



PLANS COMMITTEE

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Gerrard, Grimley, Hamilton, Lowe, Ranson, Savage and Tillotson
(For attention)

All other members of the Council
(For information)

You are requested to attend the meeting of the Plans Committee to be held in Victoria Room - Town Hall on Thursday, 15th July 2021 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

7th July 2021

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 3 - 5

The Committee is asked to confirm as a correct record the minutes of the meeting held on 17th June 2021.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

6 - 117

The list of planning applications to be considered at the meeting is appended.

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

118 - 133

A list of applications determined under powers delegated to officers since the last meeting is attached.

PLANS COMMITTEE 17TH JUNE 2021

PRESENT: The Chair (Councillor Fryer)
Councillors Campsall, Capleton, Charles, Forrest,
Gerrard, Grimley, Hamilton, Lowe, Ranson,
Savage and Tillotson

Group Leader Development Management
Principle Planning Officer (LM)
Principle Planning Officer (LW)
Principal Solicitor – Planning, Property and
Contracts
Democratic Services Manager (KW)
Democratic Services Officer (EB)

APOLOGIES: Councillor Bentley

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

6. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 20th May 2021 were confirmed as a correct record and signed.

7. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

8. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Fryer in relation to application P/20/2140/2 – she held the position of Chair of Children and Families at Leicestershire County Council. She advised the Committee that she approached the application with an open mind.
- (ii) by Councillor Fryer in relation to application P/21/0579/2 – she was County Councillor for the area. She had not discussed the application with anybody and advised the Committee that she approached the application with an open mind.
- (iii) by Councillor Charles in relation to application P/20/2140/2 - he had been involved with Application and did not feel as though he could approach the application with an open mind. Therefore he advised the Committee he would not be taking part in the decision.

- (iv) by Councillor Forrest in relation to application P/21/0579/2 – she had a relative that was known to a relative of the applicant. This was considered a remote connection and she approached the application with an open mind.
- (v) by Councillor Grimley in relation to application P/20/2140/2 – he was a County Councillor for the area.

9. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 to 3 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/21/0579/2, P/20/2140/2 and P/21/0487/2 were also submitted (also filed with these minutes).

Late representations regarding application P/20/2140/2 were received and a verbal update was given by the Principal Planning Officer.

The Committee was advised that there had been a late request to speak in respect of application P/20/2140/2 by Ms Nicola Evans-Ward. The Committee was asked if they were happy to let Ms Evans-Ward speak on behalf of the item and there were no objections to allowing Ms Evans-Ward to speak.

In accordance with the procedure for public speaking at meetings, the following objector, applicants or their representatives and representative of a parish council attended the meeting and expressed their views:

- (i) Dr Patrick Sims (objector), Mr Tristan John (applicant) and Councillor Bob Parks (on behalf of Quorn Parish Council) in respect of application P/21/0579/2;
- (ii) Ms Nicola Evans-Ward (objector), Mr Guy Longley (agent), Mr Alex Mclugash (on behalf of applicant) and Councillor Percy Hartshorn (on behalf of Rothley Parish Council) in respect of application P/20/2140/2;

In accordance with the procedure for Borough Councillors speaking at Plans Committee meetings, the following Councillors attended the meeting and expressed their views:

- (i) Councillor Cllr Richard Shepherd in respect of application P/21/0579/2;
- (ii) Councillor Leon Hadji-Nikolaou in respect of application P/20/2140/2;

RESOLVED

1. that, in respect of application P/21/0579/2 (Mr Tristan John. 28-30 High Street, Quorn, Leicestershire, LE12 8DT) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration, with the amendments set out in the extras report of the Head of Planning and Regeneration;
2. that, in respect of application P/20/2140/2 (Rothley Temple Estates Limited. Land South of Farmers Way - Brookfield Road, Rothley, Leicestershire), a

Section 106 agreement be entered into as set out in the report of the Head of Planning and Regeneration, following which planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;

3. that, in respect of application P/21/0487/2 (Charnwood Borough Council. - Land adjacent to Nanpantan Sports Ground, Watermead Lane, Nanpantan, Loughborough, LE11 3PD), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.

10. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers since the last meeting of the Committee was submitted (item 6 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the next available Ordinary Council meeting unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.

Charnwood Borough Council

Plans Committee – Thursday 15 July 2021

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/20/2427/2	<p>Rainier Developments Ltd, & Michael Smith, Elizabeth Lilwall, Richard Smith. Land South of East Road Wymeswold</p> <p>Outline planning application (with all matters reserved except for access) for up to 65 dwellings, with provision of new internal access roads, and footpaths, public open space and landscaping, surface water attenuation and associated infrastructure.</p>	Grant Conditionally subject to S106	8
2	P/20/0515/2	<p>Persimmon Homes North Midlands. Land at West of Loughborough Loughborough</p> <p>Reserved Matters of Outline planning permission P/14/1833/2 for the erection of 217 dwellings (Phase 1a), including the discharge of Outline conditions 11,14,39,43 & 50.</p>	Grant Conditionally	40
3	P/20/2088/2	<p>Barwood Development Securities Ltd and Roythornes Trustees Ltd. Land off Ashby Road West Shepshed</p> <p>Residential development for the erection of up to 210 dwellings with associated access, landscaping, open space and sustainable drainage. (Outline - Access only to be considered) (Ref. P/19/2436/2 refers)</p>	Grant Conditionally subject to S106	67

Item No. 1

Application Reference Number P/20/2427/2

Application Type:	Outline	Date Valid:	22.12.20
Applicant:	Developments Ltd		
Proposal:	Outline planning application (with all matters reserved except for access) for up to 65 dwellings with provision of new internal access roads, and footpaths, public open space and landscaping, surface water attenuation and associated infrastructure		
Location:	Land to the north of East Road, Wymeswold		
Parish:	Wymeswold	Ward:	The Wolds
Case Officer:	Lewis Marshall	Tel No:	07714 846497

Background

This application has been brought to plans committee as it relates to a major housing development, outside current limits to development and is considered a departure from the development plan and is recommended for approval. Councillor Bokor also requests that the application be referred to Plans Committee for the following reasons:

- Development is in open countryside outside village limits
- Flooding and drainage issues
- Visual impact on amenity of neighbours
- Impact on highways/traffic

Description of the Application Site

The site is situated on the eastern edge of Wymeswold, on the southern side of East Road. It is approximately 4.06 ha in size with approximately 2.1 ha suitable for development. The site is currently used for agricultural purposes. The site comprises part of an arable field. The site is bounded to the north by a watercourse (a tributary of the River Mantle) and a woodland plantation belt which borders the A6006 (East Road). The eastern boundary bisects the field, with the physical eastern boundary comprising a broken low hedge with scattered trees, whilst the southern and western boundaries sit adjacent to residential development and comprise a mixture of boundary treatments with varying degrees of vegetation cover. The site slopes downwards from east to west, with the highest point located on the site's eastern boundary. There is an existing pond with surrounding vegetation located towards the southeastern corner of the site.

The boundary of the adopted Wymeswold Conservation Area falls adjacent to the south western corner and part of the site's southern boundary. There are no specific landscape designations for the site. The site is located within The Wolds Landscape Character Area. The nearest listed building is the Grade II Listed Rose Cottage on Brook Street situated 55m south of the site's southern boundary. To the south beyond Brook Street are two locally designated wildlife sites. The site sits within flood zone 1 (lowest risk).

Description of the Proposal

This outline planning application seeks planning permission for the erection of up to 65 dwellings, with all matters reserved other than the access onto East Road.

Whilst all matters are reserved other than the access, an indicative layout has however been submitted to indicate how the dwellings could be accommodated on the site. The proposed density would be 32 dwellings per hectare, with 40% affordable housing proposed. The indicative layout shows how a road layout could provide a primary road around the site, with shared surfaces providing secondary streets. The application has been revised to show feasible secondary pedestrian access routes onto East Road to provide improved pedestrian connectivity to village services and facilities.

The submitted access drawing makes provision for a 'T' junction, visibility splays, new gateway signage and a pedestrian refuge on East Road. A reduction in the speed limit along East Road is proposed.

The plans show the retention of the existing boundary treatment on all four sides of the site other than where the access road would break through the existing woodland plantation belt.

Whilst only indicative, the submitted layout plan also makes provision for an attenuation pond adjacent to the site's south western boundary. A children's play area is proposed towards the north west of the site adjacent to the proposed pedestrian access route. Areas of formal and informal open space are also shown. The areas of public open space could be overlooked to provide security to these areas.

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9 November 2015)

Policy CS1 – Development Strategy – Sets out a growth hierarchy for the borough that sequentially guides development towards the most sustainable settlements. This identifies Burton on the Wolds as an “other” settlement, (4th in a hierarchy of 5) where small scale development within limits to development is supported.

Policy CS2 – High Quality Design – requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access, and protect the amenity of people who live or work nearby.

Policy CS3 Strategic Housing Needs - supports an appropriate housing mix for the Borough and sets targets for affordable homes provision to meet need.

Policy CS11 Landscape and Countryside - seeks to protect the character of the landscape and countryside. It requires new development to protect landscape

character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

Policy CS13 Biodiversity and Geodiversity - seeks to conserve and enhance the natural environment and expects development proposals to consider and take account of the impacts on biodiversity and geodiversity, particularly with regard to recognised features.

Policy CS14 - Heritage - sets out to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Policy CS16 Sustainable Construction and Energy - supports sustainable design and construction techniques.

Policy CS17 Sustainable Travel – Seeks to increase sustainable travel patterns and ensure major development is aligned with this.

Policy CS 18 – The Local and Strategic Road Network – Seeks to maximise the efficiency of the road network by delivering sustainable travel.

Policy CS 24 Delivering Infrastructure – is concerned with ensuring development is served by essential infrastructure. As part of this it seeks to relate the type, amount and timing of infrastructure to the scale of development, viability and impact on the surrounding area.

Policy CS25 Presumption in favour of sustainable development - echoes the sentiments of the National Planning Policy Framework in terms of sustainable development.

Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies)

Where they have not been superseded by Core Strategy policies previous Local Plan policies remain part of the development plan. In relation to this proposal the relevant ones are:

Policy ST/2 Limits to Development – this policy sets out limits to development for settlements within Charnwood.

Policy CT/1 General Principles for areas of countryside - This policy defines which types of development are acceptable in principle within areas of countryside.

Policy CT/2 – Development in the Countryside – Sets out how development that is within the countryside will be assessed to ensure there is no harm to the rural character of the area.

Policy EV/1 Design - This seeks to ensure a high standard of design and developments which respect the character of the area, nearby occupiers, and which are compatible in mass, scale, layout, whilst using landforms and other natural

features. Developments should meet the needs of all groups and create safe places for people.

Policy TR/18 Parking in New Development - This seeks to set the maximum standards by which development should provide for off street car parking.

