

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

Land at Manor Road, Bitteswell

Paul Newman New Homes

Response to Proposed Submission Draft Harborough Local Plan

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Response to Proposed Submission Draft Harborough Local Plan

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1.0 INTRODUCTION

1.1 Background

- 1.1.1 This response to the Proposed Submission Draft Harborough Local Plan Consultation is prepared on behalf of Paul Newman New Homes (PNNH) and sets out their response to policies, where considered relevant.
- 1.1.2 PNNH's land interest is in relation to land at Manor Road, Bitteswell (Site ID 21/8219).
- 1.1.3 The site extends to approximately 0.7 hectares and currently comprises vacant grassland which is enclosed for the most part by residential properties and/or residential curtilage.
- 1.1.4 To the north the site is bounded by properties which front Lutterworth Road and to the north east a further property, and its substantial curtilage, which is also accessed from Lutterworth Road. To the east are paddocks and agricultural fields.
- 1.1.5 The southern boundary abuts a property accessed from Valley Lane and its curtilage along with the rear gardens of properties on Valley Road. To the west is the car park serving The Olde Royal Oak public house and properties accessed from Manor Road.
- 1.1.6 Visually and physically, the site is well enclosed, is closely related to existing built framework of the village.
- 1.1.7 The site lies wholly within Flood Zone 1 and is therefore at a low risk from flooding.
- 1.1.8 The site is located within the Bitteswell Conservation Area and the Olde Royal Oak public house to the west is a Grade II Listed Building.
- 1.1.9 Included at **Appendix 1** is a Pre-Application Sketch Layout (Drawing no. 1661-15) which illustrates that site could be developed to accommodate a bespoke, high quality development of 13 dwellings (including an element of tenure blind affordable housing). An outline parameters plan (**Appendix 2**) and Strategic Landscape & Separation Review (**Appendix 3**) have also been prepared which demonstrate that the site is developable.
- 1.1.10 The site has previously been submitted through a previous 'Call for Sites' (SHELAA Ref 8219) and assessed in the SHELAA as being Developable in 6-10 years.

2.0 LOCAL PLAN PREPARATION AND THE NATIONAL PLANNING POLICY FRAMEWORK

2.1 Transitional Arrangements

- 2.1.1 An updated version National Planning Policy Framework (the “NPPF”) was adopted in December 2024 (“2024 NPPF”). However, it is understood that the Local Authority intend to base the new Local Plan upon the 2023 version of the NPPF (“2023 NPPF”) and reference the transitional arrangements set out in Annex 1 of the 2024 NPPF for doing so.
- 2.1.2 For the purposes of plan-making, and in so far as it is relevant to the matter in hand, Annex 1 (Paragraphs 234 – 235) of the 2024 NPPF states that:
- 234. For the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than when one or more of the following apply:*
- a. the plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025, and its draft housing requirement meets at least 80% of local housing need;*
 - d. the local plan is for an area where there is an operative Spatial Development Strategy and the local plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025; or*
- 235. Where paragraph 234a, b, c, d or e apply, the plan will be examined under the relevant previous version of the Framework.*
- 2.1.3 PNNH acknowledges that the new Local Plan has reached Regulation 19 (pre-submission stage) prior to 12 March 2025 and therefore the tests in Paragraph 234 and 235 of the 2024 NPPF apply in regard to the transitional arrangements.
- 2.1.4 PNNH does not consider 234d to apply in this instance as there is no operative Spatial Development Strategy for the area as Harborough does not form part of a combined authority with an overarching Spatial Development Strategy.
- 2.1.5 Therefore Paragraph 234a is applicable and the relevant test is whether draft housing requirement in the Local Plan update meets at least 80% of local housing need calculated using the standard method in national planning practice guidance, published on 12 December 2024.
- 2.1.6 The emerging Local Plan sets a total housing requirement between 2020 and 2041 of 13,182 dwellings with the annual requirement between 2020 - 2036 of 657 and between 2036 - 2041 of 534.
- 2.1.7 As per the requirements of 2024 NPPF Paragraph 234a, Using the new Standard Method (adopted December 2024) the current local housing need for Harborough District is 723 dpa.

- 2.1.8 Whilst the overall housing requirement meets the requirements of Paragraph 234a the stepped trajectory does not meet the 80% requirement in the period 2036 to 2041 and therefore does not conform with transitional arrangements set out within Annex 1 of the 2024 NPPF and is therefore unsound. As published the annual requirement in the period 2036 and 2041 only meets approximately 74% of local housing need when calculated using the standard method.
- 2.1.9 Given that the emerging Local Plan does not meet the requirements of the transitional arrangements set out within Annex 1 of the 2024 NPPF, the emerging Plan should be examined under the 2024 NPPF, with the total housing requirement for the plan period being 15,183.
- 2.1.10 By not examining the Plan under the 2024 NPPF issues will arise with regard to the delivery of housing over the remainder of the plan period in the context changes to the Local Authority's local housing need (further commentary of this is provided within Section 3.0 of the Statement).
- 2.1.11 For clarity, although it is not agreed that the emerging Local Plan meets the transitional arrangements in the 2024 NPPF, references to the NPPF hereafter refer to the 2023 NPPF.

2.2 Legal Compliance, Soundness and the Duty to Co-operate

Legal Compliance

- 2.2.1 An emerging Local Plan must meet the legal requirements of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations 2012. In considering legal compliance the following should be considered:
- a) Preparation of the Local Plan should be in accordance with the current Local Development Scheme (LDS);
 - b) The process for public engagement for the Local Plan should be in general accordance with the Statement of Community Involvement (SCI);
 - c) The requirement to publish a Sustainability Appraisal report and Habitat Regulations Assessment (HRA); and
 - d) The Local Plan should have regard to national planning policy.
- 2.2.2 Given the conclusion reached in Section 2.1 above the emerging Local Plan does not meet the required Legal Compliance test in relation to having regard to national planning policy. As previously stated the Plan fails to meet the transitional arrangement test in Annex 1 of the 2024 NPPF as the annual housing requirement in the period 2036 – 2041 does not meet at least 80% of local housing need (calculated using the 2024 Standard Methodology).

Soundness

- 2.2.3 To ensure a Local Plan is sound, Paragraph 35 of the 2023 NPPF states that:

Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are ‘sound’ if they are:

- a) **Positively prepared** – *providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*
- b) **Justified** – *an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*
- c) **Effective** – *deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*
- d) **Consistent with national policy** – *enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.*

2.2.4 PNNH’s response to whether the emerging Local Plan is considered sound is set out in detail below. However, as already highlighted it is considered that the Council’s approach is not consistent with national policy and is subsequently not positively prepared - in regard to meeting the area’s objectively assessed needs; justified – in that an appropriate strategy consistent with national policy is not proposed; nor is it effective – the level of growth required will not be delivered over the plan period.

Duty to Co-operate

2.2.5 Section 33A of the Planning & Compulsory Purchase Act requires the Council to engage constructively, actively, and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the Plan.

2.2.6 The Council is expected to provide evidence of how they have complied with the Duty. Noncompliance with the Duty to Cooperate cannot be rectified after the submission of the Plan. Therefore, the Inspector has no power to recommend modifications in this regard.

2.2.7 Where the Duty has not been complied with, the Inspector cannot recommend adoption of the Plan.

2.2.8 Paragraph 4.6 acknowledges that taking into account the district’s functional relationship with Leicester, that the Local Plan will accommodate part of Leicester city’s unmet need between 2020 and 2036; this being 123 dwellings per annum.

2.2.9 However, as acknowledged in the emerging Local Plan this figure was agreed as part of the Leicester & Leicestershire Authorities - Statement of Common Ground relating to Housing and

Employment Land Needs which was published in June 2022 and based upon the Government's standard method for calculating housing need at the time of preparation.

2.2.10 Since the publication of the Statement of Common Ground there have been significant changes in national planning policy which will impact on the future unmet need from Leicester City. The Examination of the Leicester Local Plan is still in progress and the quantum of unmet need may change because the deliverability of Leicester's housing land.

2.2.11 Therefore, based on Duty to Co-operate requirement and need to address Leicester's unmet housing need, the absence of additional supply and review of the Spatial Strategy in the Partial Local Plan Review, along with increased housing requirements based upon the Standard Method the Plan fails to meet the requirements of the NPPF and the Duty to Co-operate which expects effective joint working on cross-boundary strategic matters.

3.0 POLICY DS01 DEVELOPMENT STRATEGY: DELIVERING HOMES

3.1 *Which part of the Local Plan document does this representation relate to?*

3.1.1 Policy DS01 Development Strategy: Delivering Homes.

3.2 **Do you consider the Local Plan to be legally compliant?**

3.2.1 No.

3.3 **Do you consider the Local Plan is sound?**

3.3.1 **No.**

3.4 **Does it comply with the Duty to Cooperate?**

3.4.1 No.

3.5 **If you do not consider the Local Plan is sound, please specify on what grounds**

3.5.1 Policy DS01 is **not legally compliant** and is **unsound**, because it is not sufficiently justified, nor is it consistent with national policy. The succeeding paragraphs set out PNNH's position on the matter.

3.5.2 as previously outlined above the Council have not met the tests of the transitional arrangements of the 2024 NPPF, in particular Paragraph 234a which requires a Plans draft housing requirement meets at least 80% of local housing need.

Housing Requirements

3.5.3 Following publication of the Issues and Options (Regulation 18) consultation in January/February 2024, and subsequent change in Government, there has been a significant change in housing needs (based upon updates to the standard method set out in changes to national policy) and a 'pro-growth agenda' resulting on a revised NPPF (December 2024).

