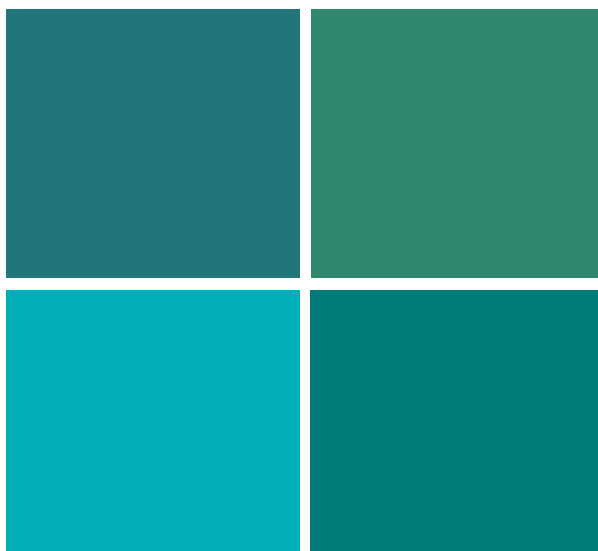




Planning Statement

Proposed Residential Development of 46No. Dwellings at
Land East of Station Road, Melbourn, Derbyshire

Davidsons Developments Ltd and
Alexander Bruce Estates Ltd

May 2020

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Client:

Davidsons Developments Ltd and Alexander Bruce Estates Ltd

Project:

Proposed Residential Development for up to 46No. Dwellings at Land East of Station Road, Melbourne, Derbyshire

Report Title:

Planning Statement

nineteen47 Reference:

TC/n1392

Date:

May 2020

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Section 1: Introduction

- 1.1. nineteen47 are instructed by Davidsons Developments Ltd and Alexander Bruce Estates Ltd ("the Applicants") to prepare and submit an application for full planning permission for up to 46no. residential dwellings on Land East of Station Road, Melbourne.
- 1.2. The site has been subject to two separate outline planning applications in the past, with reserved matters subsequently approved for each. This full application seeks to consolidate the site into one, cohesive development.
- 1.3. The site is allocated under policy H23D of the Local Plan Part 2 for around 46 dwellings. It is considered that the application represents the delivery of new homes in a sustainable location, compliant with the National Planning Policy Framework and the Development Plan.
- 1.4. The scheme will deliver a range of benefits, including:
 - Rapid delivery of additional housing in a sustainable location by a local, reputable house builder;
 - Provision of a market housing mix which reflects current evidence of housing demand;
 - Delivery of affordable housing to meet local needs;
 - Creation of a high-quality development in a landscaped setting;
 - Provision of public open space;
 - Retention and enhancement of key landscape and ecological features within and around the site;
 - Economic benefits arising from the construction of the development, with new employment and training opportunities both on the site and in the wider supply chain;
 - Increased local expenditure from the new residents, helping sustain and support local services and facilities.
- 1.5. The site comprises approximately 2.24 hectares of agricultural land to the East of Station Road, to the east of Melbourne, within the administrative boundary of South Derbyshire District Council.
- 1.6. In addition to this Statement, the planning application has been submitted with the following supporting information:
 - Design and Access Statement (nineteen47)
 - Statement of Community Involvement (Davidsons)
 - Drainage Strategy (Davidsons)
 - Noise Assessment (Ardent)
 - Flood Risk Assessment (Ardent)
 - Ecology Surveys (C.B.E. Consulting and RammSanderson)

- Utilities Appraisal (Davidsons)
- Landscape Management Plan (Golby+Luck)
- Plans and Drawings:
 - Site Location Plan
 - Highways Plan
 - Coloured Presentation Layout
 - Street Scenes
 - Materials and Boundary Treatments Plan
 - Housetype Plans
 - Landscaping Plans

1.7. The purpose of this Statement is to set out the case, in planning terms, in support of the proposed development. Section 2 describes the application site and its surroundings, with Section 3 providing details of the proposed development. Section 4 provides the relevant planning policy context against which the application must be determined, and Section 5 undertakes an assessment of the development against planning policy and all other relevant material considerations. Finally, Section 6 sets out the summary and conclusions.