Other material considerations

The National Planning Policy Framework (NPPF 2019)

The NPPF sets out the Government's view of what sustainable development means. It is a material consideration in planning decisions and contains a presumption in favour of sustainable development. For planning decisions this means approving proposals that comply with an up to date development plan without delay. If the Development Plan is silent or policies most relevant to determining the application are out of date permission should be granted unless protective policies within the NPPF give a clear reason for refusal or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

The NPPF policy guidance of particular relevance to this proposal includes:

Section 5: Delivering a sufficient supply of homes

The NPPF requires local planning authorities to significantly boost the supply of housing and provide five years' worth of housing against housing requirements (paragraph 73). Where this is not achieved policies for the supply of housing are rendered out of date and for decision-taking this means granting permission unless the 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 11d). Paragraph 14 sets out what the status of neighbourhood plans is where the presumption at paragraph 11d applies. Local planning authorities should plan for a mix of housing and identify the size, type, tenure and range of housing that is required and set policies for meeting the need for affordable housing on site (paragraph 61).

Section 8: Promoting healthy and safe communities

Planning decisions should promote a sense of community and deliver the social, recreational and cultural facilities and services that such a community needs.

Section 9: Promoting Sustainable Transport

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and a Travel Plan (paragraph 111). Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable modes maximised (paragraph 103). Developments should be designed to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians and within large scale developments, key facilities should be located within walking distance of most

properties (paragraph 104). Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts would be severe (paragraph 109).

Section 12: Requiring well-designed places.

The NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124).

Section 14: Meeting the challenge of climate change, flooding and coastal change
New development should help reduce greenhouse gas emissions and energy efficiency improvements in buildings should be actively supported (paragraph 149). It should also take account of layout, landform, building orientation, massing and landscaping to minimise energy consumption (paragraph 153) and renewable and low carbon energy development should be maximised (paragraph 154).

Planning Practice Guidance

This national document provides additional guidance to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework. The guidance sets out relevant guidance on aspects of flooding, air quality, noise, design, the setting and significance of heritage assets, landscape, contaminated land, Community Infrastructure Levy, transport assessments and travels plans, supporting the policy framework as set out in the NPPF.

National Design Guide

This is a document created by government which seeks to inspire higher standards of design quality in all new development.

The Planning (Listed Buildings and Conservation Areas) Act 1990.

This Act provides special controls over developments to or effecting Listed Buildings or Conservation Areas.

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. The housing mix evidence can be accorded significant weight as it reflects known demographic changes.

Housing Supplementary Planning Document (adopted May 2017 – updated December 2017)

The SPD provides guidance on affordable housing to support Core Strategy Policy CS3.

Design Supplementary Planning Document (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide spaces and buildings that help improve people's quality of life.

Leicestershire Highways Design Guide

This is a guide for use by developers and published by Leicestershire County Council, the local highway authority, and provides information to developers and local planning authorities to assist in the design of road layouts in new development. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; as well as to help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

Landscape Character Appraisal

The Borough of Charnwood Landscape Character Assessment was prepared in July 2012. The purpose of the report was to assess the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource. The document 'provides a structured evaluation of the landscape of the borough including a landscape strategy with guidelines for the protection, conservation and enhancement of the character of the landscape, which will inform development management decisions and development of plans for the future of the Borough'.

Wymeswold Village Design Statement

This sets out to inform and influence the design of proposals within the village and makes statements about the character of development patterns around the village. It notes the village's location within a bowl with rising landscapes around the village, but with prominent views of the church. The surrounding fields provide buffer zones that protect views from and into the village. Development should respect the views to and from the village boundary. Existing free-standing farmhouses should not create a precedent for infill development.

Wymeswold Conservation Area Character Appraisal (2009)

This sets out the significance of the adopted Conservation Area and identifies strategies and opportunities for its preservation and enhancement.

Technical Housing Space Standards (2015)

Seeks to encourage minimum space standards for housing. This document has not been adopted for the purposes of Development Management at Charnwood Borough Council, it is however a material consideration.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant environmental impacts of development. As this application is for a site of less than 5 hectares and is for less than 150 dwellings it does not stand to be screened for an Environmental Impact Assessment.

Conservation of Habitat and Species Regulations 2010 (as amended)

The Council as local planning authority is obliged in considering whether to grant planning permission to have regard to the requirements of the Habitats Directive and Habitats Regulations in so far as they may be affected by the grant of permission. Where the prohibitions in the Regulations will be offended (for example where European Protected Species will be disturbed by the development) then the Council is obliged to consider the likelihood of a licence being subsequently issued by Natural England.

The Crime and Disorder Act 1998

The Crime and Disorder Act 1998 places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the determination of planning applications.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Charnwood Local Plan 2021-37

This document has been approved by Council on 21 June 2021 for consultation and then submission to the Secretary of State for an Examination in Public. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-37. This document carries very limited weight at the current time.

Consultation Responses

The table below sets out the responses that have been received from consultees with regard to the application. Please note that these can be read in full on the Council's website www.charnwood.gov.uk

Consultee	Response
Leicestershire Lead Local Flood Authority - LCC	Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the proposals are considered acceptable. A number of conditions are recommended to be attached to any grant of planning permission.
Housing Strategy & Support CBC	Seeks 40% (26 Homes) affordable housing on the site at an appropriate mix and with 77% for affordable rent and/or social rent and 23% shared ownership.
The Environment Agency	There are no environmental constraints associated with the application site which fall within the remit of the Environment Agency. Confirms the site is in flood zone 1. Confirms that the adjacent watercourse is an 'ordinary watercourse' and not a main river and therefore falls under the consenting/enforcement scheme of the LLFA.
Leicestershire County Council – Highways	<p>Does not object to the proposal in principle subject to a number of conditions to provide the following:</p> <ul style="list-style-type: none"> • A construction traffic management plan • Provision of the access arrangements • Provision of the off-site highway works • Provision of drainage to prevent run-off into the highway • Provision of a pedestrian improvement scheme to include a controlled pedestrian crossing onto East Road • Provision of pedestrian and cycle route <p>The following contributions are also sought:</p> <ul style="list-style-type: none"> • £8,000 towards raised kerb provision at the two nearest bus stops • £7,500 towards relocation of existing speed limits • Travel pack for the first occupation of each new dwelling • Six month bus passes (two per dwelling) for the first occupation of each new dwelling
Leicestershire County Council - Education	<p>Confirms that Wymeswold Primary School has a net capacity of 156 and 118 pupils are projected on the roll should this development proceed; a surplus of 38 pupil places. Confirms that Humphrey Perkins School has a net capacity of 900 and 882 pupils are projected on roll should this development proceed; a surplus of 18 pupil places.</p> <p>Seeks a contribution of £41,456.42 to enhance the Post 16 Sector facilities at Rawlins Academy where there would be a deficit of 60 pupil places should this development proceed.</p>
Leicestershire County Council - Libraries	Seeks a £1,960.00 contribution towards the enhancement of Barrow upon Soar Library.

Wymeswold Parish Council	<p>Strongly oppose the application on the following grounds:</p> <ul style="list-style-type: none"> • The proposal is beyond limits to development. • The proposal would severely negatively impact the view of village approach from Melton Mowbray. • The proposal is neither 'small scale' nor 'infill' as directed by the current Local Plan. • Development would generate more car journeys to access village amenities. This in turn would exasperate parking issues in the vicinity of the school, pharmacy, and the village shop. • Secondary schools. Due to the increase in development in both 'service centres', East Leake Academy has reached capacity. As has Humphrey Perkins Secondary School. • Poor visibility on approach from the East, no obvious proposals for traffic calming on the illustrative master plan? Nothing to mitigate speed of traffic approaching the village. • Another PROW disrupted (H82), officially a footpath but used by horse riders to get to Willoughby on the Wolds because of the volume and speed of traffic on the A6006. • There would be substantial loss of trees to form the required new entrance to the development. • Water runoff from the site will substantially increase the flood risk to the village. • The site layout would adversely affect the habitat and therefore safety of protected species. • The decline in local employment opportunities. Most working age residents travel by car to Nottingham, Leicester or Derby. • Requests that off-site contributions be secured towards traffic calming measures and enhancements of village facilities.
Campaign for the Protection of Rural England	<p>Objects to the proposal on the grounds that it is unsustainable development in the countryside, loss of agricultural land, harm to landscape, would be detrimental to pedestrian safety.</p>
Charnwood Open Spaces	<p>Seeks the following contributions:</p> <ul style="list-style-type: none"> • An on-site multi-function green space • An on-site natural and semi open space • An on-site amenity green space • An on-site LEAP facility • On-site provision for young people or alternatively a £62,009.00 contribution towards new or

	<p>enhanced young people's provision within Wymeswold e.g The Washdyke</p> <ul style="list-style-type: none"> • 0.28ha on-site provision or a £15,860.00 contribution towards off-site outdoor sports facilities • 0.04ha on-site provision or a £7,340.00 contribution towards off-site provision or enhancement of allotment facilities in Wymeswold • An indoor sports contribution to consist of £29,522.00 towards swimming pool facilities, £28,525.00 towards indoor court facilities and £4,212.00 towards indoor bowls rink facilities
NHS	Seeks a contribution of £32,910.31 towards the provision and enhancement of facilities at Barrow Health Centre.
Jane Hunt MP	Reiterates concerns raised by residents that the cumulative growth with other developments will increase the size of the village by 10% and is not sustainable with additional pressure on limited services, facilities and infrastructure. The land is prone to flooding. Requests that the Plans Committee consider whether this planning application is appropriate within the context of other planned developments for this small, rural community of Wymeswold which lacks in amenity. Requests that a condition be added that all landscaping, strategic planting, and buffer zones and any other mitigations set out in the illustrative masterplan design be included as a formal requirement of the consent
Cllr Bokor	Requests that the application be referred to Plans Committee for the following reasons: <ul style="list-style-type: none"> • Development in open countryside outside village limits • Flooding and drainage issues • Visual impact on amenity of neighbours • Impact on highways/traffic
CBC Environmental Health	No objection is raised in principle. The final site layout should be accompanied by an acoustic assessment to demonstrate appropriate internal and external noise criteria can be achieved. Impact of traffic generated by the proposed development on local air quality should be considered.
Natural England	No comments
Loughborough and District Cycle Users Campaign	Concerns that the development is not sustainable due to lack of public transport and the location would discourage cycling and walking.
International Tree Foundation (ITF)	The organisation was responsible for planting the tree belt along the sites northern boundary together with the

	community. Concerned that the proposal would result in some loss of trees in order to provide the access. Given climate change this should be a last resort.
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Other Comments Received

113 letters of objection have been received from local residents. Objections raised are summarised as follows:

- The development is in an unsustainable location
- The adverse impact on the Wymeswold Conservation Area
- The adverse landscape impact
- Highway/pedestrian safety
- Traffic congestion
- Pressure on existing infrastructure and services
- Scale and design
- Archaeology and loss of grassland
- Loss of a greenfield site/agricultural land
- Impact on ecology
- Loss of trees
- There is no need for extra housing in the village
- Impact on the countryside
- Flooding/drainage
- Loss of privacy
- Impact on the enjoyment of the adjacent woodland footpath
- Lack of services and facilities in the village to accommodate the new residents
- Lack of employment opportunities for the new residents
- There is no proven need for affordable housing in Wymeswold
- The development should be refused in line with other out of limits schemes in the village
- Increased risk of anti-social behaviour

Relevant Planning History

There is none relevant to the application site itself. The following nearby planning history is relevant to the application.