3.5.4 The 2024 NPPF introduced a new Standard Method (adopted December 2024) for calculating housing need and restored mandatory housing targets in order to deliver 370,000 homes per annum across England.

3.5.5 The result of the new Standard Method is that the housing need for Harborough is 723 dpa. This is greater than the proposed Local Plan stepped trajectory requirement to 2036 of 657 dpa, and 189 dpa greater than 2036-2041 requirement of 534 dpa.

3.5.6 Policy DS01 sets out a total housing requirement between 2020 and 2041 of 13,182 dwellings compared to the Standard Method requirement of 15,183 dwellings in the same period.

- 3.5.7 Therefore, whilst the overall housing requirement meets the requirements of Paragraph 234a the stepped trajectory does not meet the 80% requirement in the period 2036 to 2041 and therefore does not conform with transitional arrangements set out within Annex 1 of the 2024 NPPF and is therefore unsound. As published the annual requirement in the period 2036 and 2041 only meets approximately 74% of local housing need when calculated using the standard method.
- 3.5.8 Given that the emerging Local Plan does not meet the requirements of the transitional arrangements set out within Annex 1 of the 2024 NPPF, the emerging Plan should be examined under the 2024 NPPF, with the total housing requirement for the plan period being 15,183.

Leicester's Unmet Need

- 3.5.9 PNNH has considered the effectiveness of the emerging Local Plan Update in addressing the unmet housing need of Leicester City Council.
- 3.5.10 Local Plan Paragraph 4.6 acknowledges that taking into account the district's functional relationship with Leicester, that the Local Plan will accommodate part of Leicester city's unmet need between 2020 and 2036; this being 123 dwellings per annum.
- 3.5.11 However, as acknowledged in the emerging Local Plan this figure was agreed as part of the Leicester & Leicestershire Authorities - Statement of Common Ground relating to Housing and Employment Land Needs which was published in June 2022 and based upon the Government's standard method for calculating housing need at the time of preparation.
- 3.5.12 Since the publication of the Statement of Common Ground there have been significant changes in national planning policy which will impact on the future unmet need from Leicester City. The Examination of the Leicester Local Plan is still in progress and the quantum of unmet need may change because the deliverability of Leicester's housing land.
- 3.5.13 Leicester City Council's housing requirement over their current plan period is 1,280 dpa, and their emerging Local Plan, which is currently at examination, proposing 1,296 dpa. On the basis of the new Standard Method Leicester City's housing requirement is currently 1,557 dpa.
- 3.5.14 Therefore in not taking into account any increase in unmet need for the Leicester City administrative area, then the Local Authority is at significant risk of not suitably addressing the unmet need of a neighbouring area throughout the remainder of the plan period.
- 3.5.15 The result being that the Plan as proposed is not positively prepared and is therefore unsound and also fails to meet the requirements of the NPPF and the Duty to Co-operate which expects effective joint working on cross-boundary strategic matters.

Housing Distribution

- 3.5.16 PNNH are generally supportive of the allocation of 350 homes in Small Villages within Policy DS01 and in particular the distribution of 29 dwellings to the settlement of Bitteswell.
- 3.5.17 However, PNNH are of the view that specific sites should be allocated through the emerging Local Plan to the identified Small Villages in order to provide a degree of flexibility and quick deliverability required to respond to any changing circumstances (in terms of housing need) within the plan area.
- 3.5.18 Allocating specific sites within Small Villages will ensure there are suitable and deliverable sites which can come forward over the plan period, particularly noting the emphasis the NPPF places upon the role of small and medium sized sites and the important contribution they can make to meeting the housing requirement of an area and can often be built out relatively quickly.
- 3.5.19 In this context Paragraph 70 of the 2023 NPPF states 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.*
- 3.5.20 Therefore, in order to ensure balanced delivery, flexibility and contingency within the overall supply of housing, additional site specific allocations for housing should be made within the Small Villages.
- 3.5.21 Many larger sites rely on the delivery of significant infrastructure prior to commencement, some of which may require public funding. PNNH has significant concerns regarding the delivery of larger sites in respect of viability, and therefore as set out above small to medium sized sites provide a degree of flexibility and quick deliverability to enable a response to any changing circumstances (in terms of housing need) within the plan area.
- 3.5.22 The Local Plan relies on the delivery of 1,200 dwellings over the plan period within the proposed South of Gartree Road Strategic Development Area, part of a larger allocation of c.4,000 dwellings including 850 within neighbouring Oadby and Wigston Borough.
- 3.5.23 In regard Strategic Developments in general their delivery as a whole is contingent upon complex infrastructure requirements including, but not limited to, highways and education provision and delivery of these infrastructure requirements on large sites can result in significant delays and also impact on viability, which results in delays in delivery.
- 3.5.24 It is noted that site specific Policy SA02 sets out the infrastructure and delivery requirements for the South of Gartree Road Strategic Development Area and these include employment land, community infrastructure, site(s) to meet the needs of travelling show people and cemetery provision, all based upon a heritage led masterplan requiring cross boundary co-operation.

- 3.5.25 Given the future reliance in the delivery of the Strategic Development Area it would be practical to ensure sufficient contingency sites are available with the Borough to react to delays and complications which result in a drop in delivery and/or deliverable supply.
- 3.5.26 Therefore to provide a degree of flexibility and quick deliverability required to respond to any changing circumstances site specific allocations should be made within the Small Villages.
- 3.5.27 Whilst acknowledging that the emerging Plan makes provision for a total of 14,839 dwellings to meet a housing requirement of 13,182 dwellings it is considered that site specific allocations within Small Villages will provide greater certainty of delivery.
- 3.5.28 This includes sites such as PNNH's interest at Manor Road, Bitteswell, which is available, developable and achievable, can respond to such change in circumstances and assist the District Council in maintain their housing trajectory.

Modifications to the Local Plan

- 3.5.29 PNNH considers that Policy DS01 e) should be modified to allow for site specific allocations within the Small Villages and read as follows:
- e) At least 350 homes *on Site Allocations (Policy SA01)* in Small Villages including:
- 3.5.30 Modifications to Policy SA01 are considered in the Section 4.0 below.
- 3.5.31 However, as proposed it is considered that the Plan has not been positively prepared, does not comply with national policy and the cumulative impacts of not planning for increased housing delivery within the Borough and also the increased unmet need from Leicester City means ultimately the delivery strategy is unsound and will ultimately fail.
- 3.5.32 If further sites were to be considered, then PNNH has a site that they are currently promoting and is available, developable and achievable, with an estimated capacity of 13 dwellings, which would include an element of policy compliant affordable housing.
- 3.5.33 The site (referred to as land off Manor Road) is described in detail within the introductory section of this Statement.

3.6 Question 4

Participation in hearing(s). If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

- 3.6.1 Yes.

4.0 POLICY SA01: SITE ALLOCATIONS

4.1 *Which part of the Local Plan document does this representation relate to?*

4.1.1 Policy SA01: Site Allocations.

4.2 **Do you consider the Local Plan to be legally compliant?**

4.2.1 No.

4.3 **Do you consider the Local Plan is sound?**

4.3.1 No.

4.4 **Does it comply with the Duty to Cooperate?**

4.4.1 No.

4.5 **If you do not consider the Local Plan is sound, please specify on what grounds**

4.5.1 Policy SA01 is **unsound**, because it is not sufficiently justified, nor is it consistent with national policy. The succeeding paragraphs set out PNNH's position on the matter.

Housing Allocations in Small Villages

4.5.2 PNNH are generally supportive of the allocation of at least 350 homes in Small Villages within Policy DS01 and in particular the distribution of at least 29 dwellings to the settlement of Bitteswell.

4.5.3 However, PNNH are of the view that specific sites should be allocated within the Policy SA01: Site Allocation Schedule in regard to Small Villages in order to provide a degree of flexibility and quick deliverability required to respond to any changing circumstances (in terms of housing need) within the plan area.

4.5.4 Allocating specific sites within Small Villages will ensure there are suitable and deliverable sites which can come forward over the plan period, particularly noting the emphasis the NPPF places upon the role of small and medium sized sites and the important contribution they can make to meeting the housing requirement of an area and can often be built out relatively quickly.

4.5.5 In this context Paragraph 70 of the 2023 NPPF states 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.

- 4.5.6 Therefore, in order to ensure balanced delivery, flexibility and contingency within the overall supply of housing, additional site specific allocations for housing should be made within the Small Villages.
- 4.5.7 Many larger sites rely on the delivery of significant infrastructure prior to commencement, some of which may require public funding. PNNH has significant concerns regarding the delivery of larger sites in respect of viability, and therefore as set out above small to medium sized sites provide a degree of flexibility and quick deliverability to enable a response to any changing circumstances (in terms of housing need) within the plan area.
- 4.5.8 The Local Plan relies on the delivery of 1,200 dwellings over the plan period within the proposed South of Gartree Road Strategic Development Area, part of a larger allocation of c.4,000 dwellings including 850 within neighbouring Oadby and Wigston Borough.
- 4.5.9 Given the future reliance in the delivery of the Strategic Development Area it would be practical to ensure sufficient contingency sites are available with the Borough to react to delays and complications which result in a drop in delivery and/or deliverable supply.
- 4.5.10 Therefore to provide a degree of flexibility and quick deliverability required to respond to any changing circumstances site specific allocations should be made within the Small Villages.
- 4.5.11 Whilst acknowledging that the emerging Plan makes provision for a total of 14,839 dwellings to meet a housing requirement of 13,182 dwellings it is considered that site specific allocations within Small Villages will provide greater certainty of delivery.
- 4.5.12 This includes sites such as PNNH's interest at Manor Road, Bitteswell, which is available, developable and achievable, can respond to such change in circumstances and assist the District Council in maintain their housing trajectory.