Section 2: The Application Site

Site Description

- 2.1. The Application Site is shown edged red on the submitted Site Location Plan (1209-400 Rev P01). The site comprises approximately 2.24ha of land to the east of Station Road, on the eastern edge of the village of Melbourne. The site is entirely within the administrative boundary of South Derbyshire District Council and is available immediately for residential development. It is subject to a residential allocation for around 46 dwellings in the South Derbyshire Local Plan and lies within the settlement boundary for Melbourne which was established in the 2016 Local Plan Part 1.
- 2.2. The site comprises agricultural land and grassland, bound by existing hedgerows and trees on all sides. There are further agricultural fields to the east and south of the site, and there is a recent housing development on Sweet Leys Way to the west of the site which was also built by Davidsons. There is a further small cluster of residential development across from the site on Station Road.
- 2.3. The majority of the site is in flood zone 1, with a small area adjoining the Carr Brook to the south within flood zone 3. The nearest Public Right of Way (Melbourne FP 12) is in the adjacent eastern field, approximately 50m away, which runs along the eastern edge of that field boundary. To the east of that PRoW is a further cluster of residential development.
- 2.4. The topography of the site slopes gently from north to south, falling by approximately 8m from its highest point at the centre of the northern boundary to the lowest point at the centre of the southern boundary. There is a drain that passes through the site, from the northern edge of the site to the southern edge.
- 2.5. There are currently two existing agricultural accesses into the site, taken from Station Road through agricultural metal framed gates. There are two bus stops (one westward- and one eastward-bound) just outside the eastern half of the site on Station Road. The bus service provided from the above location is the number 9, which travels from Burton upon Trent to East Midlands Airport via Winshill, Bretby, Newhall, Swadlincote, Midway, Woodville and Ashby-de-la-Zouch. The service is a daytime and evening service, which operates from Monday to Sunday at least hourly.
- 2.6. There are a range of services and facilities within walking distance of the centre of the site, including:
 - Melbourne Infant School (640m);
 - Melbourne Junior School (640m);
 - A number of pubs & cafes on Derby Road (800m);
 - Castle Lane Industrial Estate (800m); and

- St Michael with St Mary's Church (1000m).

Planning History

- 2.7. The site was previously split into two parts and the below, smaller applications show the outline and reserved matters applications which were permitted:

Reference	Proposal	Decision
9/2017/0525	Approval of reserved matters for layout, scale, appearance & landscaping for the erection of 23 dwellings under outline permission ref. 9/2015/0119	Granted
9/2017/0524	Approval of reserved matters for layout, scale, appearance & landscaping for the erection of 17 dwellings under outline permission ref. 9/2014/0287	Granted
9/2015/0119	The erection of 24 dwellings with associated infrastructure and landscaped open space	Granted
9/2014/0287	Outline application (all matters except for access to be reserved) for the residential development of 22 dwellings with associated open space and highways works	Granted

Section 3: The Development Proposals

- 3.1. The planning application seeks full planning permission for:

“Erection of 46 dwellings including new vehicular and pedestrian access, garages, parking, roads, footpaths, infrastructure, drainage and attenuation/detention basin, footbridge, landscaping and open space.”
- 3.2. A detailed description and analysis of the proposed development is included in the accompanying Design and Access Statement, with a summary provided below.
- 3.3. The site comprises approximately 1.52ha of developable area, 0.72ha of open space, including surface water attenuation, buffers to the north eastern and south eastern boundaries and proposed pedestrian links.
- 3.4. It is proposed that 46 residential dwellings be constructed on the site with a mixture of market and affordable housing including 2, 3, 4 and 5-bedroom homes. This provision includes a variety of different household types including terraced, semi-detached and detached dwellings as well a bungalow.
- 3.5. The proposed development will include a policy-compliant level of affordable housing, comprising 30% of the total number of dwellings as a mix of affordable rented and shared ownership properties.
- 3.6. A new area of publicly accessible open space is proposed along Carr Brook which includes a trim trail for local and new residents to enjoy. It is proposed that this location will also accommodate a surface water attenuation basin.
- 3.7. Corridors are proposed of 4-5m in width along the south-western and north-eastern boundaries to allow for the retention of existing trees and field boundary hedgerows and these are beyond the extent of private curtilages, maintained by an appointed management company.