Reference	Proposal	Decision
P/15/0328/2	Site for residential development of up to 45 dwellings and associated access (Outline Planning Permission).	Refused under delegated powers
P/18/0081/2	Site for the erection of up to 45 dwellings	Refused under delegated powers
P/20/2044/2	Outline application for the erection of 45 new dwellings, all matters reserved except access (revised scheme, P/18/0081/2 refers).	Resolution to grant planning permission subject to S106

Consideration of the Planning Issues

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015), those “saved” policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy. It is acknowledged that several of these plans are over 5 years old; therefore, it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. With the exception of those policies which relate to the supply of housing, the relevant policies listed above are up to date and compliant with national advice. Accordingly, there is no reason to reduce the weight given to them.

As the Core strategy is now five years old the Authority must use the standard method to calculate a housing requirement. In light of this, the Authority cannot currently demonstrate a 5 year supply of housing land (3.34 years), and as a result, any policies which directly relate to the supply of housing are out of date and cannot be afforded full weight.

The shortfall in the supply of deliverable housing sites also means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused.

Part i) of paragraph 11d sets out that where there are NPPF policies that protect areas or assets this can be a clear reason to refuse an application. These are set out in footnote 6 and are generally nationally designated areas such as SSSI's although Local Green Space and areas of archaeological interest demonstrably equivalent to ancient monuments can be included. In this case although the greenfield site is outside of the defined limits to development and within the open countryside it does not benefit from any designations to qualify as an area or asset of particular importance as set out in footnote 6. For these reasons it is not considered that in this instance paragraph 11d i) would apply

The main issues are considered to be:

- The Principle of Development
- Housing Mix
- Landscape and Visual Impact
- Design and Layout
- Open Space
- Heritage
- Archaeology
- Impact on residential amenity
- Highway Matters
- Flooding and drainage

- Ecology and Biodiversity
- S106 Contributions

The Principle of the Development

The application site is located outside but adjacent to, the Development Limits to the settlement of Wymeswold, as established under “saved” Policy ST/2 of the Borough of Charnwood Local Plan 1991-2026. For land outside these Development Limits policies CT/1 and CT/2 apply which seek to control development outside of a relatively narrow set of criteria. Policy CS1 of the Core Strategy outlines a development strategy for the Borough, including a settlement hierarchy. Within the settlement hierarchy, Wymeswold is identified as an “other” settlement where a limited level of housing growth which is predominantly small scale and within limits to development is acceptable. Its place in the hierarchy is due to the relatively low level of services and facilities within the village and because of limited public transport access to higher order settlements and employment.

These policies are those that are the most important for establishing whether development of the site for housing is acceptable in principle.

The development is at odds with these housing supply policies as it comprises a large-scale development that is outside the limits to development. However, given the current lack of a 5 year supply of housing land, these policies must be considered to be out of date and the presumption in favour of sustainable development requires an assessment to be made as to whether there are any adverse impacts of granting permission that would significantly or demonstrably outweigh the benefits of the proposal.

Within this assessment, it should be recognised the proposal would result in the provision of 65 new houses at a time when the Local Planning Authority cannot demonstrate a five-year supply of housing land. Weighed against this benefit would be the conflict with the above policies which can be considered as an adverse impact. However given the 5 year supply position of the Borough Council and the age of policies CS1, CT/1, CT/2 and ST/2, the weight that can be ascribed to them would be reduced. Accordingly although there is some harm resulting from conflict with the development approach set out in policies CS1, CT/1, CT/2, and ST/2, which seeks to direct growth away from smaller settlements. This weighs against the proposal; however, it is not considered this would significantly and demonstrably outweigh the benefits, insofar as the principle of development is concerned. Accordingly, the proposal is considered to be acceptable in principle. The conflict with the Development Plan can however be considered within the overall planning balance for the proposal.

Housing Mix

Policy CS3 outlines a requirement to secure an appropriate housing mix having regard to the identified housing needs and the character of the area and suggests 40% of the 65, units should be affordable. The Housing Supplementary Planning Document provides further guidance in support of this relating to how these units should be provided.

These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

The proposal is in outline form and includes an undertaking to provide 26 affordable homes (40%). The size, type, tenure and design of these are not currently known although it is anticipated that much of this detail would be established by later reserved matters. It would, however, be important to set down parameters relating to, for example, the size of units, and it is suggested that this could be controlled and secured by a condition for both Market and Affordable housing. The tenure for affordable housing can be secured through the s.106 agreement.

The Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 outlines a recommended housing mix for the Borough in respect of both market and affordable housing. This includes the following housing mix:

Affordable	
1 bed	40-45%
2 bed	20-25%
3 bed	25-30%
4+ bed	5-10%
Market	
1 bed	0-10%
2 bed	25-35%
3 bed	45-55%
4+ bed	10-20%

It is suggested that a size, mix and profile to reflect this could be accommodated on site. Locally identified need and the character of the area could be achieved although care would need to be taken, (as per CS3), to ensure the character of this edge of village location was not harmed by this.

With regards to housing mix, it is considered that a proposal which complies with policy CS3 could be achieved. The provision of 26 affordable units is also a significant benefit of the scheme which should be given weight within the planning balance.

Landscape and Visual Impact

Policies CS2 and EV/1 seeks to require high quality design where people would wish to live through design that responds positively to its context. Policies CS11 and CT/2 seek to protect landscape character and countryside. These policies generally accord with the National Planning Policy Framework and do not directly frustrate the delivery of housing. As a result, it is not considered that there is a need to reduce the weight given to these policies.

There are no specific landscape designations for the site. The site is located within The Wolds Landscape Character Area, an area noted for elevated gently rolling countryside of mixed farmland with small villages and isolated farms with elements of

ridge and furrow, often lost through modern agricultural practices. Hedgerows are noted as predominant field boundaries. The area has low woodland cover. The strength of the landscape character is of moderate quality, and the landscape condition is moderate with a moderate sensitivity to change. The guidelines are to generally conserve and enhance the rural character of the rolling Wolds landscape.

The site lies in open country outside of the settlement limits. Its characteristic as open field is consistent with the Character of the Wolds landscape area. The settlement of Wymeswold is situated in a topographical 'bowl' with most of the settlement well occluded from outside vantages bar the church tower visible on approach from the east. The site rises some 10 meters from the existing settlement edge to the east forming the upper side and edge of the 'bowl'. The site is partially screened from the existing built form to the west and south. From the highway and the north it is currently well screened however from Public Right of Way H68 there would be additional built form visible until the proposed hedgerow enhancement along the eastern boundary is matured.

Settlement pattern for the adjacent Manor Court is large detached dwellings set in large gardens in linear array while Brook Street to the East comprises of detached and semi-detached properties in dispersed clusters. The submitted layout shows the proposed development as a new neighbourhood area to the edge of the settlement which would be somewhat physically and visually detached from the rest of the settlement, largely in part due to the northern tree belt and the brook. This has been somewhat mitigated by revised plans that show a feasible pedestrian connection point to the sites north western corner to provide more convenient access to the village on foot.

The development could also lead to an urbanisation of this stretch of East Road as speed limits would need to be reduced again contributing to the urbanisation of this rural wooded route. The landscape to the west and south would physically and visually buffer the housing from the existing settlement edge while the proposed landscaped edge to the east is relying only on enhancement of the existing hedgerow and verge, the topography continues to rise beyond the site boundary so is somewhat naturally screened from the east. However, the proposed housing would have limited visual effect for users of the PROW H68/1. The informal beaten path through the woodland belt provides pedestrian access into the settlement and to the countryside to the east. The quality and experience of this beaten path would be adversely affected by built form. However the submitted masterplan seeks to retain the northern woodland belt, hedgerow, significant tree and pond as key features of the sites green infrastructure which are noted and welcome.

Whilst there would be some significant changes to the immediate appearance of the landscape through the construction of the formalised access road through the woodland belt, and development of housing on an area of somewhat open undeveloped pasture, these effects overall would be relatively localised and of limited overall landscape impact.

It is concluded that the overall long term impact on the landscape character of The Wolds would not be so significant as to change the overall character of the area or fail to comply with the guidelines for the landscape character appraisal. The proposal

is therefore concluded to comply with policy CS11 in principle.

Whilst these landscape impacts are acknowledged, it is considered that the visual impact of the development from the public areas identified could be mitigated following careful consideration of design at the reserved matters stage if outline consent were to be granted. It is therefore considered that that a scheme could be designed which accords with policies CS2, EV/1 and CT/2 in this regard.

Design and Layout

Policy CS2 seeks high quality design for new development. These policies generally accord with the National Planning Policy Framework and do not frustrate the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them.

As this proposal is in outline, approval of the design and layout is not currently sought. However, an indicative layout has been submitted which shows how the site could be developed and design principles are also set out within the Design and Access Statement.

If the application were to be considered acceptable on balance, a planning condition securing specific design details could be attached to secure compliance with the design aspirations of the relevant policies. Accordingly, it is considered a proposal that complied with Policies CS2 and EV/1 of the Development Plan and national guidance in terms of design could be achieved for the site.

Open Space

Policy CS15 seeks to ensure adequate open space is provided to serve the needs of new development. This policy generally accords with the National Planning Policy Framework and does not directly prevent the supply of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to the policy.

The indicative plan and the Design and Access Statement suggest that within the site there will be areas of green space incorporating amenity open space and play space. There is, however, no provision for older children, sports or allotments. Given the size of the site it is unlikely that these typologies could all be provided for within the site but a commuted sum to improve facilities elsewhere within the village could be secured.

Overall, it is considered that the development would provide good quality open space proportionate to its size and that shortfalls in open space provision could be mitigated against through appropriate contributions. Accordingly, the proposal is considered to comply with policy CS15 of the Development Plan.

Heritage

The boundary of the adopted Wymeswold Conservation Area is situated adjacent to the south western corner of the site where it abuts properties that are to the northern

side of Brook Street. There are also a number of Listed Buildings in the vicinity of the site, the nearest being Rose Cottage.

When considering a development proposal within a conservation area or within the setting of a listed building, sections 68 and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the asset and Paragraphs 190-196 of the NPPF states that when considering the impact of a proposed development on the significance or setting of a designated heritage asset, great weight should be given to the asset's conservation.