Modifications to the Local Plan

- 4.5.13 PNNH considers that Policy SA01 should be modified to allow for site specific allocations within Small Villages in the Site Allocations Schedule
- 4.5.14 In allocating sites, then PNNH has a site that they are currently promoting and is available, developable and achievable, with an estimated capacity of 13 dwellings, which would include an element of policy compliant affordable housing.
- 4.5.15 The site (referred to as land at Manor Road, Bitteswell is described in detail within the introductory section of this Statement.
- 4.5.16 The site was previously assessed through the Strategic Housing and Economic Lands Availability Assessment (SHELAA) in 2021 and is also included within the SHELAA Update 2024. The site (ref 21/8219) was considered potentially suitable, available and potentially achievable and therefore developable with the 6-10 year timeframe. A copy of the site's proforma taken from the SHELAA is provided at **Appendix 4**.

4.5.17 The site is currently being promoted by PNNH, with various preliminary studies (**Appendix 2 & 3**) being undertaken, and the site is considered to be achievable, developable and deliverable within 5 years. This updates the position from when the site was previously assessed within the 2021 SHELAA, and subsequently not reassessed within the 2024 SHELAA, despite being resubmitted by PNNH as a developer with an interest in the site.

4.5.18 As per Paragraph 70 of the 2023 NPPF, PNNH acknowledges the important contribution that sites of this size make towards meeting the housing requirements of an area. Therefore, they are seeking to promote it for residential development, and it is considered that the site is a suitable, available and achievable site which would contribute to meeting the housing requirement of the District.

4.5.19 It is therefore proposed that Policy SA01: Site Allocation Schedule be modified as follows

Site Ref	Site Name	Required Use	Homes	Employment	Policy Requirements
Small Villages					
SVX	land at Manor Road, Bitteswell	Housing	13		1. 2.

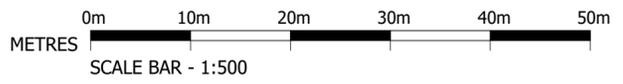
5.0 CONCLUSION

- 5.1.1 Overall, PNNH are of the view that as drafted the emerging Local Plan is not Legally Compliant, is unsound and fails to meet the Duty to Co-operate test.
- 5.1.2 In regard to Legal Compliance the Plan does not meet the required test in relation to having regard to national planning policy. The Plan fails to meet the transitional arrangement test in Annex 1 of the 2024 NPPF as the proposed stepped trajectory does not meet the 80% requirement in the period 2036 to 2041 and therefore does not conform with transitional arrangements set out within Annex 1 of the 2024 NPPF and is therefore unsound. As published the annual requirement in the period 2036 and 2041 only meets approximately 74% of local housing need when calculated using the standard method.
- 5.1.3 By not examining the Plan against the policies contained within 2024 NPPF issues will arise with regard to the delivery of housing over the plan period in the context changes to the Local Authority's local housing need and delivering unmet need for neighbouring authorities.
- 5.1.4 As a result of the failure to be Legally Compliant the Plan is subsequently unsound, as the Council's approach is not consistent with national policy and subsequently the Plan is not positively prepared - in regard to meeting the area's objectively assessed needs or accommodating unmet need from neighbouring areas; justified – in that an appropriate strategy consistent with national policy is not proposed; nor is it effective – the mandatory level of growth required will not be delivered over the plan period.
- 5.1.5 Given the publication of the 2024 NPPF and the significant policy shift towards housing growth the Council had the opportunity to pause production of the Local Plan Update and review its position, however, they have chosen to subvert updated national planning policy guidance resulting in a Plan which is not positively prepared and at this time does not conform with the transitional arrangements for development plans in the context of Paragraph 234 and 235 of the 2024 NPPF.
- 5.1.6 Therefore, in regard to housing growth and delivery, as drafted, the Plan has not been positively prepared and the cumulative impacts of not planning for increased housing delivery within the District and also the increased unmet need from Leicester City means ultimately the delivery strategy will fail, particularly in the context of the Government's growth agenda and their requirement to deliver 1.5 million new homes in England over five years.
- 5.1.7 The emerging Local Plan relies partly on the delivery of 1,200 dwellings over the plan period within the proposed South of Gartree Road Strategic Development Area, part of a larger allocation of c.4,000 dwellings including 850 within neighbouring Oadby and Wigston Borough.
- 5.1.8 In regard Strategic Developments in general their delivery as a whole is contingent upon complex infrastructure requirements including, but not limited to, highways and education

provision and delivery of these infrastructure requirements on large sites can result in significant delays and also impact on viability, which results in delays in delivery.

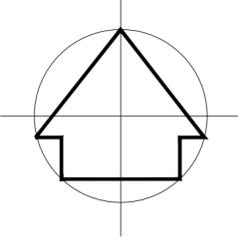
- 5.1.9 It is noted that site specific Policy SA02 sets out the infrastructure and delivery requirements for the South of Gartree Road Strategic Development Area and these include employment land, community infrastructure, site(s) to meet the needs of travelling show people and cemetery provision, all based upon a heritage led masterplan requiring cross boundary co-operation.
- 5.1.10 Given the future reliance in the delivery of the Strategic Development Area it would be practical to ensure sufficient contingency sites are available with the Borough to react to delays and complications which result in a drop in delivery and/or deliverable supply.
- 5.1.11 Therefore to provide a degree of flexibility and quick deliverability required to respond to any changing circumstances site specific allocations should be made within the Small Villages, including land at Manor Road, Bitteswell.

Appendix 1



This drawing is not to be scaled. Use figured dimensions only. All errors and omissions are to be reported to the Technical Department.

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Rev	Date	Description
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PAUL NEWMAN

NEW HOMES

12 YEARLSTONE SQUARE
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Tel: 01908 690216
 Web: www.paulnewmanhomes.co.uk

Project:
RESIDENTIAL DEVELOPMENT
MANOR ROAD - BITTESWELL

Drawing Title:
PRE-APPLICATION
SKETCH LAYOUT

Drawn:	Date:	Scale:
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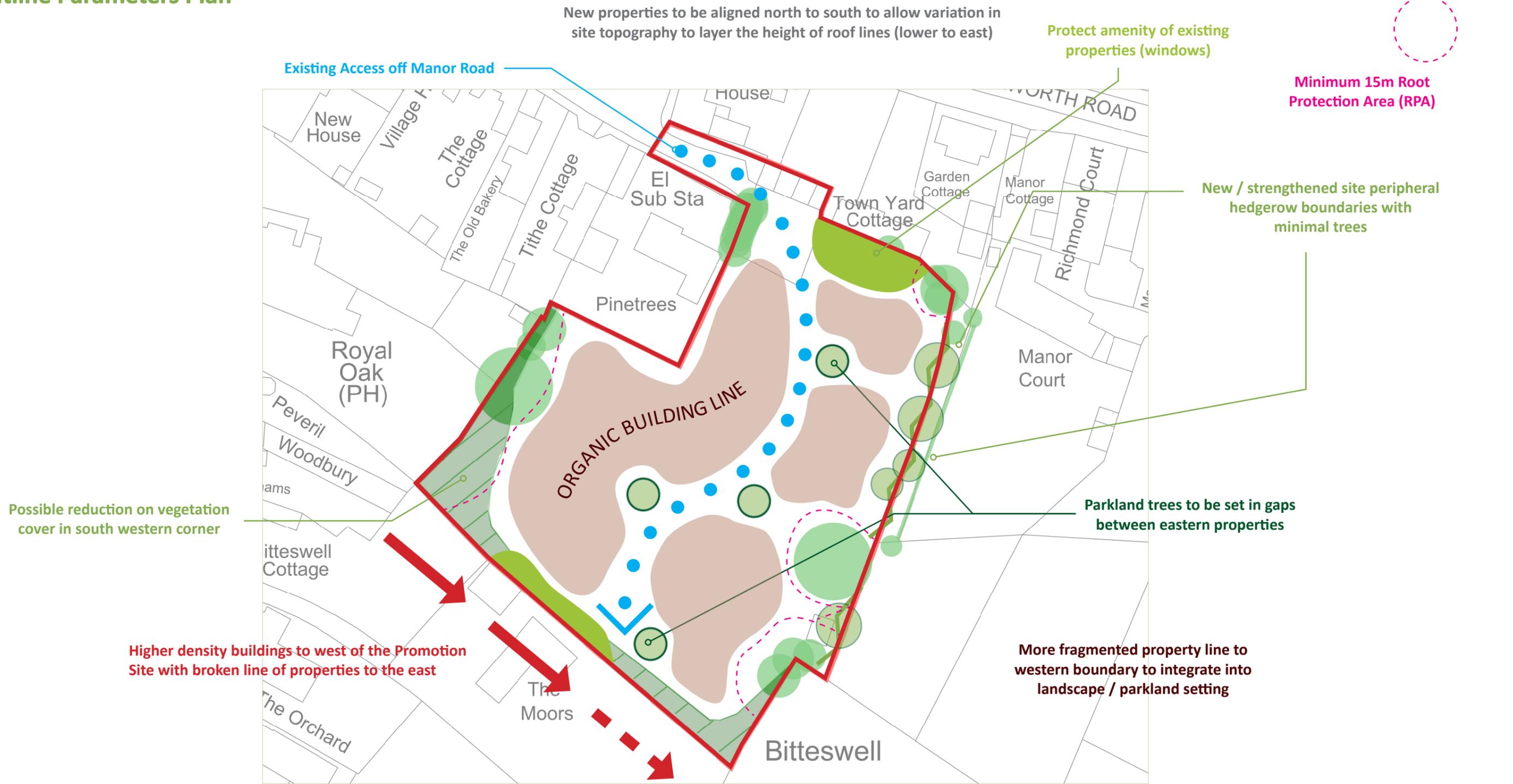
Drawing Status:

Appendix 2

Promotion of Land within Bitteswell for Residential Development

Strategic Landscape & Separation Review

Outline Parameters Plan



Drawing Ref. KD.BITTS.1.D.001 Parameters Plan

Appendix 3

Promotion of Land within Bitteswell for Residential Development

Strategic Landscape & Separation Review



Document Ref. KD.BITTS.1.R.001

Manor Road, Bitteswell - Promotion of Land for Residential Development: Strategic Landscape & Separation Review

Kedd Limited - Fox Studio, King Street, Much Wenlock, Shropshire, TF13 6BL



Strategic Landscape & Separation Review

Contents

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B. Baseline (Sheets 2 to 7)

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Introduction & Context

This document has been prepared by Kedd Limited, Landscape Architects, Planning and Environmental Design Consultants of Much Wenlock, Shropshire, in relation to the Promotion of Land off Manor Road, Bitteswell, for Residential Development- to help meet the demand for sustainable future growth and development within the district.