Community Engagement

- 3.8. Initially, it was proposed to engage with the community prior to submission of the application by way of a public exhibition, which had been scheduled for 25 March 2020, and roundtable discussions were also to take place with the Civic Society. Unfortunately, following imposition of social distancing guidelines by the Government it was necessary to cancel these events, with the consultation material instead moved online and local residents notified by letter drop.
- 3.9. At the time of the application’s submission, a total of 5 written responses had been received. These comments, and Davidsons’ response to the issues raised,

are set out in the Statement of Community Involvement accompanying the application.

Section 4: Planning Policy Context

Context for Determination of the Application

Planning Policy

- 4.1. Planning policy relating to the application site comprises:
- National Planning Policy
 - Local Planning Policy
- 4.2. Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan material to the proposal consists of the South Derbyshire Local Plan Part 1 2011 – 2028 (adopted 2016) and the Local Plan Part 2, which was more recently adopted in 2017. Neighbourhood Plans also form part of the development plan. At the time of writing, Melbourne has an emerging Neighbourhood Plan, and the Pre-Submission Consultation Draft was published in 2018 and subsequently consulted on, but it has not yet been submitted for examination.
- 4.3. In addition to the Development Plan, applications should also have regard to the National Planning Policy Framework (NPPF) (2019) and National Planning Practice Guidance, which are material considerations in any determination.

The National Planning Policy Framework

- 4.4 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Paragraph 2 explains that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 4.5 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 explains that sustainable development can be achieved by pursuing three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
- a) **"an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

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

4.7 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. As Paragraph 11 states, for decision-taking, this means:

- c) Approving development proposals that accord with an up-to date development plan without delay, or
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (paragraph 11).

4.8 In terms of decision-making, paragraph 38 states:

“Local planning authorities should approach decisions on proposed development in a positive and creative way [...] Decision-makers at every level should seek to approve applications for sustainable development where possible.”

- 4.9 Paragraph 39 promotes pre-application discussions and early engagement, has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.
- 4.10 Regarding decision making, Paragraph 48 states that LPAs may give weight to relevant policies in emerging plans according to:
- a) "the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."
- 4.11 Section 5 of the Framework supports the Government's objective of significantly boosting the supply of housing.
- 4.12 Paragraph 59 states:
- "To support the Government's objective of significantly boosting the supply of homes, 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."**
- 4.13 Paragraph 61 adds that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 4.14 Section 9 supports the promotion of sustainable transport and paragraph 102 states transport issues should be considered from the earliest stages of development proposals. Paragraph 108 adds that applications for development should ensure that appropriate opportunities to promote sustainable transport can be, or have been, taken up, that safe suitable access to the site can be achieved for all users and, that any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree.
- 4.15 Paragraph 109 details that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

- 4.16 Paragraph 117 outlines that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.17 Section 12 refers to achieving well-designed places and notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 124).
- 4.18 Paragraph 127 states that planning decisions should ensure that developments:
- a) “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”
- 4.19 Paragraph 128 details that design quality should be considered through the evolution and assessment of individual proposals. Early discussion between the applicant, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.
- 4.20 Section 15 refers to conserving and enhancing the natural environment which includes minimising impacts on and providing net gains for biodiversity.

