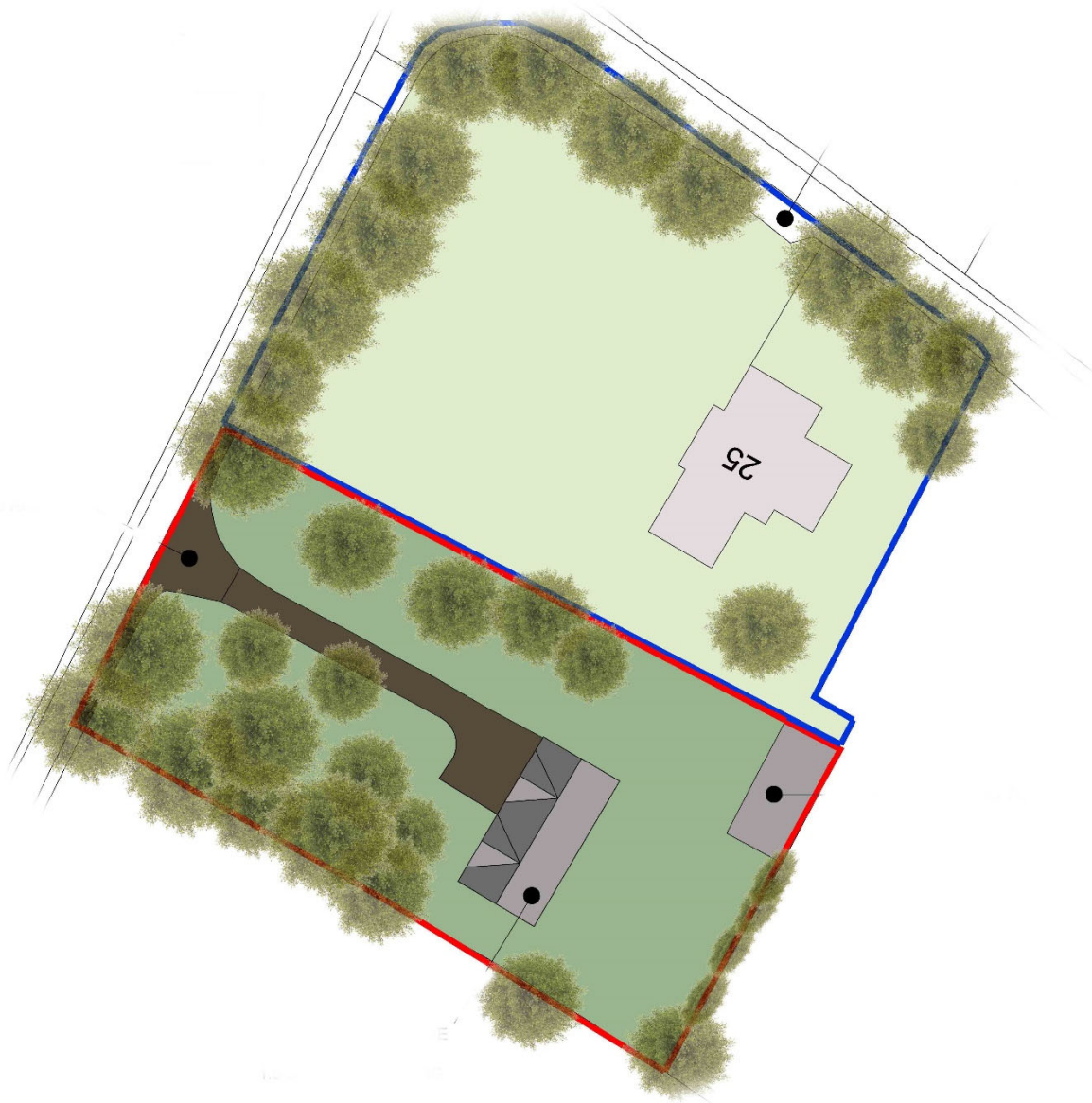


Fig 10. Proposed Indicative Layout

8.6 Appearance:

The appearance of the dwelling will be to compliment the local vernacular and more importantly the style addressing the original Settlement Housing to a high quality standard of finish.

8.7 Access:

The current land benefits from an access of Billington Road East which provides access to No. 25 and there is a further un-used access off Bridle Path Road, this towards the south west corner of the site. The existing access off Bridle Path Road already in-situ establishes a key contribution in support of the application by having its own established access. This would not impact on the Bio-diversity of the site and causing any harm to existing trees or hedgerows along the current boundary.