The report comprises both desktop and site survey works to understand and assess landscape and visual aspects associated with the establishment of Policy GD6 - Areas of Separation (Bitteswell, Lutterworth and Magna Park) of the Harborough Local Plan (2011-2031). The policy evidence base being the The Landscape Partnership Areas of Separation Review (April 2017)- produced for Harborough District Council. This report specifically looks at this in respect of the proposed Promotion Site, which comprises

~0.67 Ha of the identified Land Unit No.6 which extends to 17.9 Ha in total i.e. approximately 3.4% of the full Unit.

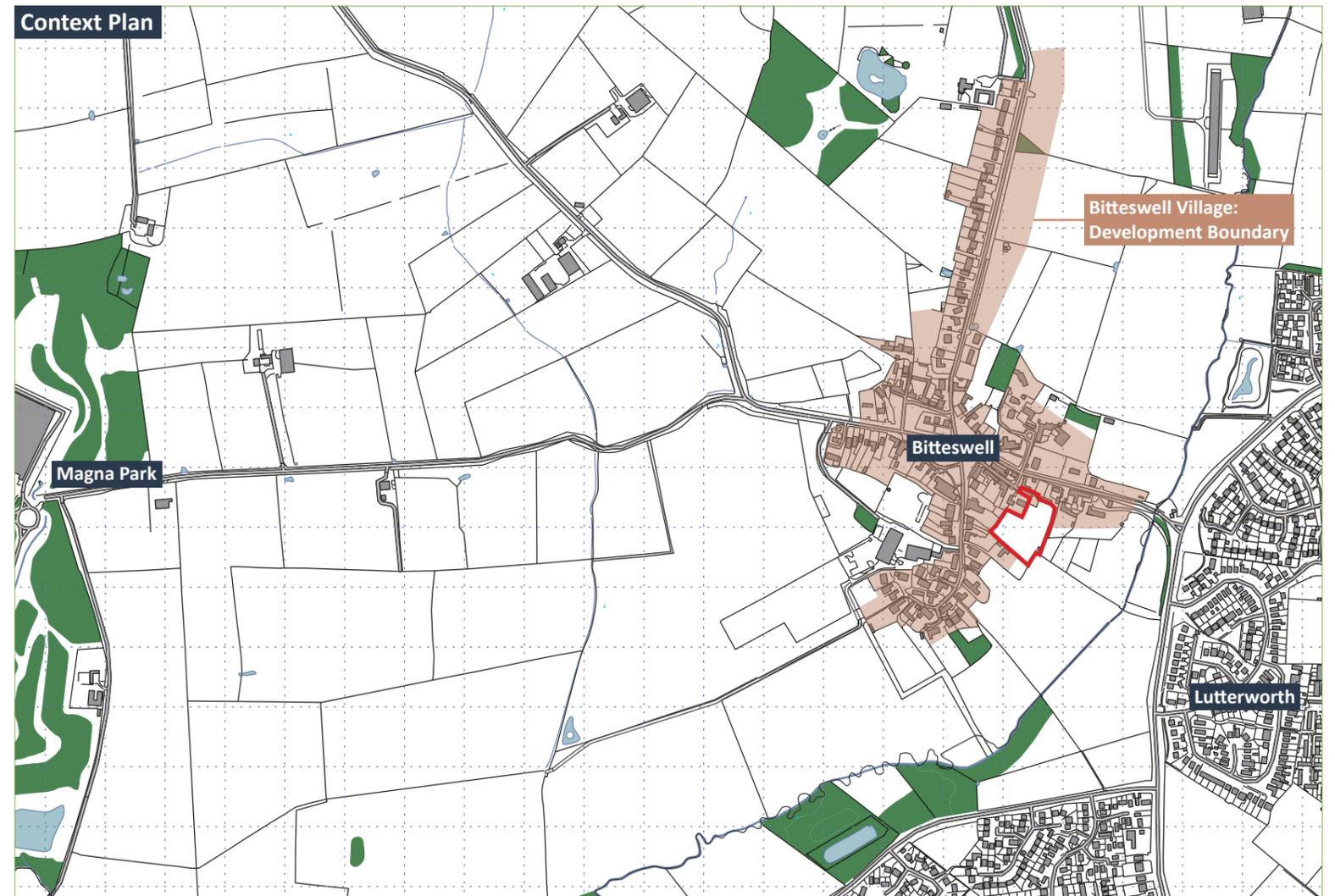
It asks the questions of:

A. Is the Promotion Site a distinct and separate Sub Land Unit (part) of Land Unit No.6?

B. Is the Promotion Site within the curtilage of Bitteswell Village and what contribution does the Promotion Site contribute to the separation between Bitteswell and Lutterworth - avoiding coalescence?

C. If the Promotion Site is allocated for residential development, will it erode or change the level or quality of separation between Bitteswell and Lutterworth?

A baseline set of information is provided in respect of Designations, Policy, Landscape Character and Visual Aspects, with summarising comments. As subsequent assessment is then made utilising the terminology and methodology contained within The Landscape Partnership- Areas of Separation Review. Finally, the three questions above are addressed, with summary supportive justification and recommendations for the Promotion Site moving forward.



Strategic Landscape & Separation Review

Designations (including Land Use Policy areas)

This drawing illustrates all designated land / assets located within the context of the Promotion Site, together with land which is subject to an area based local Planning Policy or elsewhere identified as being of local importance.

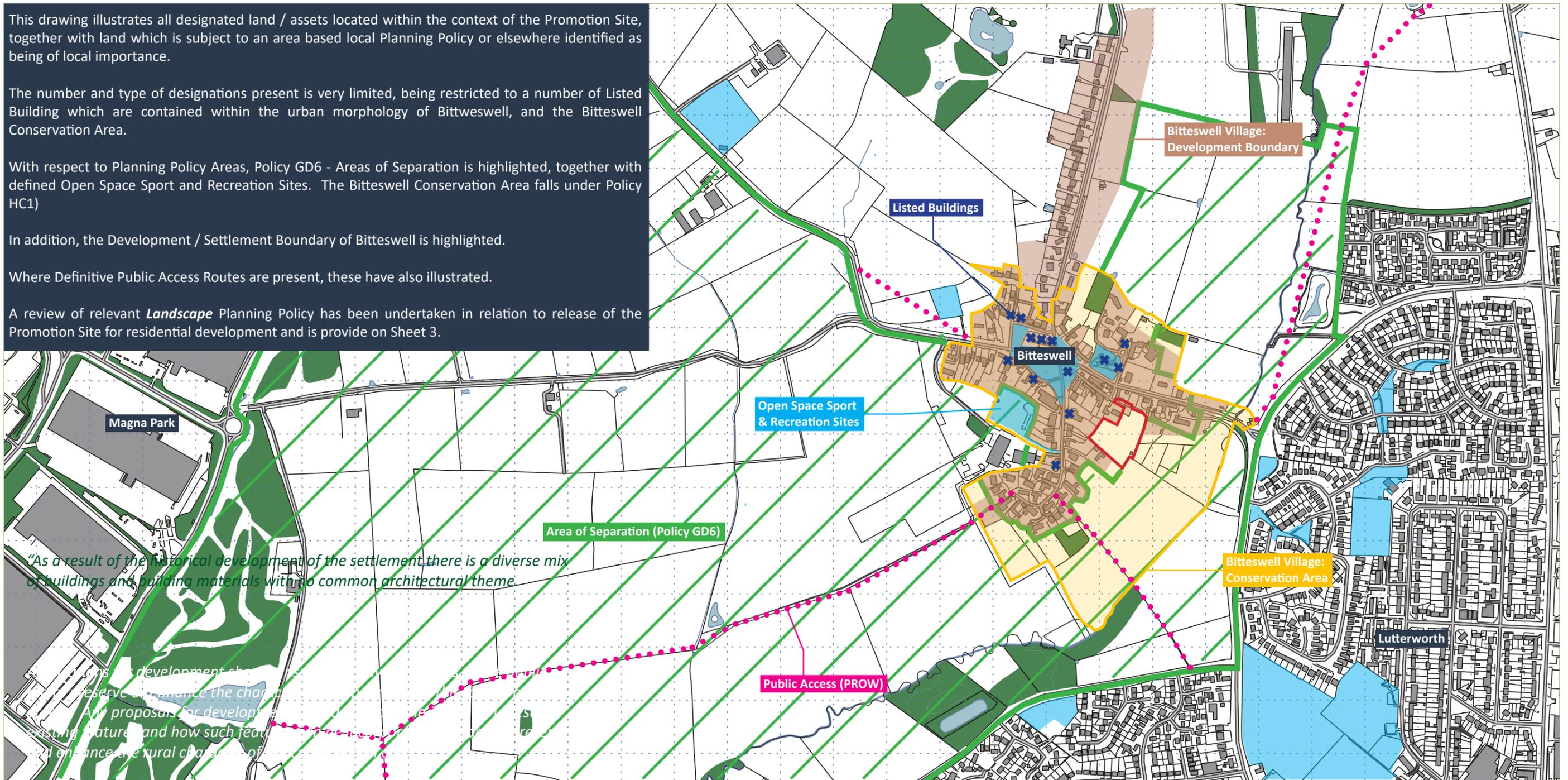
The number and type of designations present is very limited, being restricted to a number of Listed Building which are contained within the urban morphology of Bitteswell, and the Bitteswell Conservation Area.