Planning Practice Guidance

- 4.21 Further to the publication of the previous NPPF in 2012, the over-arching policies were supplemented by further guidance provided in the Planning Practice Guidance (PPG), a web-based resource which provides enhanced clarity on the interpretation of policies. The PPG is updated as required by the Ministry of Housing, Communities & Local Government (MHCLG) to reflect updates to national policy and legislation.
- 4.22 PPG seeks to ensure that the planning system achieves well-designed places, with developments taking opportunities to improve the character and quality of an area, taking into account any local design standards and styles. This is expanded upon in the National Design Guide under the following 10 characteristics:
- context
 - identity
 - built form
 - movement
 - nature
 - public spaces
 - uses
 - homes and buildings
 - resources
 - lifespan

The Local Development Plan

- 4.23 The Development Plan of relevance to the proposed development comprises the South Derbyshire Local Plan Part 1 2011 – 2028 (adopted 2016) and the Local Plan Part 2, which was more recently adopted in 2017. The Local Plan was prepared in two parts and sets the spatial strategy for the District up to 2028. The Part 1 Local Plan, adopted on 13 June 2016, identifies strategic allocations and key policies. Part 2 is concerned with non-strategic allocations and more detailed Development Management policies.
- 4.24 It is noted that a Neighbourhood Plan is being prepared but, given its early stage of preparation, it is not yet considered to carry weight in decision-making.
- 4.25 The Policies Map shows that the site is within the Melbourne settlement limits as established by the 2017 Local Plan.

South Derbyshire Local Plan Part 1 (2016)

- 4.26 The South Derbyshire Local Plan aims to deliver 12,618 homes over the plan period. The relevant policies regarding the proposed development are discussed below.

- 4.27 Policy S1 (Sustainable Growth Strategy) seeks to promote sustainable growth. In bringing forward new development the Council will seek to ensure that the schemes respond to and address environmental and social issues including the need to tackle climate change, improve the quality of the built and natural environment, minimise resource use and improve access to services and facilities.
- 4.28 Policy S2 (Presumption in Favour of Sustainable Development) goes on to outline how sustainable development will be achieved. Proposals should secure development that improves the economic, social and environmental conditions in the area. Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise.
- 4.29 Policy H2 (Housing Balance) seeks to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. The overall mix of housing should take account of the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study. Furthermore, the density of each site will be considered on an individual basis and housing development proposals are also expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local built and natural environment. The viability of a development will be considered in determining a scheme's housing mix. The Council promotes a wide mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District.
- 4.30 Policy H21 (Affordable Housing) states that the Council will seek to secure 30% affordable housing on sites over 15 dwellings. Consideration will also be given to the local housing market, the viability of the scheme, the tenure mix and dwelling type which will be based on the SHMA or other up to date housing evidence in conjunction with the Council and the phases of development that are being proposed.
- 4.31 Policy SD1 (Amenity and Environmental Quality) focuses on supporting development that will not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments. This includes through the potential effects on surface and ground water quality, impacts on designated Air Quality Management Areas (AQMAs) and a need is highlighted for a strategic buffer between conflicting land uses such that they do not disadvantage each other in respect of amenity issues.
- 4.32 Policy SD2 (Flood Risk) states that development will be directed to sites with the lowest risk of flooding. Furthermore, suitable measures to deal with surface water will be required on all sites. Any developments that could increase flood

risk should incorporate Sustainable Drainage Systems (SUDS) which mimic natural drainage patterns, unless it is not technically feasible or where it can be demonstrated that ground conditions are unsuitable. Furthermore, to contribute to the enhancement of watercourses in accordance with the objectives of the Water Framework Directive, developers will be expected to work with the regulating authorities to develop watercourse restoration schemes.

4.33 Policy BNE1 (Design Excellence) states that:

'All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life'

4.34 The policy lists key design principles which should be achieved, which the accompanying Design and Access Statement addresses in more detail, but the list includes: community safety; street design, movement and legibility; diversity and community cohesion; ease of use; local character and pride; National Forest; visual attractiveness; neighbouring uses and amenity; cross boundary collaboration; healthy lifestyles and resource use.

4.35 Policy BNE2 (Heritage Assets) states that development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with the national guidance and supplementary planning documents.

4.36 Policy BNE3 (Biodiversity) states that the LPA will support development which contributes to the protection, enhancement, management and restoration of biodiversity or geodiversity and delivers net gains in biodiversity wherever possible.

4.37 Policy BNE4 (Landscape Character and Local Distinctiveness) focuses on protecting the character, local distinctiveness and quality of South Derbyshire's landscape and soilscape, which will be enhanced through the careful design and sensitive implementation of new development.