The significance of the Wymeswold Conservation Area can be described as follows:

- *The setting in the Wolds, relatively isolated from neighbouring settlements;*
- *The way in which the village sits in a depression within the gentle rolling landscape;*
- *The broad and curving nature of the village streets, in particular the continuous flow of buildings along Far St;*
- *The mound, the church and the landmark of the church tower;*
- *The wealth of fine Georgian three storey houses; The setting of the river Mantle in a green strip within Brook Street with many willow trees; The fine townscape of a combination of houses, styles and ages;*
- *The harmonious blending of simple rectangular building forms with simple ridged roofs.*

The boundary of the Conservation Area is located in the south west corner of the site. The site does not form part of any key views to or from the Conservation Area including the approach from the East. The scheme given this context would be unlikely to result in any harm to the significance of the setting of the Conservation Area. Given the above context and the lack of visual relationship from Brook Street which contains a number of Listed buildings, it is not considered that the development would cause harm to the setting of those listed buildings within Brook Street.

Due to the location of the site within a Conservation Area and within the setting of listed buildings, an assessment as to the potential impact on the heritage assets must be made. With reference to paragraphs 190-196 of the NPPF, it is overall considered that the development would result in no harm to the significance to the heritage assets, that of the Wymeswold Conservation Area and the setting of the listed building, Rose Cottage 50m to the south of the site. The proposal therefore complies with the provisions of CS14 and the NPPF along with the Act in this regard.

Archaeology

The site is located outside of but adjacent to the archaeological alert zone which is concentrated around the historic village core and follows the boundary of the Conservation Area. The submitted archaeological desk based assessment identifies a low potential for buried remains. Given this context, it is not considered that the principle of development would be unacceptable on account of archaeological heritage impacts and any potential loss or harm to underground heritage assets

could be mitigated with a Written Scheme of Investigation to cover further archaeological investigation, possibly in the form of a geophysical survey in order to better understand any underlying features. It is recommended that this is secured by way of a planning condition to be discharged prior to the commencement of development.

Impact on Residential Amenity

Policy CS2 of the Core strategy and EV/1 of the Local Plan seeks to protect the amenity of existing and future residents. The Charnwood Design SPD (2020) also provides spacing standards and guidance to ensure an adequate level of amenity.

Objections have been received with concerns raised over the potential loss of privacy and amenity from the development.

The development would be visible from the existing occupiers of housing to the west of the site along Manor Court and a small number of properties adjacent to the site accessed off Brook Street. Other views are available from dwellings in Paget Croft. However, it is concluded that whilst these residents would see the proposed development there is no specific need to ensure that the development has to take account of these to protect residential amenity due to the separation distances between the proposed dwellings and those that exist elsewhere beyond the site boundaries. The amenity of those to the south on Brook Street and the west on Manor Court will be preserved by intervening areas of open space and water attenuation. It will however be necessary at reserved matters stage to ensure that there would be no significant overbearing impact or overlooking from the new dwellings to existing dwellings adjacent to the site. It will also be necessary to ensure the position of any play area is sufficiently distant from existing and proposed dwellings to prevent undue noise disturbance. The potential for noise and disturbance to the existing dwellings as a result of the new roads within the development is also a consideration. However it is considered that the site can be suitably designed at the reserved matters stage to ensure no such loss of existing amenity occurs.

The amenities of the future occupiers of the development would be a consideration in the assessment of a future reserved matters application for the development if outline planning permission was granted. Whilst only indicative plans are submitted at this stage, it is considered that a suitably designed scheme could be provided which complied with the provisions of the Development Plan in this regard.

The proposal could, therefore, following careful design, comply with the provisions of policies CS2 and EV/1 along with the guidance set out in the Design and Housing SPD's to protect residential amenity.

Highway Matters

Policies CS2 and CS18 of the Core Strategy and TR/18 of the Local Plan seeks to ensure safe access is provided to new development and policy CS17 is concerned with encouraging sustainable transport patterns. These policies generally accord with the National Planning Policy Framework and do not directly prevent the supply

of housing. As a result, it is not considered that there is a need to reduce the weight that should be given to them

Paragraph 108 of the NPPF seeks to promote sustainable travel choices. Paragraph 109 of the NPPF seeks to ensure new development does not result in an unacceptable impact on highway safety, or a severe residual cumulative impact on the road network.

A large number of the objection letters received make reference to highway safety and congestion as a concern.

The Highway Authority has assessed the Transport Assessment and proposed Access plan submitted in support of the application, together with further additional information and evidence requested and submitted throughout the course of the application. Their views are set out below.

Site Access

East Road is an A classified road, subject to a 30mph speed limit which increases to 50mph at the proposed site access. The proposed site access takes the form of a priority junction with a ghost right turn lane and the submitted proposals show the proposed access in the event that application P/20/2044/2 on land north of East Road is delivered first, as well as providing access proposals that show only the application proposal. The actual site access is in the same location and has the same footprint under both proposals, and so will be deliverable in either case. Both access proposals show visibility splays of 2.4m by 73m to the west and 2.4m by 59m to the east of the access. These are appropriate in line with the requirements of Table DG4 of the Leicestershire Highways Design Guide (LHDG). The speed limit would be reduced to 30mph east along East Road within the area of the access with provision for new signage and lining in order to reduce the speed limit at a cost of £7,500 to the applicant which can be secured by Section 106 agreement.

Junction Capacity and Trip Generation

The capacity of the site access junction has been undertaken using the AM and PM peak hour assessment flows. A maximum traffic count is identified for the use and suggests a maximum increase of 32 two-way vehicle movements during the morning and evening peak. It is not considered that the proposed development would give rise to capacity issues on the surrounding highway network. The local highway authority raises no objection to the submitted assessment and considers the site access and surrounding junctions can operate without significant queuing or delay.

Highway Safety

There have been three Personal Injury Collisions (PIC's) recorded within 500m of the application site in the last five years. Two of the incidents were recorded as 'slight' in severity whilst one was recorded as 'serious'. Two of the PIC's occurred within 25m of each other. The Local Highway Authority do not consider the proposed development would exacerbate the existing situation.

Internal Layout

As the access to the site is the only matter to be determined in detail at this stage, the submitted indicative site layout and internal layout including parking provision, are not for consideration at this time. However, the local highway authority advises that the proposals are required to be designed in accordance with the prevailing Leicestershire Highways Design Guide and local parking standards. It is considered that this can be secured through a future reserved matters application. A condition is recommended that details of drainage be approved to prevent surface water entering the highway, but this is not considered necessary as a wider scope drainage condition is proposed as recommended by the LLFA.

Sustainability

The proposal makes provision for links onto the existing footpaths along East Road to help integrate the site with the village and would encourage journeys to local facilities and green space on foot. There is a bus stop adjacent to the site providing public transport links to Loughborough town centre via bus service number 8. Contributions towards the cost of raising the kerbs at the bus stops have been requested. The local highway authority has also requested the new residents are provided with travel packs and bus passes to encourage the use of this service. These can be secured via a S106 contribution. Whilst the location in itself does not offer the best transport choice within the Borough the development itself is designed to maximise the potential that this location can offer. In this regard the development is considered to comply with policy CS17.

The Applicant, with the support of the local highway authority also proposes that off-site pedestrian improvements will be provided as part of the development to include a footway along the southern side of East Road from the site westwards to link with existing footways and the location of a proposed Zebra crossing located in the vicinity of 23 East Road and an uncontrolled crossing on East Road in the vicinity of 49 East Road. The above off site works will also be secured by planning permission P/20/2044/2 on land north of East Road and both developers would be responsible for delivery of the off-site pedestrian improvements should both schemes be delivered.

In conclusion the proposal is considered to comprise a safe and suitable access for the amount of development proposed. Although site layout details are currently unknown, it is considered it would be possible to provide internal roads and parking for the scheme to an acceptable design and safety. The proposal would not lead to severe residual cumulative impacts on the highway and would provide reasonable transport choice for its location. Accordingly the proposal is considered to comply with relevant development plan policies and national guidance, and not to give rise to transport related harm.

Flooding and Drainage

Policy CS16 of the Core Strategy seeks to ensure that new development is not at

risk of flooding and that it does not cause flood risk elsewhere. This policy generally accords with the NPPF and does not frustrate the supply of housing. It is therefore not considered there is a need to reduce the weight afforded to this policy.

The site itself is not subject to fluvial flooding being located within zone 1 of the flood zone as identified by the Environment Agency flood maps. The Environment Agency has not raised specific objections to the proposal. It is acknowledged that there have been historic events in the locality which led to some flooding in nearby properties, mainly due to extreme rainfall events. In relation to this proposal, the main issue is whether development at this site would exacerbate any current flooding situation and cause additional concerns regarding the control of run-off water.

The submitted Flood Risk Assessment concludes that the site will not be at risk of flooding from either flows generated on site or from overland flows from off site. The Leicestershire Lead Local Flood Authority has assessed the submitted information and considers that the scheme in principle is acceptable at this outline stage, subject to the imposition of appropriate planning conditions to further define the components of the Sustainable drainage scheme at the Reserved Matters stage. It is concluded therefore that, in principle, the proposed development can be accommodated on the site without causing or exacerbating flooding to other properties subject to the imposition of appropriate conditions requiring further details. The proposal is therefore concluded to be compliant with policy CS16 of the Core Strategy and the Framework.

Ecology and Biodiversity

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats.

The application is supported by an Ecological Appraisal. The results of this appraisal indicate there are protected species present within the existing on site pond that is surrounded by proposed open space. The indicative layout makes provision for ecological enhancement measures to be incorporated into the scheme, including, amongst others the provision of a wet-water attenuation basin that will provide additional habitat for such water based protected species.

The Borough Council's Senior Ecologist has confirmed that subject to mitigation which can be secured by planning condition as part of any reserved matters application, the scheme overall could provide a minor net gain in biodiversity. The Leicestershire Wildlife Trust has been approached by local residents with concerns that the adjacent watercourse contains Water Vole habitat. No evidence of this has been provided and officers are satisfied with the approach and results of the submitted ecological appraisal. However, as a precautionary measure, it is recommended that a condition is imposed to secure the undertaking of a Water Vole survey prior to submission of the reserved matters application so that any mitigation and enhancement measures required to limit impact on can inform the design at reserved matters stage. These would need to be sufficient to protect what would be a small and isolated population. They may include but are not limited to greater stand-off of development to the watercourse and some additional vegetation clearance adjacent to the watercourse.

Overall, it is considered that a carefully considered reserved matters application could result in a development which ensures there is no biodiversity net loss. Policy CS13 supports development which protects biodiversity or enhances, restores or creates biodiversity, and which does not harm ecological networks. It is concluded that the proposal could be made acceptable with regards to biodiversity at the reserved matters stage and secured via the Section106 agreement, in compliance with policy CS13 of the Charnwood Local Plan 2006-2028 Core Strategy.