With respect to Planning Policy Areas, Policy GD6 - Areas of Separation is highlighted, together with defined Open Space Sport and Recreation Sites. The Bitteswell Conservation Area falls under Policy HC1)

In addition, the Development / Settlement Boundary of Bitteswell is highlighted.

Where Definitive Public Access Routes are present, these have also illustrated.

A review of relevant **Landscape** Planning Policy has been undertaken in relation to release of the Promotion Site for residential development and is provide on Sheet 3.



Strategic Landscape & Separation Review

Influences & Opportunities - Policy

The following summary outlines the **Landscape** Policy Position in respect of the Promotion Site and its potential for residential development. These reflect Policies contained within both the Harborough Local Plan (2011-2031) and the emerging Bitteswell Neighbourhood Plan (2020- 2031), specifically in relation to Landscape. Where Policies are area based, these are highlighted on Sheet 2 alongside designated assets within the context of the Promotion Site.

POLICY GD6 Areas of Separation (Bitteswell, Lutterworth and Magna Park)

“Areas of Separation are defined where the potential risk of merging is at its greatest, whether this is between settlements or settlements and nearby employment areas. The function of these areas is to ensure that development does not harmfully reduce the separation between settlements or between settlements and employment areas”.

The principle aim of Policy GD6 is to control physical and perceptual coalescence between settlements / developments and the associated value attributed to land defined as Areas of Separation. The Promotion Site is identified as located within Land Unit No.6. A review of Land Unit No.6 is provided on Sheet 4 with a comparative review of the Promotion Site provided on Sheet 13, in respect of its contribution to the Area of Separation between Bitteswell and Lutterworth.

POLICY HC1 Conservation Areas (Bitteswell Village)

The Promotion Site falls within the Bitteswell Village Conservation Area boundary and as such, additional controls are placed on new development to ensure that it respects and can be successfully assimilated within the historic fabric, morphology and vernacular of the village. The designation does not preclude new development, rather seeks to guide it.

“The settlement pattern of Bitteswell was formed in medieval times. There is a long history of agricultural land use and the development of Bitteswell is intertwined with the farmland that surrounds it.

The special interest of the Bitteswell Conservation Area is derived from the following key characteristics:

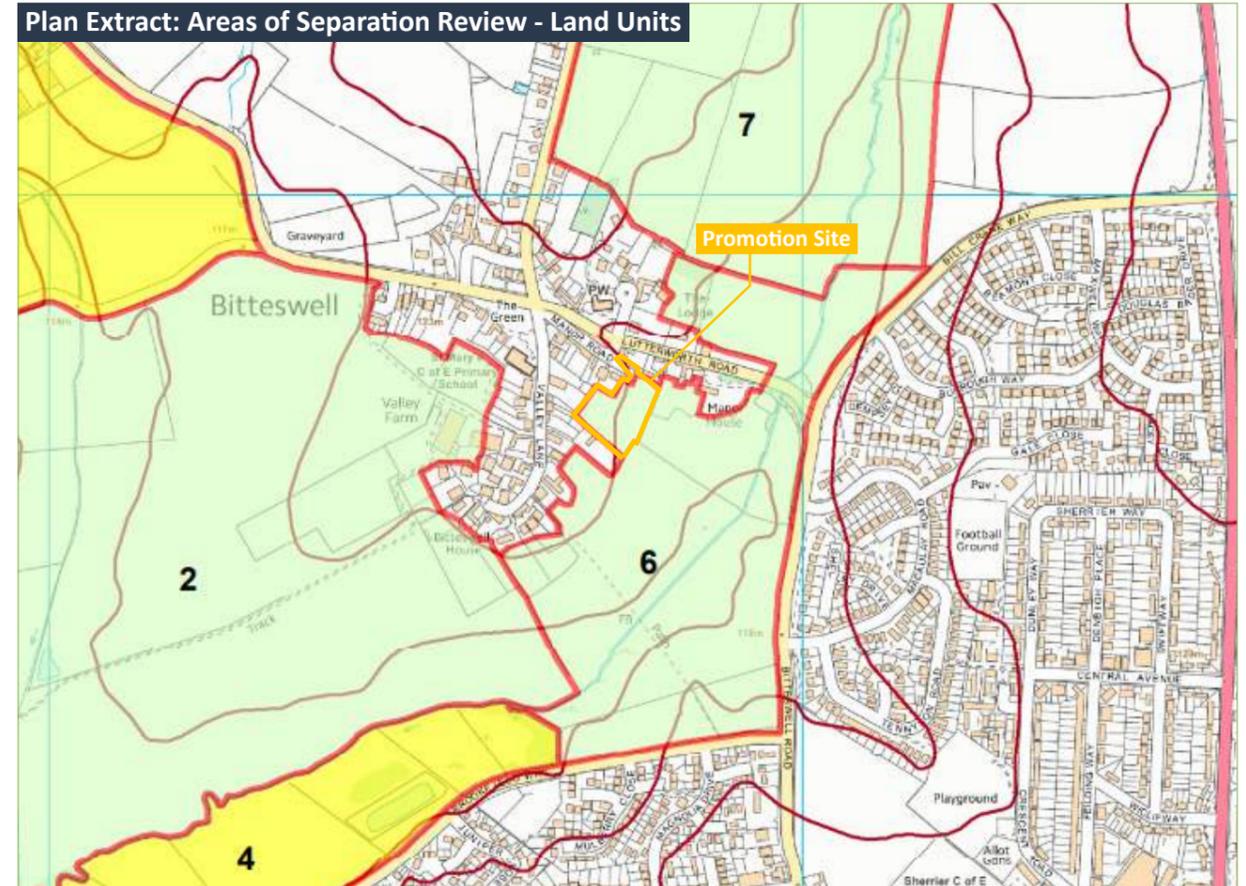
- The medieval settlement pattern.
- The strong agricultural character of the village and the relationship of the fields and farms to the traditional housing and other buildings.
- The role of the village greens in the character and daily life of Bitteswell.
- The variety of building styles and the use of thatch, brick and slate for buildings, especially for traditional housing and farm buildings.
- The open spaciousness of the village.
- The relationship between the built environment of the settlement and the natural environment both within it and surrounding it which contributes to the rural tranquillity of Bitteswell.
- The public footpaths which relate the village to its hinterland.”

BITTESWELL NEIGHBOURHOOD PLAN 2020 - 2031 (EMERGING)

The Bitteswell Neighbourhood Plan provides a statutory influence in decision making with respect to planning for new development within the village and allocated plan area. Its vision is as follows: **“To maintain the integrity of Bitteswell as a small rural village set within beautiful countryside, keep its visual amenity and retain its existing strong community spirit, charm and character as an asset to all existing and future residents.** This will be achieved by:

- Supporting small-scale sustainable developments that do not detract from the character of the village, maintain a variety of housing stock and which have the greatest level of community support.
- Ensuring that the style and design of developments maintain or enhance the character and charm of the village.
- Ensuring that future developments do not cause any significant loss of amenity to existing residents including erosion of privacy, loss of daylight, overlooking, visual intrusion, noise disturbance, reduced space around buildings, loss of car parking or mature vegetation.
- Strongly enforcing the ‘area of separation’ and policies included in the Neighbourhood Plan to control development in these locations.”

Plan Extract: Areas of Separation Review - Land Units



“Although large-scale development in the designated area is therefore precluded, the locally-detailed policies in this Neighbourhood Plan will be applied to small-scale and exception development proposals across the Plan Area, including the Area of Separation.”

Bitteswell Neighbourhood Plan 2020-2031 (Emerging)

Strategic Landscape & Separation Review

Areas of Separation Review (Policy GD6)
Land Unit No.6

This information below summaries information contained within the Areas of Separation Review (2017), in relation to identified Land Unit No.6 - to which the Promotion Site is considered to comprise a Sub Land Unit.

Commentary on Profile - “The unit occupies part of the Bitteswell Brook valley a gently sloping valley which runs from north to the south- east. The valley varies in height from c.112m AOD on the stream to the south-east and up to c.122m AOD at the upper edges of the valley slopes. Valley slopes are typically at a gradient of 1 in 20. The area contains several established hedgerows and areas of mature and semi-mature tree cover. There are several tall mature trees in the grounds of the Manor House, along Bitteswell Road and within the grounds of properties and associated with small enclosed fields on the approach into the village from the east. Semi-mature planting is also present around a balancing facility adjacent to Bill Crane Way. These features together combine to create a mature well vegetated edge to the village. Land use is a mix of pasture, grassland and the grounds and gardens of individual properties. Landscape change within the land unit has been very limited with most field units remaining unchanged since the first edition OS maps in the late 19 th century. The land unit is open to public view from adjacent roads, including Brookfield Way, Ullesthorpe Road and Bill Crane Way and from footpath W95 which runs through the area connecting Brookfield Way to Valley Lane. Private views are moderately open from the edge of Lutterworth including properties on Acacia Avenue, Mulberry Close and Magnolia Drive. There are also views from properties fronting Bill Crane Way and from several individual properties to the edge of Bitteswell village.”