4.38 Developers will also be expected to retain key valued landscape features within sites, unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character.

4.39 Policy INF2 (Sustainable Transport) states that permission will be granted where travel generation does not have an undue detrimental impact on local amenity, the environment, highway safety, the efficiency of transport infrastructure and the efficiency and availability of public transport services and where appropriate provision is made for safe and convenient access to and within the development for all users, along with car travel being minimised.

4.40 Regarding parking, any development should include appropriate car parking

provision, having regard to parking standards and any SPDs.

[South Derbyshire Local Plan Part 2 \(2017\)](#)

- 4.41 Policy SDT1 (Settlement Boundaries and Development) states that within the settlement boundaries as defined on the policies map, development will be permitted where it accords with the Development Plan. SDT1 lists Melbourne as a key service village.
- 4.42 Policy H23D lists the site as being allocated for 'around 46 dwellings'. The key considerations for the sites listed in the policy are:
- i. "transport impacts – including vehicular access points, visibility, pedestrian and cycle links and impact on the existing road network.
 - ii. impact on the surrounding landscape and/or townscape
 - iii. management of flood risk and drainage
 - iv. impact on designated and non-designated heritage assets and settings
 - v. biodiversity impacts
 - vi. the design and layout to take account of site characteristics."
- 4.43 Policy H23D is the specific allocation for the site. It lists the site-specific considerations as the following:
- Around 46 dwellings
 - Pedestrian access to be made to the adjacent Sweet Leys Estate
 - Enhance the existing hedgerow boundaries except for access requirements
 - A landscape buffer will be implemented and enhanced to the northern and eastern boundaries of the site
 - No development within the part of the site subject to flood risk from the Carr Brook
- 4.44 Policy BNE7 (Trees, Woodland and Hedgerows) states that where development is proposed that could affect trees, woodland and/or hedgerows which are important in terms of their value, the layout should have been informed by an appropriate arboricultural survey, development should not suffer from undue shading and that appropriate measures are secured to ensure adequate root protection and buffers.
- 4.45 Furthermore, development proposals which will have a detrimental effect on important trees, woodland or hedgerows must satisfactorily demonstrate how the impact on biodiversity has been minimised and, wherever possible, a net biodiversity gain delivered through appropriate mitigation, compensation or offsetting, including through new planting or improved management of

retained trees and hedgerows. Where new planting is proposed, the species should also be considered so that they are in keeping with the character of the area.

Material Considerations

Melbourne Neighbourhood Plan (Pre-Submission Consultation Draft, March 2018) (2016 – 2028)

- 4.46 The Melbourne Neighbourhood Plan is at an early stage and does not yet carry weight in decision-making. The pre-submission consultation draft contains a number of proposed policies, but as a site allocated in the Local Plan and located within the settlement limits, it is not considered that any of the policies are of direct relevance to the development proposed by this application.

Section 5: Case in Support of the Application

5.1 This planning application seeks full planning consent for residential development on land to the east of Station Road, Melbourne. It will deliver a wide range of significant benefits, including:

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

5.2 The application has been submitted with a comprehensive suite of supporting assessments and reports, considering all relevant impacts of the development on both the site and its surroundings. The remainder of this Section will consider the proposed development against the policy context set out in the previous Section, and the conclusions of the supporting information submitted with the application.

5.3 The proposed development will be considered in respect of the following key issues, before undertaking a planning balance exercise to weigh the benefits of the proposed development against any residual adverse impacts:

- The general principle of development;
- Design considerations;
- Highways;
- Flood Risk and Drainage;
- Ecology;
- Arboriculture;
- Noise;
- Utilities;
- Heritage.

General principle of development

- 5.4 The application site is located within the settlement limits for Melbourne and is allocated in the development plan for around 46 houses. Furthermore, there are extant detailed planning permissions in place for a total of 40 houses on the site, in two separate parcels (see the planning history listed in Section 2 above).
- 5.5 As per policy H23D, the acceptability of any applications for development will depend upon their impacts on a range of issues which are discussed below, but the principle of residential development on the application has clearly been established, in full accordance with both national policy and the Development Plan.