Section 106 Contributions

Policies CS3, CS13, CS15, CS17 and CS24 of the Core Strategy requires the delivery of appropriate infrastructure to meet the aspirations of sustainable development either on site or through appropriate contribution towards infrastructure off-site relating to a range of services. As set out within related legislation such requests must be necessary to make the development acceptable in planning terms, directly related to the development and fairly related in scale and kind. Consultation regarding the application resulted in the following requests to meet infrastructure deficits created by the development:

Education	£41,456.42 towards post 16 secondary school provision and enhancement at Rawlins Academy
Libraries	£1,960.00 towards the Barrow upon Soar Library
Open Space	<ul style="list-style-type: none"> • An on-site multi-function green space • An on-site natural and semi open space • An on-site amenity green space • An on-site LEAP facility (all details to be approved) • On-site provision for young people or alternatively a £62,009.00 contribution towards new or enhanced young people's provision within Wymeswold e.g The Washdyke • 0.41ha on-site provision or a £15,860.00 contribution towards off-site outdoor sports facilities • 0.05ha on-site provision or a £7,340.00 contribution towards off-site provision or enhancement of allotment facilities in Wymeswold • An indoor sports contribution to consist of £29,522.00 towards swimming pool facilities, £28,525.00 towards indoor court facilities and £4,212.00 towards indoor bowls rink facilities
Affordable Housing	40% of the dwellings to be affordable housing
NHS	£32,910.31 towards the provision and enhancement of facilities at Barrow Health Centre.
Highways	<ul style="list-style-type: none"> • £8,000 towards raised kerb provision at the two nearest bus stops • £7,500 towards relocation of existing speed limits • Travel pack for the first occupation of each new dwelling

	<ul style="list-style-type: none"> • Six month bus passes (two per dwelling) for the first occupation of each new dwelling
Wymeswold Parish Council	Requests that off-site contributions be secured towards traffic calming measures and enhancements of village facilities.

These contributions (with the exception of indoor sport and those requested by the Parish Council) are considered to be CIL compliant and would allow the necessary infrastructure to meet policy CS24. There are concerns regarding the contributions requested towards indoor sports. This is because they are based on a national threshold that does not consider existing provision, local need and/or circumstances. As a result, it has not been fully demonstrated that the contribution towards indoor sport provision is necessary to make the development acceptable in planning terms in accordance with the requirements of CIL regulation 122. The request made by the Parish Council is not detailed nor does it request any specific amounts or refer to any identified projects so an assessment against CIL regulation 122 cannot be made.

Planning Balance and Conclusion

Overall, the proposal has been carefully assessed against the comments and consultation responses received and the policies of the Development Plan and the National Planning Policy Framework.

As there is currently an insufficient supply of deliverable housing sites (3.34 years), this application would have to be determined on the basis of para 11d of the presumption in favour of sustainable development in the NPPF. This means that there must be adverse impacts which would significantly and demonstrably outweigh the benefits for planning permission to be refused.

In this case the development would provide 65 new units of which 40% would be affordable homes, at a time when there is an acute need for these. This is a significant benefit of the scheme. These would not be provided in the most sustainable type of settlement in the Borough but nevertheless in one where there are some local facilities and a bus service, albeit low frequency, to higher order centres. The site offers the potential for high quality design and an acceptable mix of housing. There are no technical constraints relating to highways, or flooding that cannot be mitigated, no net loss of biodiversity and landscape compensation can be secured by way of detailed landscape design. There would be no harm to heritage assets. Impacts on infrastructure and public services can be offset within the site or via commuted payments to improve facilities in the area.

Weighed against this is the conflict with Development Plan policies which set out the spatial strategy for the Borough. There would be some limited harm to the landscape as set out above.

The test from the Framework is whether the detrimental impacts of the proposal, described above would significantly and demonstrably outweigh the benefits of making a significant contribution to the supply of housing or whether specific policies

within the Framework indicate that development should be restricted. With the Council's current position on housing land supply, it is not considered that these identified harms, (when taken together), would significantly and demonstrably outweigh the benefits of the additional housing. Accordingly, it is recommended planning permission should be granted conditionally subject to a S.106 agreement as set out below

RECOMMENDATION A:-

That authority is given to the head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement under section 106 of the Town and Country Planning Act 1990 to secure improvements, on terms to be finalised by the parties, as set out below:

Education	£41,456.42 towards post 16 secondary school provision and enhancement at Rawlins Academy
Libraries	£1,960.00 towards the Barrow upon Soar Library
Open Space	<ul style="list-style-type: none"> • An on-site multi-function green space • An on-site natural and semi open space • An on-site amenity green space • An on-site LEAP facility (all details to be approved) • On-site provision for young people or alternatively a £62,009.00 contribution towards new or enhanced young people's provision within Wymeswold e.g The Washdyke • 0.28ha on-site provision or a £15,860.00 contribution towards off-site outdoor sports facilities • 0.04ha on-site provision or a £7,340.00 contribution towards off-site provision or enhancement of allotment facilities in Wymeswold
Affordable Housing	40% of the dwellings to be affordable housing - 77% for affordable rent and/or social rent and 23% shared ownership.
NHS	£32,910.31 towards the provision and enhancement of facilities at Barrow Health Centre.
Highways	<ul style="list-style-type: none"> • £8,000 towards raised kerb provision at the two nearest bus stops • £7,500 towards relocation of existing speed limits • Travel pack for the first occupation of each new dwelling • Six month bus passes (two per dwelling) for the first occupation of each new dwelling

RECOMMENDATION B:-

That subject to the completion of the agreement in recommendation A above, planning permission be granted subject to the following conditions and notes:

1.	<p>Application for approval of reserved matters shall be made within three years of the date of this permission and the development shall be begun not later than two years from the final approval of the last of the reserved matters.</p> <p>REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>No development shall commence until details of the appearance, landscaping, layout and scale, (“the reserved matters”), have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.</p> <p>REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>
3.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Illustrative Masterplan – P01 Rev. A INDICATIVE PEDESTRIAN ACCESS OPTIONS - SK_007 Rev. P1 Access and highway works - 19167_SK002 Revision P6 Access and highway works – 19167_SK006 Revision P2</p> <p>REASON: To provide certainty and define the terms of the permission</p>
4.	<p>The reserved matters shall comprise a mix of market and affordable homes that has regard to both identified housing need for the borough and the character of the area and includes an appropriate level of smaller 2/3 bedroom units and single storey units.</p> <p>REASON: To ensure that an appropriate mix of homes is provided that meets the Council’s identified need profile in order to ensure that the proposal complies with Development Plan policies CS3, and the advice within the NPPF.</p>
5.	<p>No development shall take place until a programme of archaeological work which includes a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:</p> <ul style="list-style-type: none">• The programme and methodology of site investigation and method• The programme for post investigation assessment• Provision to be made for analysis of the site investigation and recording

	<ul style="list-style-type: none"> • Provision to be made for the publication and dissemination of the analysis and records of the site investigation • Provision to be made for archive deposition of the analysis and records of the site investigation • Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. <p>All works including site clearance shall be carried out in accordance with the Written Scheme of Investigation.</p> <p>REASON: To make sure that any heritage assets are appropriately recorded and/or protected to allow compliance with policies CS14 of the Development Plan and the advice within the NPPF.</p>
6.	<p>The landscaping details submitted pursuant to condition 2 above shall include:</p> <ol style="list-style-type: none"> i) the treatment proposed for all ground surfaces, including hard surfaced areas; ii) planting schedules across the site, noting the species, sizes, numbers and densities of plants and trees; including tree planting within the planting belt to the east of the site; iii) finished levels or contours within any landscaped areas; iv) any structures to be erected or constructed within any landscaped areas including play equipment, street furniture and means of enclosure. v) functional services above and below ground within landscaped areas; and vi) all existing trees, hedges and other landscape features, indicating clearly any to be removed. <p>REASON: To make sure that a satisfactory landscaping scheme for the development is provided so that it integrates into the landscape and surrounding area and complies with policies CS2, CS11 and WV1 of the Development Plan.</p>
7.	<p>The details submitted pursuant to condition 2 above shall include full details of existing and proposed ground levels and finished floor levels of all buildings relative to the proposed ground levels.</p> <p>REASON: To make sure that the development is carried out in a way which is in character with its surroundings and ensure compliance with policies CS2 and of the Development Plan and associated national and local guidance.</p>
8.	<p>The details submitted pursuant to condition 2 above shall include provision of a secondary pedestrian access route as indicatively shown on Masterplan drawing 234_PO1 Rev A. The pedestrian access route and any other associated works shall be complete prior to first occupation of the development.</p> <p>REASON: In the interests of pedestrian and highway safety and in</p>

	accordance with the National Planning Policy Framework (2019) and to promote and encourage walking to and from the site in accordance with policy CS17.
9.	<p>The details submitted pursuant to condition 2 above shall include the following minimum amounts and typologies of open space:</p> <ul style="list-style-type: none"> i. An 0.5ha on-site multi-function green space ii. An 0.31ha on-site natural and semi open space iii. An 0.07ha on-site amenity green space iv. An on-site LEAP facility <p>REASON: To ensure that the open space needs of future residents are met at a level that complies with Development Plan policies CS15</p>
10.	<p>No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.</p> <p>REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.</p>
11.	<p>Prior to the occupation of any development hereby permitted a pedestrian improvement scheme including a controlled pedestrian crossing on East Road shall be submitted to and approved in writing by the LPA. The approved scheme shall then be implemented in full prior to occupation of any dwelling.</p> <p>REASON: In the interests of pedestrian and highway safety and in accordance with the National Planning Policy Framework (2019).</p>
12	<p>No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Jubb drawing number 19167_SK002 Revision P6 have been implemented in full.</p> <p>REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).</p>
13.	<p>No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 90 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.</p>

	<p>REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2019).</p>
14.	<p>No part of the development shall be occupied until such time as the offsite works shown on Jubb drawing number 19167_SK002 Revision P6 have been implemented in full.</p> <p>REASON: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2019).</p>
15.	<p>Prior to the occupation of any dwelling a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all public open spaces, ecological mitigation areas and surface water drainage system, shall be submitted to and approved in writing by the local planning authority. The approved landscape management plan shall then be fully implemented.</p> <p>REASON: To ensure that public open spaces are maintained so that they are of good quality and that drainage systems retain full function. This is to make sure the development remains in compliance with Development Plan policies CS2, CS11, CS15 and CS16.</p>
16.	<p>The existing hedges and trees located within the application site boundaries, other than at the point of the new access shall be retained and maintained at all times. Any part of the hedge removed, dying, being severely damaged or becoming seriously diseased shall be replaced, with hedge plants of such size and species as previously agreed in writing by the local planning authority, within one year of the date of any such loss.</p> <p>REASON: The hedges and trees are an important feature in the area and its retention is necessary to help screen the new development</p>
17.	<p>No development, including site works, shall begin until the hedges and trees located within the application site boundaries that are to be retained, have been protected, in a manner previously agreed in writing by the local planning authority. The hedges shall be protected in the agreed manner for the duration of building operations on the application site.</p> <p>REASON: The hedges and trees are an important feature in the area and this condition is imposed to make sure that it is properly protected while building works take place on the site.</p>
18.	<p>No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details.</p> <p>REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.</p>