Contribution to Physical Separation between Settlements / Developments - “This land unit is a relatively small area between the settlements of Lutterworth and Bitteswell which are typically 300m apart and at the closest point as little as 110m apart. The valley landform of the Bitteswell Book with moderate to gently sloping sides and pastoral character allows views across the area from both the town and village (e.g. from Brookfield Way/Bitteswell Road) which emphasise the close proximity between both settlements. The existing footpath W95 route across the area also emphasises the close relationship. The presence of the mature tree cover within parts of this gap helps to reinforce the separation of settlements.”

Contribution to Open Character and Links with Other Land Units - “Land Unit 6 is physically separated from units to the east by Burnmill Road, but is located adjacent to Unit 7 to the south-west. As an arable unit, there is very little tree or tall vegetation cover, providing an open aspect to the land between Market Harborough and Great Bowden. Visually, the unit has a strong visual connection with the pastoral land in unit 7 to the east primarily due to the sloping landform. The urban edge of Market Harborough is mostly undetectable beyond the ridgeline and tree line to the south of the unit.”

Landscape Value - “The area is considered to have a moderate to high scenic value due to its open, rural nature and undulating landform. The area has a moderate recreational value as a result of publi”c footpath A48 crossing the unit, accessible by residents of Great Bowden and Market Harborough.”

Assessment of Contribution based on Physical, Perceptual and Value based Criteria:

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography				X	
	Vegetation			X		
	Land Use		X			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)					X
	Private Views				X	
	Contribution to the character and setting of settlements					X
	Landscape linkage				X	
3. Landscape Value	Designations (Landscape, Heritage and Ecological)					X
	Scenic Quality				X	
	Recreational Value			X		

The table above, reproduces the assessed pro forma findings of Land Unit No. 6 and its contribution to ten criteria in relation to Physical Features, Perceptual Factors and Landscape Value. A comparative assessment, using the review’s methodology, has been undertaken for the Promotion Site. This can be found overleaf (Sheet ????).

Overall contribution of the Land Unit to the separation of settlements and avoidance of coalescence

Full Land Unit No. 6 Primary ✓ Supporting Incidental

Strategic Landscape & Separation Review

Local Landscape Character & Site Context

The Promotion Site is located within the Lutterworth Lowlands - *Bitteswell Historic Farmland* Landscape Character Area, as defined by the Harborough District Council Landscape Character Assessment. Land to the south and south west falling within the Lutterworth Lowlands - *Magna Park Open Farmland* Landscape Character Area. The key characteristics of each are provided below. Site level Landscape Character is illustrated overleaf on Sheets 7 and 8, with the Promotion Site's visual setting being illustrated on Sheets 9 and 10.

Lutterworth Lowlands

Bitteswell Historic Farmland

The area is located to the north and east of Lutterworth and Bitteswell. It includes the area that separates the two settlements.

Key Characteristics

- Gently sloping landform in a series of distinctive valleys
- Predominantly pastoral farmland, grazed by sheep with some cattle
- Frequent ridge and furrow, particularly around Bitteswell
- Small to medium scale woodland blocks throughout area creating a treed appearance
- Hedgerows well maintained, medium to low, with hedgerow trees mainly ash and oak
- Numerous brooks and rivers, often originating from springs within the area
- M1 corridor and associated vegetation that mainly runs through area in cutting
- Cross valley views

Distinctive Features

- Bitteswell Brook
- Bitteswell Hall Park
- Area of parkland with varied tree species adjacent to The Lodge, Bitteswell
- Bitteswell Graveyard
- Thornborough Spinney
- Views of Bitteswell church
- Dismantled Railway Line

The character area is defined as being of Moderate Condition and Strong Strength of Character (2011), with an aim to Conserve and Restore.

Magna Park Open Farmland

This area is located to the west of Lutterworth and Bitteswell. It includes Magna Park distribution park.

Key Characteristics

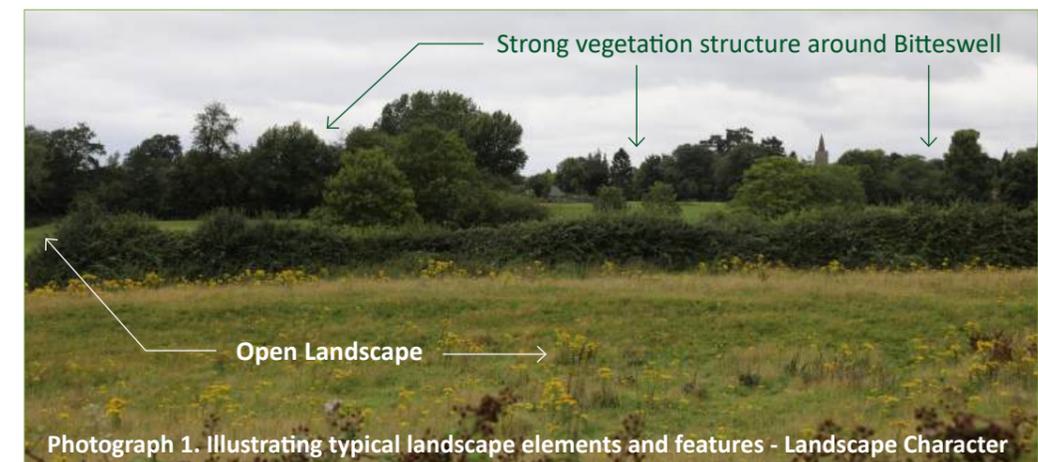
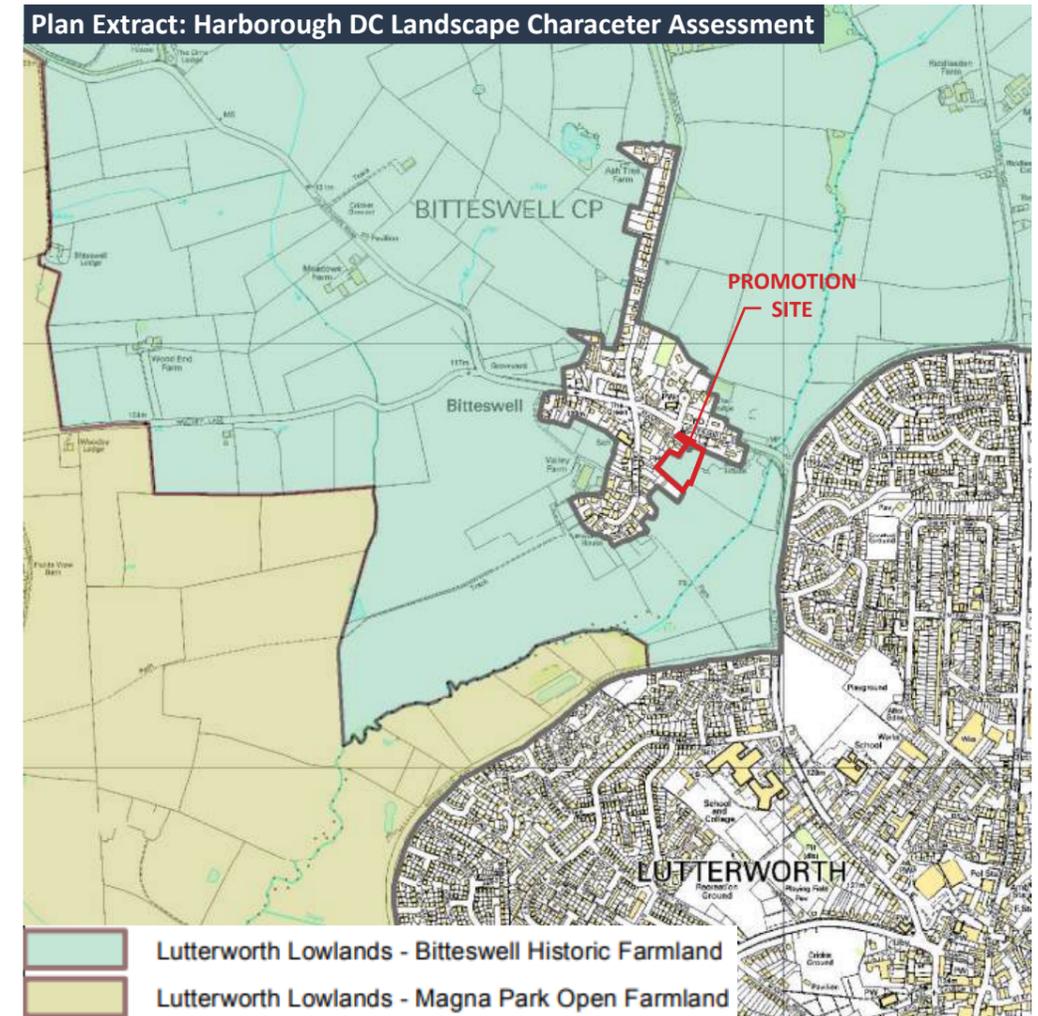
- Significant visual influence of the large warehouse structures at Magna Park on the surrounding landscape
- Large scale, predominantly arable farmland
- Gently sloping broad valleys
- Limited historic pattern evident in the landscape
- Poor hedgerows and very limited hedgerow trees
- Prominent urban edge to Lutterworth on rising ground
- A5 road corridor

Distinctive Features

- Magna Park
- Lutterworth Country Park
- Bitteswell Brook
- Fair Acres Travelling Showmen's Site

The character area is defined as being of Moderate Condition and Weak Strength of Character (2011), with an aim to Improve and Reinforce.