Design considerations

- 5.6 A Design and Access Statement (DAS) has been prepared by nineteen47 and submitted in support of the planning application, providing a detailed explanation and justification for the design approach which has informed the proposed development.
- 5.7 The DAS undertakes an assessment of the site and its surroundings, including a character study of several areas of development in Melbourne to understand the key elements of the local vernacular. This informs the site's constraints and opportunities, which assist in establishing the key design principles which should be applied.
- 5.8 Following this, an explanation of the design's evolution is provided, in respect of the use and amount of development, access, movement, layout and landscaping. This is supported by an assessment against the 12 Building for Life criteria, which demonstrates the way in which the scheme will successfully integrate into the existing neighbourhood, create a development with its own sense of place, and provide streets and homes for all.
- 5.9 With regard to the proposed mix of housing, a total of 46 market and affordable dwellings are proposed, including 2, 3, 4 and 5-bedroom homes, comprising terraced, semi-detached, and detached dwellings as well as a bungalow.
- 5.10 The houses themselves will represent a traditional style of housing which draws upon the local vernacular and includes a range of traditional features, including sash-style windows stone window heads and cills, feature front gables and varied entrance features.
- 5.11 It is relevant to note that this application is being brought forward by Davidsons Homes, who also developed the very successful Sweet Leys development adjacent to the west. Davidsons are very much looking to build upon this success, creating a development which is built around the following key concepts:

- The creation of an arrival space within the scheme that takes inspiration from the form of existing spaces of a similar scale within Melbourne;
- Completion of perimeter blocks partially defined against the southern boundary by the adjacent residential area – and the use of a perimeter block formation across the remainder of the scheme;
- Provision of a pedestrian link to the adjacent residential area;
- Provision of buffer zones to allow for the retention of existing trees and boundary hedgerows and to allow for these features to continue to function as ecological corridors;
- Houses addressing Carr Brook and providing natural surveillance to the proposed area of open space;
- Surface water attenuation at the low point of the site;

5.12 These matters are all discussed in full in the Design and Access Statement, which demonstrates how the design and layout take full account of the site's characteristics, and the local distinctiveness of Melbourne. As such, it is considered that the design of the proposed development accords fully with the design criteria of Development Plan policies S1, H2, H21, BNE1, BNE4, and H23, as well as the NPPF.

Highways

5.13 The application is accompanied by a Transport Statement prepared by ADC Infrastructure to assess the impacts of the development in highway terms.

5.14 It confirms that all services and facilities within Melbourne are within 1.5km walking distance of the site, which is the preferred maximum walking distance for commuters and school pupils. Other accessible services and facilities include the Sainsburys Local supermarket, GP Surgery, library and the Infant and Junior schools. The site is also approximately 100m from the nearest bus stops, which provide an hourly service between Burton and East Midlands Airport, via Swadlincote and Ashby de la Zouch.

5.15 With regard to site access, a priority-controller T-junction is proposed with Station Road, which mirrors both the location and design of that approved previously on the site. The drawing (2965-05 rev B) included within the Transport Statement provides details of the access, including visibility splays along Station Road. The TS also confirms that there are no existing issues of highway safety in proximity to the application site.

5.16 In terms of highways impacts, the proposed 46 dwellings are anticipated to generate 27 two-way car trips in the peak hours. This relatively low level of traffic movements is unlikely to have a material impact on existing traffic conditions. Furthermore, there is no problem of recorded accidents in the vicinity of the site, so the TS concludes that overall there would be no adverse impacts on the local highway network.

- 5.17 The TS demonstrates that the proposed development can be safely accessed, with the development leading to no concerns in respect of either safety or capacity on the local highway network, in accordance with Development Plan policies BNE1, INF2 and H23D, and the NPPF.