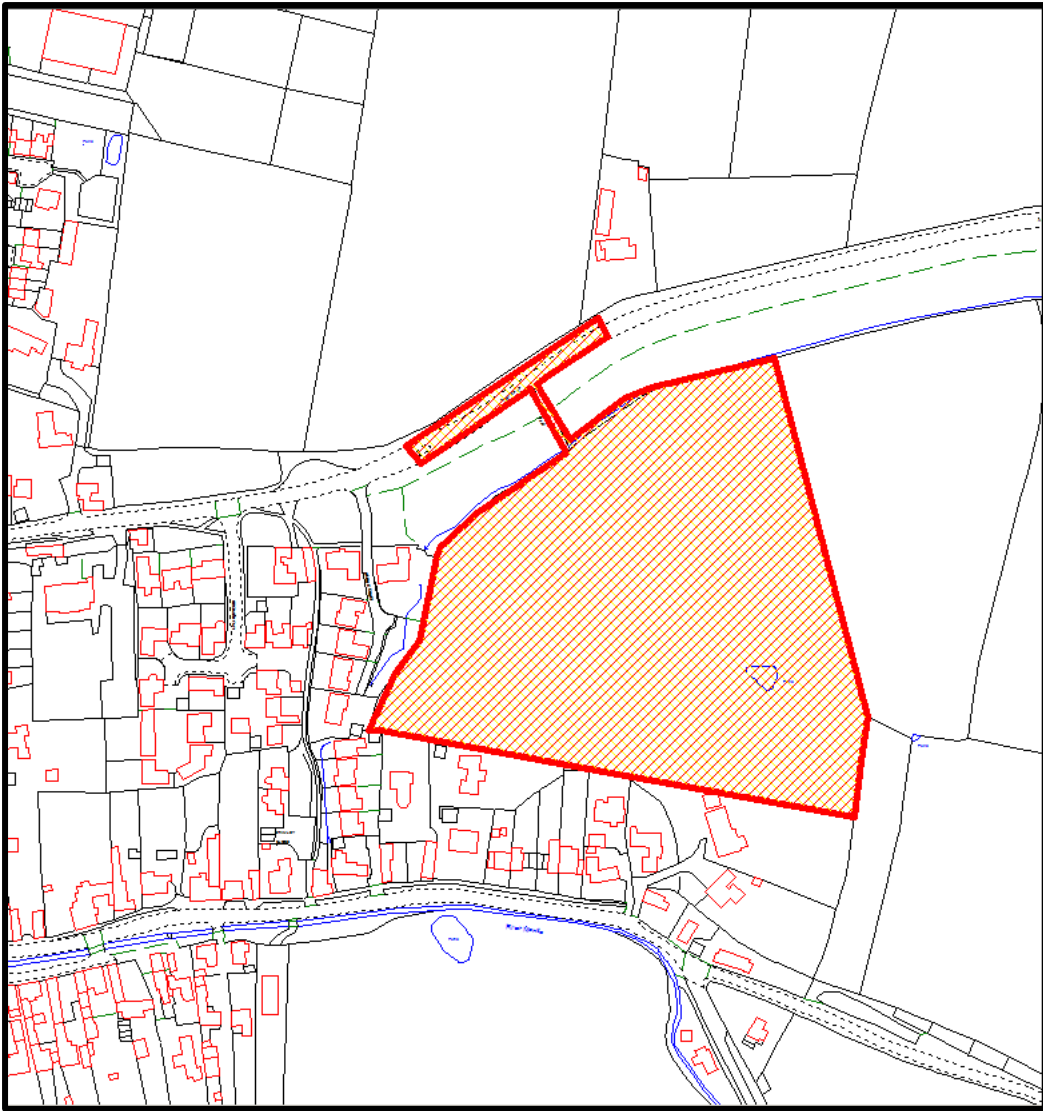
19.	<p>No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.</p> <p>REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.</p>
20.	<p>No dwelling approved by this planning permission shall be occupied until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.</p> <p>REASON: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.</p>
21.	<p>No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.</p>
22.	<p>No development approved by this planning permission shall commence until an Ecological Mitigation Strategy is submitted that accords with the recommendations contained within the submitted and approved Ecological Appraisal by EDP Ltd dated December 2020 (section 5 Predicted Impacts and Mitigation). As a minimum these details shall include;</p> <ol style="list-style-type: none"> 1) Water Vole Survey and mitigating/enhancement recommendations as appropriate 2) Construction Ecological Management Plan (CEMP) to protect features during the construction phase. 3) Post-construction, a Biodiversity Management Plan (BMP) will be prepared and implemented. <p>The development shall be carried out and retained thereafter in accordance with the approved details.</p> <p>REASON: To ensure the design and construction of the development does not result in the loss of any biodiversity features, habitats or</p>

protected species in accordance with Policy CS13 and the NPPF.
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Informative Note(s):

1. Planning Permission has been granted for this development because the Council has determined that it is generally in accordance with the terms of Development Plan policies CS1, CS2, CS3, CS11, CS13, CS14, CS16, CS24, CS25, ST/2, CT/1, CT/2, EV/1, TR/18, because the benefits of the proposal are not significantly and demonstrably outweighed by the harm identified. There are no other issues arising that would indicate that planning permission should be refused.
2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this planning application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National Planning Policy Framework (2019), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
4. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001). A minimum of 6 months' notice will be required to make or amend a Traffic Regulation Order of which the applicant will bear all associated costs. Please email road.adoptions@leics.gov.uk to progress an application.
5. All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>

6. Care should be taken during site works to make sure that hours of operation, methods of work, dust and disposal of waste do not unduly disturb nearby residents.
7. This permission has been granted following the conclusion of an agreement under Section 106 of the Town & Country Planning Act 1990 relating to the provision of infrastructure contributions necessary to make the development acceptable in planning terms.
8. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations. Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.
9. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.
10. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system that will not be adopted by a third party and will remain outside of individual householder ownership.
11. The results of infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach.



Item No. 2

Application Reference Number P/20/0515/2

Application Type:	Reserved Matters including discharge of conditions		
Date valid:	10/03/2020		
Applicant:	Persimmon Homes North Midlands		
Proposal:	Reserved Matters of outline planning permission P/14/1833/2 for the erection of 217 dwellings (Phase 1a), including the discharge of outline conditions 11, 14, 39, 43 & 50. (Amended from original submission to reduce number of dwellings from 220 and omit details for discharge of condition 36.)		
Location:	Land at West of Loughborough Leicestershire		
Parish:	Hathern and Loughborough		
Ward:	Loughborough Garendon and Loughborough Hathern and Dishley		
Case Officer:	Mark Pickrell	Tel No:	07852720913

Background

This item is brought to Plans Committee as it relates to a strategic housing site allocated in the Core Strategy and it is of significant public interest due to it comprising the first set of reserved matters for the Strategic Urban Extension.

Description of the site

The West of Loughborough Sustainable Urban Extension (known as Garendon Park) is located on land to the west of Loughborough, with the whole site covering 466ha. The site has been granted outline permission in 2018 with land extending between the A6 to the A512, including Garendon Park registered park and gardens.

The current reserved matters application relates to the detailed layout and design of the first phase of residential development (Phase 1a) along with details for discharge of conditions relating to the whole site.

Phase 1a consists of a development parcel of 5.47ha located to the north of the site, accessed via an approved roundabout access from the A6 and Strategic Link Road.

The site is currently agricultural land bounded by existing hedgerow and tree planting along the southern boundary, alongside Pear Tree Lane. To the west is Bailey's Plantation consisting of large group of mature trees. To the north is a continuation of agricultural land on rising topography. To the east is the A6. The site would be immediately south of the strategic link road, which was approved as part of the outline application.

Description of the Proposals

Outline planning permission was granted in 2018 for development of the site to provide up to 3,200 dwellings, up to 16ha employment, a community hub, sites for gypsies and travelling show people, 2 primary schools, restoration of Garendon Park with new public access routes along with over 340ha of strategic open space, recreation and green infrastructure (ref. P/14/1833/2). The outline permission established the principle of the development, including the general layout of residential development, access routes, the strategic link road and general location of facilities within the parameters of approved plans and documents.

Further detail has previously been agreed through the discharge of conditions relating to site wide phasing, public transport strategy, site wide surface water drainage strategy and a Development Framework Plan which guides the design of development across the phase 1 and 2 (detail on the planning history is provided below).

This application seeks to agree the details for reserved matters (appearance, landscaping, layout, access to and scale, together with housing mix) relating to phase 1a, providing 217 dwellings. The submission also includes details to discharge conditions from the outline permission detailed below.

Details for phase 1a include the detailed road layout, scale and design of dwellings, detailed landscaping, materials and access. Amended details have been received during the course of the application and, where relevant, it is the amended versions which are subject of this report.

Along with the reserved matters for Phase 1a the application seeks to agree details for the following conditions from the outline permission:

- Discharge of outline condition 11 – Children and Young People’s Strategy
- Discharge of outline condition 14 – Site wide structural landscaping
- Discharge of outline condition 39 – Landscape scheme for registered park and garden
- Discharge of outline condition 43 – Noise assessment
- Discharge of outline condition 50 – Phase odour control

The submission is supported by plans and documents relevant to each of the following elements:

Phase 1a – Reserved matters

- Site Location Plan PS-GAR-10
- PS_GAR_01 Garendon Phase 1 Site Layout Rev AA
- 7394-L-01 AA Detailed Layout
- PS_GAR_01 Rev B Garendon Site Layout in Relation to Existing Development - Rev B
- Garendon House Type Drawings - Rev G
- 7394-DL-101-106G Parcel 1A Detailed Plans
- 7394-DL-107-116D Phase 1 and 2 Detailed Landscaping and POS
- 7394 Garendon Visualisations Rev B
- 7394-P-55 Street Scenes AA DD
- 7394-P-56 Street Scenes BB CC

- Garendon Entrance A102 Option 3 Elevations

Condition 11 – Children and Young Person’s Strategy

- Children and Young Person’s Strategy (received March 2021)

Condition 14 – Site wide structural landscaping

- 7394-SL-01D Site Wide Structural Landscape
- 7394-SL-02D North East Structural Landscape
- 7394-SL-03C North West Structural Landscape
- 7394-SL-04C Central East Structural Landscape
- 7394-SL-05C Central West Structural Landscape
- 7394-R1-9A Recreational Routes Phasing
- Green Infrastructure Phase 1 - 2E
- Green Infrastructure Phase 1 – 3E
- Green Infrastructure Phase 1 – 4E
- Green Infrastructure Phase 1 – 5E
- Green Infrastructure Phase 1 – 6E
- Green Infrastructure Phase 1 – 7E
- Green Infrastructure Phase 1 – 7E
- Green Infrastructure Phase 1 – 9E

Condition 39 - Landscape scheme for registered park and garden

- 7394-DL-107-116D Phase 1 & 2 Detailed GA and Landscape POS Plans
- 7394-DL-201-211G Garendon Park Detailed Landscaping

Condition 43 – RM Noise assessment

- WYG Noise Assessment February 2020

Condition 50 – Phase odour control

- WYG Odour Survey and Assessment February 2020
- WYG Additional Odour Assessment in Response to EHO’s Comments August 2020

Development Plan Policies

Charnwood Local Plan Core Strategy 2006-2028 (Adopted 9th November 2015)

The Core Strategy was adopted on 9th November 2015 and set out the overarching aims and objectives for development in the Borough. This included provision for 13,940 dwellings over the plan period, equivalent to 820 dwelling per annum (dpa). As of 9th November 2020, the Core Strategy became more than 5 years old. As required by the NPPF paragraph 73, where Local Plans are more than 5 years, old local housing need is to be assessed based on the standard methodology set out in national planning guidance. The standard methodology requires delivery of 1,111 dpa. On that basis, and as of March 2021, the Council has a 3.34 year housing land supply and the policies contained in the Core Strategy are to be considered as being out of date. As such, they are to be given moderate weight in determining applications for new housing in the Borough. Policies relevant to the consideration of this application are outlined below.