The Promotion Site lies to the edge of the Bitteswell Historic Farmland LCA, comprising a single, small-scale field parcel which directly adjoins and is partially contained by the defined urban edge / settlement of Bitteswell. It's boundaries are robust and the parcel is discrete and contained.



Photograph 1. Illustrating typical landscape elements and features - Landscape Character

Strategic Landscape & Separation Review

Site Landscape Character & Setting

This drawing illustrates the location of local Landscape Character elements and features, utilising photographs taken in Summer 2023

- Gently undulating land gradients
- Layered and mature boundary features (wooded hedgerows & tree lines)
- Restricted views of built form / village edge due to vegetation structure

Defendable Countryside / Agricultural Parkland



Internal village / 'built' containment together with external vegetative containment - restricting the Promotion Site's value within the Area of Separation / 'gap'

Strategic Landscape & Separation Review

Site Landscape Character & Setting

This drawing illustrates the local Landscape Character and Visual elements and features, utilising photographs taken in Summer 2023

- Contained, small-scale parcel
- Limited topographies variance
- Interaction with the developed / 'built' edge of Bitteswell
- Mature vegetative boundaries
- Limited interaction with neighbouring land parcels to the east, towards Lutterworth



Photograph 10

Contained, Small-Scale & Discrete Land Parcel



Photograph 11.

Strategic Landscape & Separation Review

Assessment

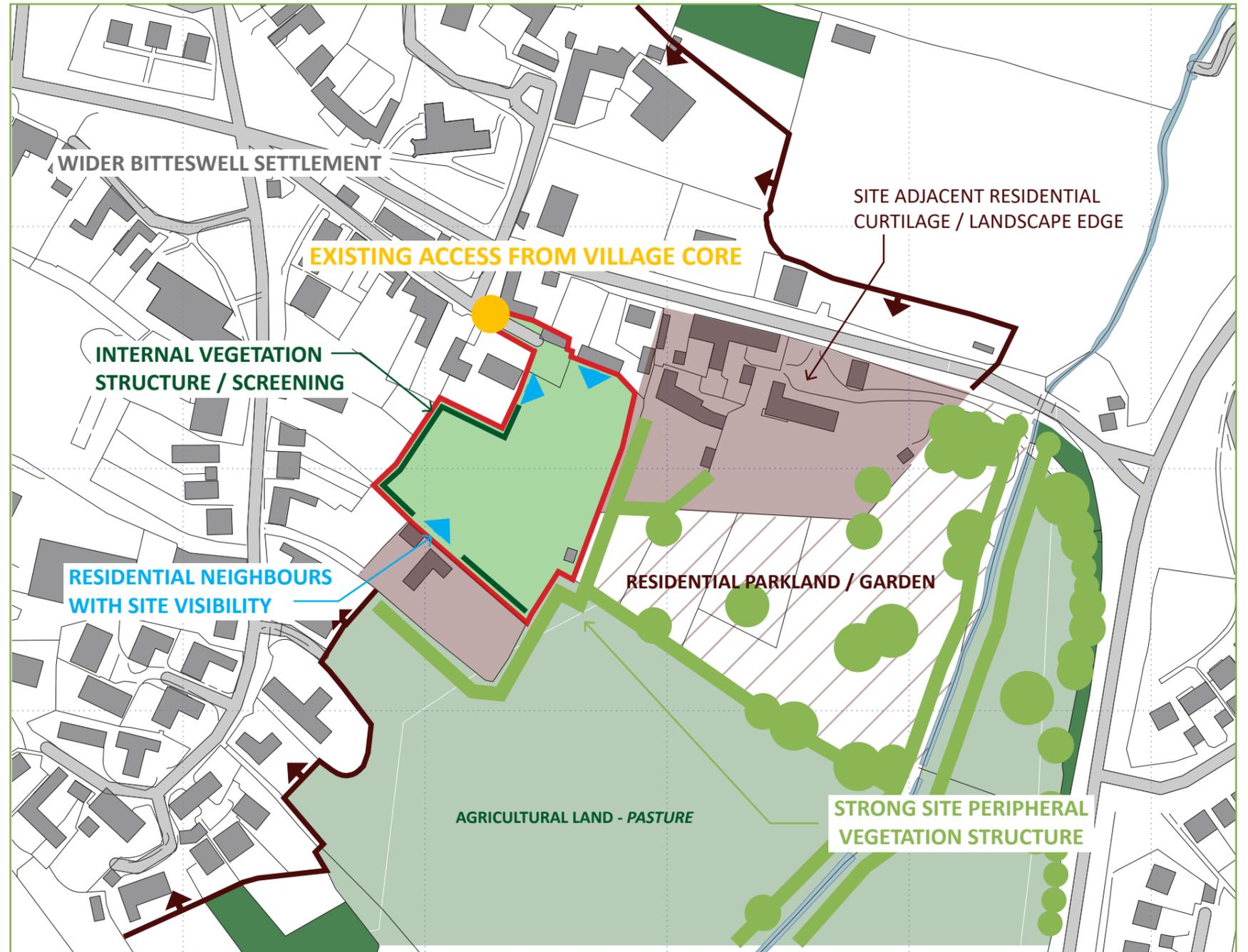
Introduction

The following sheets outline an appraisal assessment of the Promotion Site in respect of its influences and opportunities for potential residential development, together with an assessment of the Promotion Site's contribution to the Areas of Separation- Land Unit No.6, in contributing to the restriction of physical and perceptual coalescence between Bitteswell and Lutterworth.

The assessment provides photographic and tabulated details of the relationship of the Promotion Site to Bitteswell Village and the different type of landscape character and visual envelope of the Policy GD6 Area of Separation Land- Unit No.6.

Sheets 9 and 10 provide comparative photographs between the Promotion Site's visual and landscape aspects and that of the wider Area of Separation Land Unit No.6.

Sheet 10 is an appraisal of the Promotion Site utilising the methodology and criterion set out by The Landscape Partnership in their Areas of Separation Review (April 2017).



Strategic Landscape & Separation Review

Visual Setting - Containment of the Site

Contained and connected to the existing built morphology of Bitteswell, sitting within its curtilage



Residential development is already present on three side

Photograph 12.

COMPARED TO AREA OF SEPARATION LAND UNIT No.6 ▼



Distinct layered agricultural hedgerow and native tree structure- open but layered visual landscape setting

Photograph 13.

Strategic Landscape & Separation Review

Visual Setting - Containment of the Site

Contained and connected to the existing built morphology of Bitteswell, sitting within its curtilage



COMPARED TO AREA OF SEPARATION LAND UNIT No.6 ▼



Strategic Landscape & Separation Review

Appraisal of Promotion Site using the Criteria set out of Areas of Separation Review

Land Unit No.6 - of which the Promotion Site is considered a Sub Land Unit

This information below provides a specific appraisal of the Promotion Site (as a Sub Land Unit of Unit No.6).

Commentary on Profile - The Sub Land Unit (Promotion Site) occupies land immediately adjacent to residential properties within Bitteswell Village. Residential properties actually being located on three of the four site boundaries. The Promotion Site has permeable and direct views of existing built structures within the village, but is a discrete unit, separated from the Bitteswell to Lutterworth separation 'gap' by both existing mature wooded hedgerows and trees - together with additional layered vegetation / hedgerows leading into the separation gap. These features combine to create a mature, well vegetated boundary between the Promotion Site and the identified Separation Land Unit No.6, and a clear physical and visual link to the village. The Sub Land Unit (Promotion Site), is not open to public views. There are a limited number of private views.

Contribution to Physical Separation between Settlements / Developments - The Sub Land Unit (Promotion Site) occupies 0.67 Ha of Lands Unit No.6 i.e. ~ 3.4 % - a relatively small percentage of the overall Land Unit. The valley landform of the Bitteswell Brook with its moderate to gently sloping sides and pastoral character, being separated from the Sub Land Unit (Promotion Site) by existing vegetation and change in landform. Potential development on the Sub Land Unit (Promotion Site) would not change the character of visual nature of the Lutterworth to Bitteswell separation gap. The Area of Separation does not require the Sub Land Unit (Promotion Site) to perform its function, and release of the parcel would not reduce actual visual or physical separation distances between the settlements / developments. The release of the Promotion Site for residential development would not erode the space which defines the separation and would not lead to the physical or perceptual coalescence of settlements.

Contribution to Open Character and Links with Other Land Units - The Promotion Site makes no contribution in respect of intervisibility or individual landscape character elements and features, to other separation land units (principally closest units 2 and 7). Its potential release for residential development will not change or influence the contribution to the wider open character setting. The gap between Lutterworth and Bitteswell will be maintained.

Landscape Value - The Promotion Site is fully located within the Bitteswell Conservation Area, which provides additional planning controls and considerations, in place to protect the historic and architectural elements which make the place special. This designation will therefore ensure the development of the Promotion Site would be appropriate to its setting, materiality, morphology and quality.

The Promotion Site has a contained scenic value of potentially moderate value. Land to the east and south of the Promotion Site within the wider / more open Land Unit No.6 having a higher scenic value and purpose in maintaining mid and longer distance views towards the village and in preventing coalescence.

The Promotion Site has no recreational value.