Flood Risk and Drainage

- 5.18 A flood risk assessment has been prepared by Ardent Consulting Engineers and submitted in support of the application. It demonstrates that the majority of the site is located within Flood Zone 1, with land along the southern boundary located within the edge of the flood plain associated with the Carr Brook watercourse, in flood zones 2 and 3.
- 5.19 Nevertheless, as an allocated site, it is deemed to have passed the sequential test, with the exception test not required for the developable area which is located entirely within flood zone 1. The flood risk assessment demonstrates that the proposed development is safe from the identified sources of flood risk, and will not increase the risk of flooding to adjacent people or property.
- 5.20 In addition, a Drainage Strategy has been prepared by Davidsons Homes, to set out the proposals for both foul and surface water drainage. The surface water will be discharged to the Carr Brook on the site's southern boundary, via on-site SUDS to provide any attenuation necessary to ensure that existing greenfield run-off rates are not exceeded.
- 5.21 Foul water will drain by a system of gravity-fed sewers, connecting to the existing sewer to the south west on Carr Brook Way.
- 5.22 As such, the Flood Risk Assessment and Drainage Strategy demonstrate the development accords with Development Plan policies SD2 and H23D, and the NPPF.

Ecology

- 5.23 An Extended Phase 1 Habitat Survey was undertaken by CBE Consulting and is submitted in support of the application. It concludes that there are no nearby Statutory sites that could potentially be impacted by the proposed development of this area. The nearest Local Wildlife Sites are sufficiently far to avoid any impact from the small scale of the development being proposed.
- 5.24 The site itself comprises an area of species-poor semi-improved grassland of low intrinsic nature conservation value. Where features of greater value are present, these are restricted to the boundary features such as hedgerows, the boundary trees, Carr Brook, areas of successional scrub and the field boundary ditches. No evidence of any significant locally rare plants or plant communities within or around the site area surveyed was identified during the survey.

- 5.25 The scale of the development proposed will enable a significant part of the field area surveyed close to Carr Brook to remain undisturbed and significant ecological enhancement and habitat creation is being proposed adjacent to the brook and retained field boundary hedgerows and drainage ditches which will potentially be of significant benefit to the local environment. Having considered the proposed development plan provided, it is considered likely that development of the site area surveyed could be carried out in a manner that does not have any significant impact on local biodiversity.
- 5.26 In respect of protected species, standard mitigation measures are proposed to ensure that no harm is caused to birds, amphibians or bats, with a variety of biodiversity enhancements incorporated within the development. These include provision of bat and bird boxes, hedgehog refugia and habitat creation.
- 5.27 These measures will ensure that the development does not lead to any unacceptable harm to protected habitats or species, in accordance with Development Plan policies BNE3 and H23D, and the NPPF.

Arboriculture

- 5.28 A tree survey and arboricultural impact assessment was prepared by CBE Consulting in support of the application. It identified a total of eight individual trees and 6 tree groups within the site, mostly along the site's southern boundary with Carr Brook. These include some significant mature and veteran trees along the boundaries of the survey area, but none within the interior of the site.
- 5.29 Of the trees which were identified, only 1 (T1, a category B1 lime tree in the northern corner of the site) will need to be removed to facilitate the development, along with a stretch of hedgerow along the northern boundary in order to facilitate access. All other trees are to be retained, with a detailed arboricultural method statement detailing protection measures and any recommended works to the retained trees to be provided once a final layout has been agreed through the planning process.
- 5.30 In addition, the application includes full landscaping details, and a management plan which provides a comprehensive schedule of maintenance for annual operations and a 20-year management plan for the proposed open spaces.
- 5.31 These measures will ensure that the proposed development is wholly acceptable in respect of arboricultural impacts, in accordance with Development Plan policies H23D, BNE4 and BNE7, and the NPPF.

Noise

- 5.32 A noise assessment has been undertaken by Ardent Consulting Engineers and submitted in support of the application. The scope and methodology of this

assessment were discussed and agreed in advance with environmental health officers at South Derbyshire District Council, to take account of the unrepresentative noise environment arising from restrictions related to the COVID-19 pandemic. Nevertheless, surveys were undertaken to consider noise arising from overnight aircraft movements from the nearby East Midlands Airport.