Policy CS1 - Development Strategy - sets out the development strategy for the Borough. This includes a direction of growth which focuses housing development

primarily to the Leicester Principal Urban area, Loughborough and Shepshed with three Sustainable Urban Extensions, including land to the west of Loughborough (subject of this application) expected to deliver approximately 3,000 homes and up to 16 ha of employment land. Seven service centres are identified to deliver 3,000 houses which collectively, are expected to provide at least 500 dwellings within settlement boundaries over the plan period. Small Villages and Hamlets will be protected for development supporting local needs.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS3 – Strategic Housing Needs supports an appropriate housing mix for the Borough and sets targets for affordable homes provision. In Queniborough 30% affordable homes are sought on sites of 10 dwellings or more.

Policy CS11 – Landscape and Countryside seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

Policy CS12 – Green Infrastructure protects and enhances green infrastructure assets including addressing the identified needs in open space provision.

Policy CS13 – Biodiversity and Geodiversity seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

Policy CS14 – Heritage sets out to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Policy CS15 – Open Space, Sports and Recreation deals with open space and requires all new development to meet the standards in the Open Space Strategy.

Policy CS16 – Sustainable Construction and Energy supports sustainable design and construction techniques. It also encourages the effective use of land by reusing land that has been previously developed.

Policy CS17 – Sustainable Transport seeks a 6% shift from travel by private car to sustainable modes by requiring major developments to provide access to key facilities by safe and well-lit routes for walking and cycling that are integrated with the wider green infrastructure network and by securing new and enhanced bus services where new development is more than 400m walk from an existing bus stop.

Policy CS18 – The Local and Strategic Highway Network seeks to ensure that appropriate highway improvements are delivered and applications are supported by appropriate Transport Assessments.

Policy CS22 – West of Loughborough Sustainable Urban Extension sets out the allocation of land at the site which is now known as Garendon Park (subject of this application) to deliver a community of approximately 3,000 homes, employment, community facilities, transport infrastructure and environmental enhancement.

Policy CS24 – Delivering Infrastructure seeks to ensure that development contributes to the reasonable costs of on site, and where appropriate off site, infrastructure, arising from the proposal using Section 106 Agreements. This is so the local impacts of developments will have been reasonably managed and mitigated.

Policy CS25 – Presumption in Favour of Sustainable Development sets out a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Borough of Charnwood Local Plan 1991-2006 (adopted 12th January 2004) (saved policies)

The saved policies of the Local Plan (2004) are more than five years old and, similarly to the Core Strategy, do not carry full weight. However, it is considered that those saved policies are still considered to be consistent with the aims and objections of the NPPF and the more recently adopted Core Strategy and therefore carry some weight.

Policy ST/2 – Limits to Development seeks to restrict development to within the existing settlement limits to ensure that development needs can be met without harm to the countryside or other rural interests. The Limits to development distinguish between areas of development and development potential, and areas of restraint.

Policy EV/1 – Design seeks to ensure a high standard of design and developments which respect the character of the area, nearby occupiers, and which are compatible in mass, scale, layout, whilst using landforms and other natural features. Developments should meet the needs of all groups and create safe places for people.

Policy CT/1 – General Principles for areas of the countryside, green wedge and local separation. The policy restricts new development to that which is small-scale and where it meets certain criteria.

Policy CT/2 – Developments in the Countryside - indicates in areas defined as countryside, development acceptable in principle will be permitted where it would not harm the character and appearance of the countryside and safeguards its historic, nature conservation, amenity and other local interest.

Policy TR/18 – Parking in New Development seeks to set the maximum standards by which development should provide for off streetcar parking.

Other material considerations

The National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework sets out the Government' planning policies for England. The Framework is to be read as a whole and paragraph 2 confirms *that*

applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.'

Section 2 sets aims to achieve sustainable development. The framework identifies the economic, social and environmental objectives of the planning system to build a strong responsive economy by ensuring land (and presumably buildings) of the right type is available in the right place at the right time, supporting the health of the community by ensuring sufficient housing for present and future generations in a well-designed, safe and accessible environment as well as protecting and enhancing the natural, built and historic environment. At a high level, the objective is summarised as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

Paragraph 11 details the presumption in favour of sustainable development and states that, for decision taking, this means *'approving development proposals that accord with an up-to-date development plan without delay'* or, where policies of a Development Plan are out-of-date, granting permission unless *'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 12 clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

Section 4 relates out decision making and paragraph 48 sets out the weight to be given to emerging policy. It states *'Local planning authorities may give weight to relevant policies in emerging plans according : a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight it 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 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).'*

Section 5 sets out the approach to delivering a sufficient supply of homes. In particular, paragraph 73 sets out the approach to maintaining supply and delivery of homes and states *'Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old.'*

Section 8 seeks to promote healthy and safe communities and sets out that planning decisions should promote a sense of community and deliver the social, recreational and cultural facilities and services that such a community needs.

Section 9: Promoting Sustainable Transport sets out that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and a Travel Plan (paragraph 111). Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable modes maximised (paragraph 103). Developments should be designed to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between

traffic and cyclists or pedestrians and within large scale developments, key facilities should be located within walking distance of most properties (paragraph 104). Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts would be severe (paragraph 109).

Section 11: Making effective use of land Paragraph 117 states 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. Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

Section 12: Requiring well-designed places. The NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124). Paragraph 127 states that planning policies and 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.

The role of design review arrangements that assess, support and ensure high standards of design are recognised (paragraph 129) and the NPPF notes that great weight should be given to innovative designs which help raise the standard of design (paragraph 131) and that poor design should be refused (paragraph 130).

Section 14: Meeting the challenge of climate change, flooding and coastal change sets out that new development should help reduce greenhouse gas emissions and energy efficiency improvements in buildings should be actively supported (paragraph 149). It should also take account of layout, landform, building orientation, massing and landscaping to minimise energy consumption (paragraph 153) and renewable and low carbon energy development should be maximised (paragraph 154).

Section 15: Conserving and enhancing the natural environment makes provision for planning decisions to contribute to and enhance the natural and local environment by measures including protecting and enhancing valued landscapes, recognising the

intrinsic character and beauty of the countryside and the benefits from natural capital and ecosystem services.

National Planning Practice Guidance

The National Planning Practice Guidance (PPG) reinforces and provides additional guidance on the policy requirements of the Framework and provides extensive guidance on design and other planning objectives that can be achieved through getting good design. These include the consideration of local character, landscaping setting, safe, connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.

The Draft Local Plan

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2037. The new local plan will include strategic and detailed policies and was approved by Council on 21 June 2021 for consultation and then submission to the Secretary of State for an Examination in Public. This document sets out the Council's draft strategic and detailed policies for the period 2019-37. This document carries very limited weight at the current time.

The new Local Plan allocated sites for development to meet the strategic aims of the Borough. This includes the allocation of residential development sites based on an assessment including housing need, availability of services and facilities, landscape impact and deliverability. The plan includes the allocation of land for up to 3,200 dwellings in a Sustainable Urban Extension on land west of Loughborough (now known as Garendon Park) in Policy LUC2.

The National Design Guide (2019)

This document sets out the Central Government's design guidance which is intended to encourage, promote and inspire a higher standard of design in respect of development proposals.

Leicestershire County Council Local Transport Plan (LTP)

This sets out Leicestershire County council's strategy for delivering improvement to accessibility, connectivity and for promoting social inclusion and equality.

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. The housing mix evidence can be accorded significant weight as it reflects known demographic changes.

Charnwood Design SPD (2020)

The adopted in Design Supplementary Planning Document is a working document intended to encourage, promote and inspire higher design standards in development throughout Charnwood.

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council, the local highway authority, and provides information to developers and local planning authorities to assist in the design of road layouts in new development. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; as well as to help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

The Crime and Disorder Act 1998

This places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the determination of planning applications

Design Supplementary Planning Document (January 2020)

This document encourages and provides guidance on achieving high quality design in new development. Appendix 4 sets out spacing standards for new housing developments to ensure that overlooking and over dominance do not occur and that a good quality design is achieved.

Housing Supplementary Planning Document (2017)

The Housing provides guidance to support the Local Plan Core Strategy and the saved policies of the Borough of Charnwood Local Plan in respect of Policy CS3: Strategic Housing Needs - for affordable housing.

The Community Infrastructure Levy Regulations 2010 (CIL) (as amended)

The Regulations set out the process and procedure relating to infrastructure requirements. Regulation 122 states that it must relate in scale and kind to the development. Regulation 123 precludes repeat requests for funding of the same items (pooling). The Community Infrastructure Levy (CIL) places the Government's policy tests on the use of planning obligations into law. It is unlawful for a planning obligation to be a reason for granting planning permission when determining a planning application for a development, or part of a development, that is capable of being charged CIL, whether or not there is a local CIL in operation, if the obligation does not meet all of the following tests:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and
3. fairly and reasonably related in scale and kind to the development

Environmental Impact Assessment Regulations (2017)

The Environmental Impact Assessment Regulations set out the parameters, procedures and Regulatory detail associated with the screening, scoping and preparation of an Environmental Statement and consideration of significant environmental impacts of development. For residential development the threshold to consider under Schedule 2 developments are 150 dwellings or 5 hectares (Criteria 10(b)).

Relevant Planning History

The site is subject of outline planning permission which was granted on 20th July 2018. Relevant planning permissions related to the current application are listed below.