Promotion Site Level Assessment of Contribution based on Physical, Perceptual and Value based Criteria:

Criteria Group	Criteria	A	B	C	D	E
1. Physical Features	Topography			X		
	Vegetation		X			
	Land Use		X			
2. Perceptual Factors	Public Visibility (Roads, open space and rights of way)		X			
	Private Views			X		
	Contribution to the character and setting of settlements		X			
	Landscape linkage		X			
3. Landscape Value	Designations (Landscape, Heritage and Ecological)					X
	Scenic Quality		X			
	Recreational Value	X				

Using the identified methodology for review of Areas of Separation, the table above provides an assessment of contribution associated with the Promotion Site itself, which is considered to be an incidental Sub Land Unit of the wider Land Unit No.6. We assess using the criteria used by the landscape partnership in respect of their Area of Separation Review on behalf of Harborough District Council (April 2017), the overall contribution of Land Unit No.6 to the separation of settlements and avoidance of coalescence is:

Full Land Unit No. 6	Primary ✓	Supporting	Incidental
Sub Land Unit (Promotion Site)	Primary	Supporting	Incidental ✓

The reasons for removing the Sub Land Unit (Promotion Site) from the much larger Land Unit No.6 being:

- A.** the Sub Land Unit is a separate part of the curtilage of Bitteswell Village, in terms of its character (the elements and features which it comprises) with permeable views / visual interaction with Bitteswell Village, and its discrete and visual containment from land to the east towards Lutterworth
- B.** In allowing the Sub Land Unit to be developed for residential use, it will not erode or change the level or quality of separation between Bitteswell and Lutterworth. There would be no impact on visual or landscape character coalescence.

Strategic Landscape & Separation Review

Summary Conclusions & Recommendations

This document has been prepared by Kedd Limited, Landscape Architects, Planning and Environmental Design Consultants of Much Wenlock, Shropshire, in relation to the Promotion of Land off Manor Road, Bitteswell, for Residential Development- to help meet the demand for sustainable future growth and development within the district.

The report comprises both desktop and site survey works to understand and assess landscape and visual aspects associated with the establishment of Policy GD6- Areas of Separation (Bitteswell, Lutterworth and Magna Park) of the Harborough Local Plan (2011-2031). This report specifically looks at this in respect of the proposed Promotion Site, which comprises ~0.67 Ha of the identified Land Unit No.6 which extends to 17.9 Ha in total i.e. approximately 3.4% of the full Unit.

The following three questions were asked of the study.

A. Is the Promotion Site a distinct and separate Sub Land Unit (part) of Land Unit No.6?

The answer to this question is **yes**, for the following reasons:

- **SIZE & SCALE** - The Promotion Site is small in size and scale, reflecting the morphology of Bitteswell. It is also contained within a discrete landscape unit, with clearly defined mature vegetative boundaries and existing residential neighbours- **compared to the contrastingly open and expansive size, scale and characteristics of the Area of Separation Land Unit No.6 and more typically rural form.**
- **LAND USE / NEIGHBOURS** - Three of the Promotion Site's four boundaries comprise existing residential dwellings and their curtilage, together with an area of residential parkland. Only a small section of boundary adjoins agricultural land, with the Promotion Site's land use being a small paddock - **comparatively there are no residential properties interspersed within the the wider Land Unit No.6 - the landscape character is mix of open agriculturally managed land and parkland.**
- **SETTING** - The Promotion Site is located within a physically and visually contained setting - **compared to the wider extended Area of Separation Land Unit No.6, which is comprised of undulating land over a wide and expansive landscape setting, with numerous layers of vegetation structure which enforce the Area of Separation between Bitteswell and Lutterworth.**

B. Is the Promotion Site within the curtilage of Bitteswell Village and what contribution does the Promotion Site contribute to the separation between Bitteswell and Lutterworth - avoiding coalescence?

The answer to this question is **yes**. The Promotion Site is both physically and visually within the curtilage of Bitteswell Village and as discussed above, its size scale and visual envelope relates to Bitteswell as opposed to the wider setting with surrounding residential properties and vegetation structure restricting intervisibility to the wider Area of Separation Land Unit No.6. Existing development within Bitteswell to the north and south of the Promotion Site, extends closer towards Lutterworth than the Promotion Site i.e. there would be no reduction to physical separation with vegetation restricting the potential for perceptual coalescence.

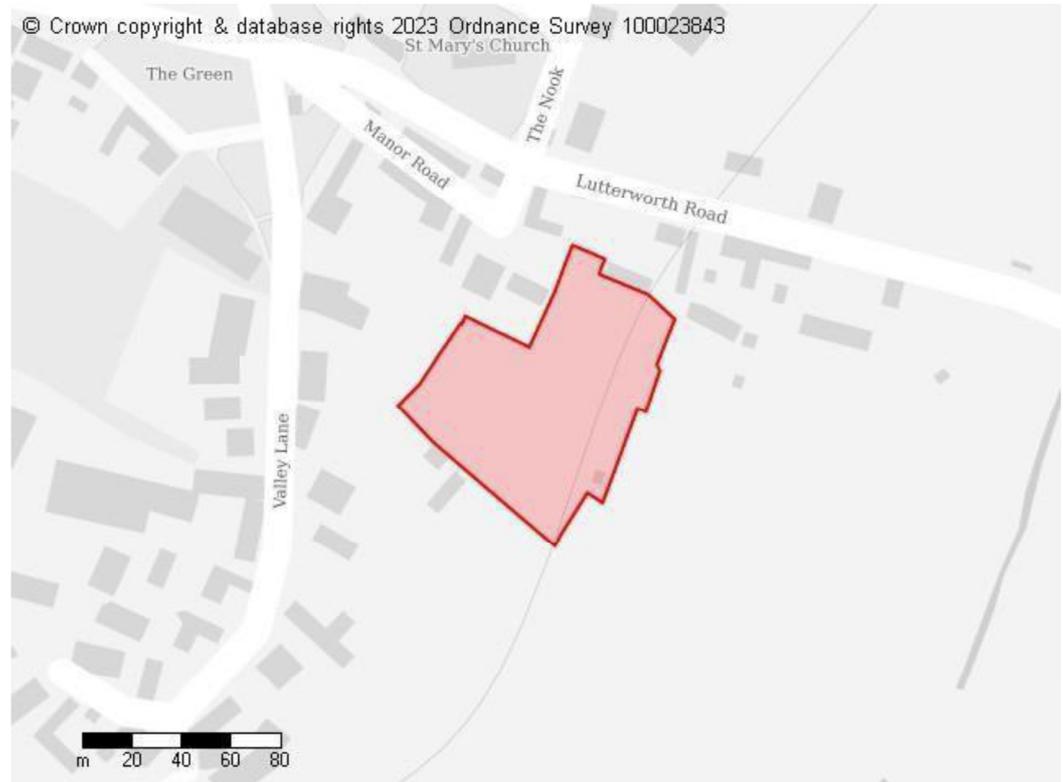
C. If the Promotion Site is allocated for residential development, will it erode or change the level or quality of separation between Bitteswell and Lutterworth?

The answer to this question is **no**. The Promotion Site affords village scale characteristics and adjoining land uses and containment, with direct connectivity and access off Manor Road. The site being capable of the absorption of new residential development to a scale and number of dwellings which is appropriate as sustainable growth within the village and which reflects and respects the mixed morphology and built characteristics of the Bitteswell Village Conservation Area- whilst protecting its already established outer boundaries and ensuring no erosion or damage to the physical or perceptual separation between Bitteswell and Lutterworth.

We therefore conclude that residential development within the Promotion Site can be successfully integrated into its existing Bitteswell Village setting, with no change to the principles and effectiveness of the Policy GD6 Areas of Separation - Land Unit No.6. Furthermore, the Bitteswell Neighbourhood Plan 2021-2031 (emerging) supports small sustainable development which strongly enforce the Area of Separation, which the Promotion Site does.

Bitteswell, 21/8219, Land off Manor Road**Site Details**

Site ref:	21/8219
Site name:	Land off Manor Road
Parish:	Bitteswell with Bittesby
Nearest Settlement:	Bitteswell
Site map:	



Site area (ha):	0.68
Brownfield / Greenfield:	Greenfield
Overall development concept:	Housing
Proposed use(s):	Housing
Current use:	Grazing land
Adjacent land uses:	Residential, grazing/pasture

Site Assessment Summary

Red constraints:	None applicable
Reason not assessed:	
Suitability:	The site is adjacent to the south-east of Bitteswell, a sustainable settlement. There is access off Manor Road which could need upgrading. The site is within the Bitteswell Conservation Area and to the west it adjoins a Grade II Listed Building (Olde Royal Oak PH). Development has the potential to impact on the character of the landscape and Conservation Area. Therefore, the site is considered potentially suitable.
Availability:	The site is in joint ownership and is identified as being available for development within the next 5 years. It has not been marketed and is not under option but has been subject to developer interest. An existing barn/stable block requires further investigation and consideration of potential retention. The site is considered available.
Achievability:	There are no market or cost factors to indicate that development for housing is unviable. However, a change to the Bitteswell/Lutterworth/Magna Park Area of Separation boundary, as defined in the Local Plan, would be necessary. Therefore, the site is considered potentially achievable.

Conclusions

Deliverable or developable:	Developable
Reason if not currently developable:	
Timeframe for development:	Developable in 6-10 years
Net developable site area (ha):	0.68

Housing capacity

Density applied (dph):	30
Development ratio:	0.4 to 2.0 Ha = 82.5%

Economic capacity

Density applied:

Estimated capacity (dwgs): 17

Estimated capacity (sqm):

Capacity Notes:

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