

# Barton under Needwood Parish Council

## Report of the Planning Committee

**P/2026/00440 Land at Efflinch Lane**

**Erection of 55 dwellings including details of access, landscaping and associated infrastructure and works including the creation of an attenuation pond, siting of a pump station and a sub-station**

---

### **Summary of the objections and the main points of concern: -**

- *The site is not allocated for development in the Local Plan;*
- *The site lies outside the settlement boundary of the village;*
- *The Local Plan allocated enough land to meet the housing needs of the village until 2031;*
- *Further development in Barton might impact on the overall development strategy for the Borough;*
- *Should further housing be required in the village then this should be assessed through the preparation of a new Local Plan;*
- *The Strategic Housing Land Availability Assessment 2021 identifies the site as being achievable but not deliverable, suitable or developable;*
- *As far we are aware the Borough has a five year's supply of housing land and, therefore, the Local Plan housing policies should carry some considerable weight;*
- *The layout seems to mirror the adjoining developments. The quality of the residential street is as important as the individual dwellings. The street elevations could reflect more of the character of the village;*
- *No attempts appear to have been made to make, at least, pedestrian links with the adjoining developments. The location of the open space only seems to benefit the nearby occupiers as opposed to the estate as a whole. The affordable housing should be indistinguishable from other market housing. Here it seems to be hidden away from the main access road and is not fully integrated. Amenity space also seems limited;*
- *Trees and hedgerows should be protected;*

- *Does the surface water drainage strategy take account of the raised level of the adjoining site? We understand that there is no capacity in the Mill Lane foul sewer and that the sewage treatment works is at capacity;*
- *We feel that the Transport Assessment underestimates the number of trips to be generated from the development. Trips from this proposal will add to the congestion at junctions in the village at peak times;*
- *The Travel Plan is underwhelming and lacks ambition.*