8.8 Landscaping and Trees:

Majority of trees within the application site will remain unaffected as part of the proposals to maintain the biodiversity of the site and equally protect the Countryside. With any Reserved Matters Planning application an Arboricultural impact assessment will be prepared to support.

8.9 Risk of Flooding and Drainage:

The land falls within flood Zone one which has low probability of flooding as per below image. The existing surface water of the site will be designed to connect into the existing drainage system or to a sustainable drainage system to prevent any water run-off from the site. The foul system is expected to connect into the existing sewer system.

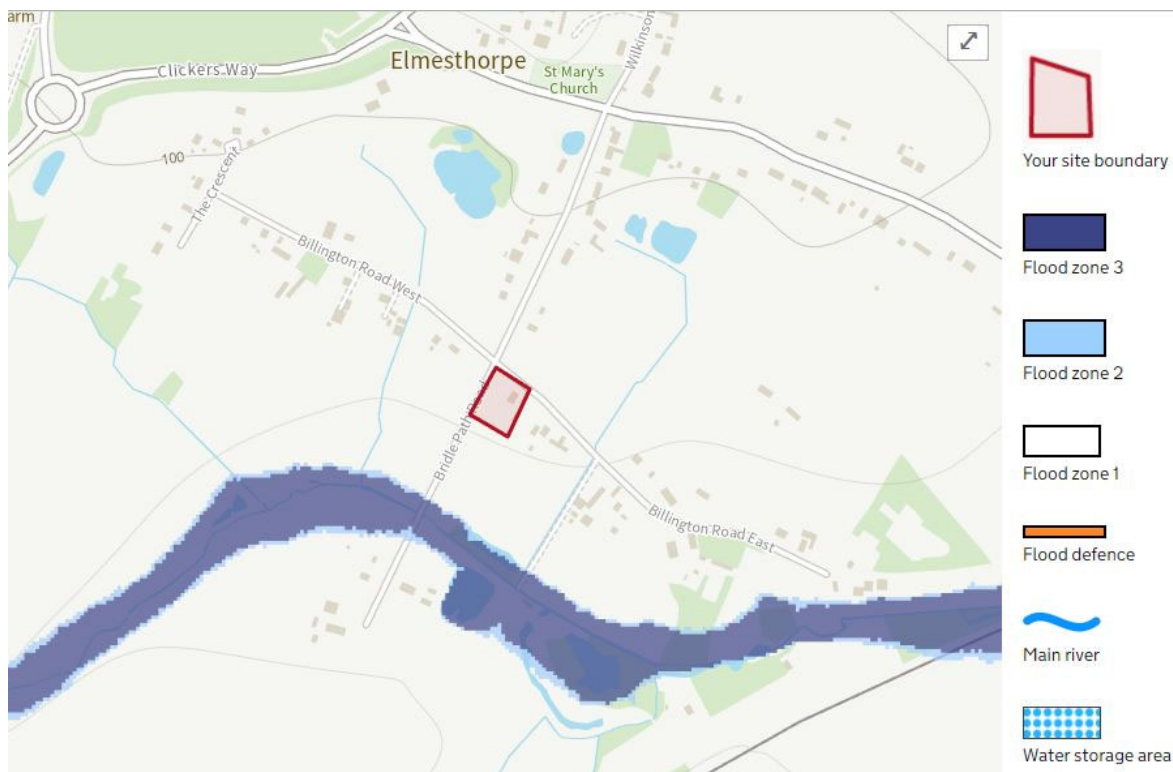
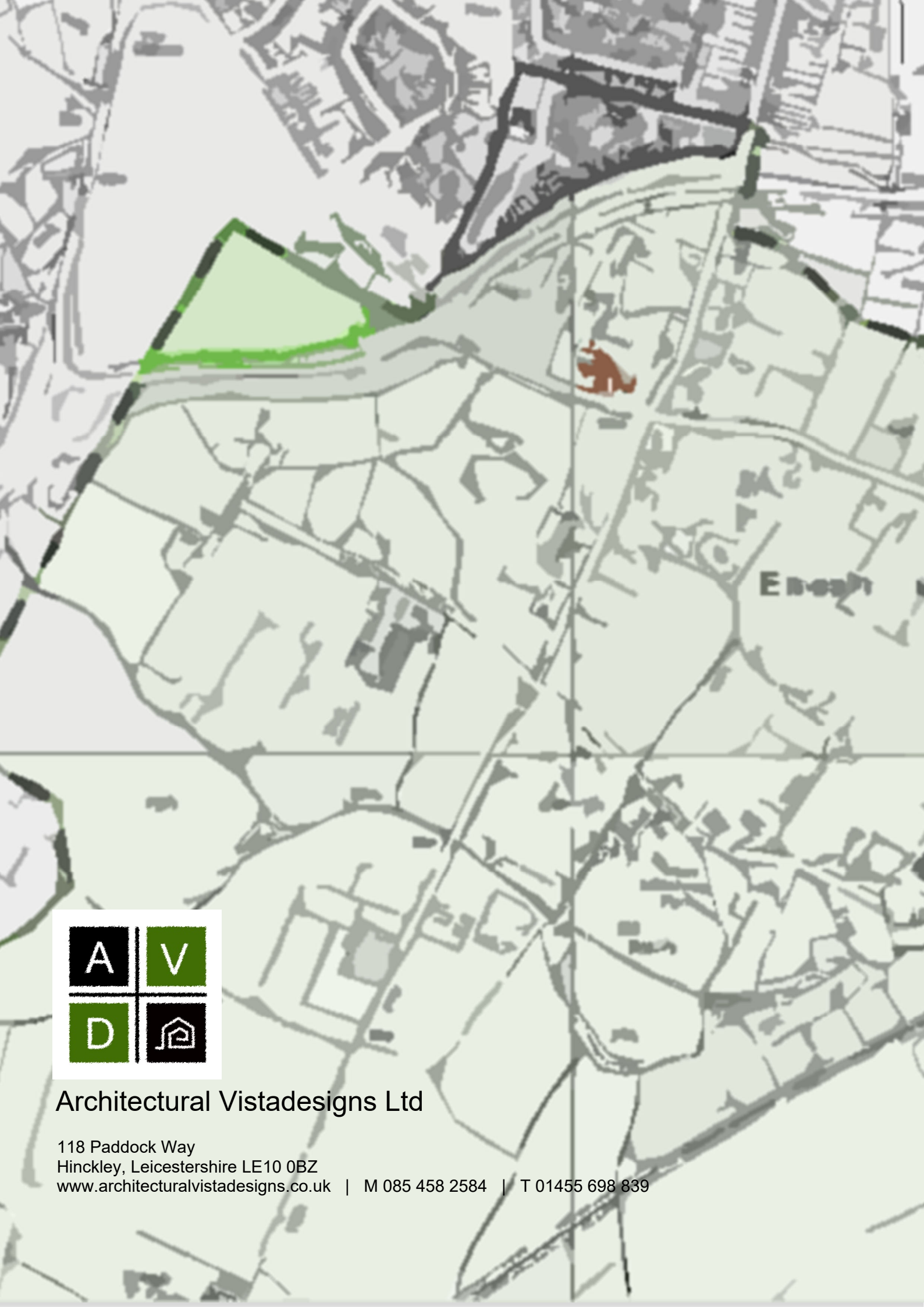


Fig 11 . Flood Map

9.0 CONCLUSION

- 9.1 The proposed development will have no adverse impact upon the amenity or character of the area and will be in keeping of the existing site.
- 9.2 Maintaining a good balance of a quality designed house within the landscape and at the same time respecting the natural environment is key.
- 9.3 The site falls within the within an established Settlement and its envisaged the proposal would not be detriment to the local area given that the site is well protected by a dense and mature trees along the boundary.
- 9.4 The site benefits from an established existing access off Bridle Path Road, which should be seen as a positive for the site with no impact on the Bio-diversity of the mature tree lined boundary.
- 9.5 Given a previous approval was granted Permission for 2 dwellings on Station Road, the application in many ways has set a precedent historically. On reflection there is more amenity land retained between the proposed dwelling and the existing house at No. 25 of the application site in comparison to that of the 2 dwellings now built on Station Road.
- 9.6 We would seek to work in a positive manner with Blaby Planning Authority in delivering the best design solutions for the site that reflects the natural landscape and surroundings.
- 9.7 We therefore request that Planning Permission should be formally granted.



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