- 5.33 The assessment recommends mitigation measures including specifications for non-glazed external building fabric (including roofs), glazing, and acoustic trickle vents in order to ensure that satisfactory internal overnight noise levels can be achieved. However, it concludes that satisfactory external sound levels should be achievable without need for further mitigation. The report also sets out best-practice guidance to limit any potential noise impacts arising from the construction phase of the development.
- 5.34 Subject to implementation of the recommended mitigation measures, the proposed development will therefore accord with the relevant requirements of Development Plan policies SD1, BNE1 and the NPPF.

Utilities

- 5.35 An appraisal of available utilities has been undertaken by Davidsons and is submitted in support of this application. It demonstrates that existing infrastructure exists to facilitate connections to mains water, gas and electricity supplies. In addition, a response is awaited from BT regarding the ability to connect into their existing cable which runs along the site frontage.

Heritage

- 5.36 Although not requested by officers in confirming validation requirements at the pre-application stage, an archaeological desk-based assessment has been prepared by RPS and submitted in support of the application. It confirms that there are no scheduled monuments within the site, and furthermore that the site does not form a meaningful part of the setting or contribute to the significance of any scheduled monuments outside of the site.
- 5.37 It also confirms that there are no non-designated heritage assets within the site or in close proximity which are considered sensitive to development of the site for housing.
- 5.38 In respect of designated heritage assets, the nearest are Kings Newton Conservation Area to the north, which includes a number of listed buildings, plus the Grade II listed chapels in Melbourne cemetery. However, the distance and intervening development between these assets and the application site is such that no harm is considered to arise to their significance from the proposed development.

- 5.39 In light of the above, it is considered that the proposed development is acceptable in respect of heritage matters, in accordance with Development Plan policies BNE2 and H23D, and the NPPF.

Planning Balance

- 5.40 In accordance with the NPPF and Development Plan policy S2, a presumption in favour of sustainable development applies, meaning that applications which accord with the Development Plan should be approved without delay, unless material considerations indicate otherwise.
- 5.41 The information set out above, and in the supporting information accompanying the application, demonstrates firstly that the principle of residential development on the application site is wholly acceptable, having regard to its allocation for housing under policy H23D.
- 5.42 Secondly, in respect of the specific criteria identified in policy H23D, and other relevant policies from the Development Plan, the application's supporting information demonstrates clearly that there will be no significant residual adverse effects arising from the development. The application seeks full planning permission for a very high-quality development in a sustainable and accessible location, with 12 green scores in the Building for Life assessment contained within the Design and Access Statement.
- 5.43 There are no material considerations which indicate that this fully policy-compliant application for residential development on an allocated site should not be approved without delay.

Section 6: Summary and Conclusions

- 6.1 This Planning Statement has been prepared in support of a full planning application for the development of 46 houses on land east of Station Road, Melbourne. The site lies in an accessible location on the edge of one of South Derbyshire's sustainable settlements, and is allocated for residential development in the Development Plan.
- 6.2 The application has been submitted by joint applicants Davidsons Developments Ltd and Alexander Bruce Estates Ltd, who are looking to bring forward a very high quality development which draws upon the local distinctiveness of Melbourne and builds upon the success of the adjacent award-winning Sweet Leys development, also by Davidsons. The development will deliver a range of significant benefits, including:
- Rapid delivery of additional housing in a sustainable location by a local, reputable house builder;
 - Provision of a market housing mix which reflects current evidence of housing demand;
 - Delivery of affordable housing to meet local needs;
 - Creation of a high-quality development in a landscaped setting;
 - Provision of public open space;
 - Retention and enhancement of key landscape and ecological features within and around the site;
 - Economic benefits arising from the construction of the development, with new employment and training opportunities both on the site and in the wider supply chain;
 - Increased local expenditure from the new residents, helping sustain and support local services and facilities.
- 6.3 The information submitted in support of the application demonstrates that there are no significant residual harms arising from the proposals, and no material considerations which indicate that permission should not be granted. As such, the development complies fully with all relevant policies of both the Development Plan and the National Planning Policy Framework, and should be approved without delay.