Planning permissions which have been granted:

- P/14/1833/2 – Outline planning permission for residential development up to 3,200 dwellings; up to 16 ha of employment land of B1/B2 and B8 uses; a mixed-use Community Hub of up to 4 ha comprising a local convenience retail unit (2,000 sqm); up to 1,000 sqm of other A1 retail, A2 financial and professional services, A3 food and drink, B1 business and D1 uses, sites for Gypsy, Travellers and Travelling Showpeople provision totalling 1 ha; 2 primary schools up to 2 ha each; strategic open space including allotments; access roads and new Strategic Link Road; open space/landscaping and associated works; principal means of access; restoration of Garendon Park and assets; all other matters to be reserved.
- P/18/2406/2 - Discharge of conditions 9, 25, 28 of P/14/1833/2 regarding Site Wide Phasing Plan, Public Transport Strategy, and Site Wide SuDs Strategy.
- P/19/0246/2 - Discharge of condition 10 of P/14/1833/2 for phases 1 and 2 regarding Development Framework Plan including Regulating Plan.

Associated planning applications pending determination:

- P/20/2187/2 - Reserved matters application comprising of 251 dwellings inclusive of access, appearance, landscaping and scale relating to Phase 1b and 1c of outline application P/14/1833/2. Submitted by William Davis Homes.

Outstanding conditions from the outline planning permission which are to be resolved prior to commencement:

- 29 – Phase SUDS;
- 30 – Phase disposal of surface water;
- 31 – Phase filter of surface water during construction;
- 33 – Foul sewerage and disposal;
- 34 - Site wide Green Infrastructure and Biodiversity Management Strategy and timescale;
- 35 – Phase CEMP and timescale;
- 36 – Phase GIBMP;

- 37 – Phase Arboricultural Method Statement timescale;
- 38 – Phase Archaeological Investigation; and
- 51 - Phase ecological survey update

S106 planning obligations to be discharged prior to commencement as per table below:

Event	S106 Reference
Notification of commencement and trigger events.	Para 5.1 (c) & (d).
CBC monitoring costs prior to commencement.	Para 10.3 (a)
Agree primary school site.	Sch 2 para 1.2
Police contribution prior to commencement.	Sch 3 Para 4.3 (a)
Library contribution prior to commencement.	Sch 3 Para 5.1 (a)
Travel plan monitoring contribution prior to commencement.	Sch 4 Para 8.1 (a)
Garendon Park Public Access Scheme to be agreed prior to commencement.	Sch 5 1.4
Approval of the Estate Plan for the Public Green Infrastructure Elements in that phase, prior to commencement.	Sch 5 1.6
Phase Specific Affordable Housing Delivery Plan, approval before commencement.	Sch 8 Para 2.1
Transfer of affordable dwellings to registered provider, approval prior to commencement.	Sch 8 Para 6.1
Notification of measures to market and transfer affordable dwellings in that phase, 6 months prior to commencement	Sch 8 Para 6.2, 6.3

Response of Statutory Consultees

LCC Highways – No objections subject to conditions

Historic England – No objections

Charnwood Conservation and Design – Support revised layout

Charnwood Trees – No objections

LCC Local Lead Flood Authority – No objections

Severn Trent Water – No objections subject to condition

Charnwood Open Spaces – No objections based on amended Children and Young Persons Strategy

Charnwood Environmental Health Services –

Condition 50 (Odour Assessment): accept the validity of the additional assessment and conclusions mad that the odour effect in Zone C (which covers the proposed development Cell 1A) is unlikely to experience frequent odour

from the Sewage Treatment Works and therefore no further mitigation work is required.

Condition 43 (Noise): the mitigation measures recommended in section 6.1 of the report are considered necessary and proportionate. They should therefore be implemented in full if levels within the properties and garden areas are to comply with relevant standards. They are also considered necessary to ensure an adequate level of protection against noise for future residents.

Charnwood Strategic and Private Sector Housing Service – No objections

Environment Agency – No comments (condition 36 removed from submission)

Natural England – No comments (condition 36 removed from submission)

East Midlands Airport – No objection

Charnwood Land Drainage – No comment

Charnwood Biodiversity – No comment

Hathern Parish Council – No comment

Bridleways Association – No comment

Pipeline Consultation – No comment

Sport England – No comment

Leics & Rutland Wildlife Trust – No comment

National Forest Company – No comment

Ramblers Association – No comment

Charnwood Parks Maintenance Leisure – No comment

LCC Footpaths – No comment

Third Party Representations

A total of 35 representations have been received from third parties.

A summary of the issues raised is provided below:

- Garendon Park provides access to countryside routes for walking, running, dog walking, cycling, families and horses
- Garendon Park provides important wildlife habitat
- The design and layout should optimise potential to make cycling a safe and convenient travel option
- Existing bridleways which are to be improved as part of the development should be of a suitable surface for horses.
- Footpaths and cycleways should be enhanced to be multi-user paths, including for horses.

- Development should be directed to brownfield sites instead of this greenfield site
- Loss of separation between Loughborough and Hathern
- Noise and environmental pollution from additional development in the area
- Reduction in quality of life for local residents
- Impact on wildlife
- Insufficient capacity in local road network for additional traffic from the development
- Flooding in the site and around the A6 is an existing issue and will be made worse by the development
- Object to loss of local footpaths / cycling routes
- Loss of accessible green spaces
- Impact on highway safety, particularly the A6
- Impact on schools, doctors, dentists, shops and other local amenities

County Councillor Max Hunt –

- Clarity over cycle route provision and support for links to wider cycle network and key destinations, not just for recreational purposes. The layout needs to ensure provision for cycle parking, not only cars.
- Concerns regarding treatment of heritage assets
- Clarity is required for means to address climate change

Loughborough & District Cycle User's Campaign – Comments on aspects of design and layout relating to cycle users, including objections to details of cycle route provisions.

Full comments are available on the Charnwood Borough Council's website.

Consideration of the Planning Issues

The Core Strategy (adopted November 2015) allocated the site as a sustainable urban extension under Policy CS22. The granting of outline planning permission with all matters reserved except for access in 2018 established the parameters of the development, subject to conditions and a Section 106 legal agreement.

This application seeks to agree the details for the first residential phase of the development with details relating to the reserved matters (appearance, landscaping, layout, access to and scale along with details of housing mix) for phase 1a along with the submission of details to discharge some conditions of the outline permission.

Some conditions have previously been agreed, including a Development Framework Plan, site wide phasing, site wide SUDS and public transport strategies. These details have been taken into account alongside the current submissions.

There are other conditions from the outline permission and obligations from the S106 which require agreement at various stages of the development. These do not form part of the current application and are to be dealt with under separate applications.

Housing delivery

These reserved matters relate to an allocated site (CS22 within the Core Strategy) which has outline approval. The 217 units proposed as part of this reserved matters application would contribute towards the 5 year housing land supply. The latest

monitoring report indicates that Charnwood's 5 year housing land supply at March 2021 is 3.34 years, down from 4.1 years supply in March 2020.

The housing trajectory included in the Core Strategy (November 2015) (Appendix 1) sets out the expectation for development to have commenced at the site in 2016/17 and that 760 dwellings would have been delivered by the end of the financial year 2020/21.

The latest monitoring report (March 2021) provides an updated housing trajectory which takes into account the fact that the first reserved matters are yet to be agreed for Garendon Park and that construction has not begun on the site. The updated expectation that houses will begin to be delivered on site in 2023 / 24 with 60 units in the first year, rising to 210 per annum by 2025 / 26 and contributing a total of 450 dwellings to Charnwood's housing land supply over the next 5 years.

As the site does not have reserved matters approval at present and development has not commenced in accordance with the originally expected timescale there is a deficit of 760 dwellings compared to the Core Strategy trajectory which has a negative impact on Charnwood's ability to demonstrate a 5 year housing land supply.

The delivery of housing is a material consideration for members of Plans Committee on which significant weight can be attached. For this reason, it is recommended that the time period for implementation of these reserved matters is brought forward to 18 months (rather than 3 years). This accords with the developer's current trajectory which suggests that delivery could begin from 2022 / 23 and is acceptable to Persimmon.

Environmental Impact Assessment (EIA)

As there is an Environmental Statement (ES) attached to the original outline application, the reserved matters are regarded as subsequent 'EIA applications'. Regulation 8 of the 2011 Environmental Impact Assessment Regulations and Regulation 9 of the 2017 Environmental Impact Assessment Regulations both state that where a subsequent application is submitted and an Environmental Impact Assessment has previously been provided that the planning authority must consider whether the previously submitted information is adequate to assess the significant effects of the development on the environment. This assessment should cover:

- Whether the reserved matters accord with the provisions of the parameters in the outline/hybrid planning permission
- Relevant updates to policy/legislation by topic
- Whether any topic baseline assessments have changed
- Whether there are any effects which were not identified, or which weren't identifiable by topic

These matters have been assessed and it is considered that the reserved matters are in compliance with the parameters in the outline planning permission and that there are no changes to policy and legislation that would have a material impact on the findings of the Environmental Impact Assessment.

The main considerations relating to the current proposals are:

- Whether the reserved matters are within the terms of the outline permission (the principle of the development) and associated agreed details
- Whether the reserved matters are of a high-quality design
- Impact on heritage assets
- Living conditions for future occupants
- On plot landscape and street scene
- Housing mix
- Parking and access

Whether the reserved matters are within the terms of the outline planning permission and associated agreed details

Plans and documents were approved as part of the original outline planning permission and details were also subsequently agreed for the discharge of conditions. These approved documents provide the framework in which the current reserved matters are to be assessed. The approved documents are listed below and need to be taken into account in the consideration of the current application.

The approved documents include the following:

Outline Planning Permission:

- Flood Risk Assessment (2014)
- Noise Assessment (2014)
- Securing the Design of West Loughborough (2015)
- Transport Assessment (2014)
- Green Infrastructure Biodiversity Management Plan (2014)
- Framework Travel Plan (2014)
- Recreational Facilities (2015)
- Parameters Plans (Application boundary, Land Use, Building Heights, Access, Green Infrastructure)
- Highway improvement plans (Junction 23, A6, A512, Strategic Link Road Layouts, Road Safety Audit)
- Design and Access Statement (2014)
- Illustrative Masterplan (2015)

Condition 10 (Development Framework Plan) agreed details:

- Phase 1 and 2 Development Framework Plan (2019)

Condition 9 (site wide phasing and housing mix), 25 (public transport strategy) & 28 (site wide SUDS strategy) agreed details:

- Bird Strike Risk Assessment (2019)
- Garendon Park Delivery Statement (2019)
- Green Infrastructure Phase 1 – 9 (2019)
- Phasing Plans (2019)
- Public Transport Strategy (2018)
- Recreational Routes Phases 1 – 9 (2019)
- Site Wide Housing Delivery Plan (2018)
- Site Wide SUDS Strategy (2019)

The application includes details relating to the residential area of phase 1a and details for the discharge of conditions relating to other parts of the site. For clarity the assessment of the submission documents has been broken down into each element and reference is made where previously approved details relate to multiple elements.

Phase 1a

The design of Phase 1a takes into account the design principles in the approved Development Framework Plan. This builds on the principles from the Design and Access Statement and serves as a guide to inform the design and layout for Phase 1 and 2. The document seeks to achieve consistency and a high-quality design befitting of the location adjacent to a registered park and garden.

Following discussion with Charnwood's design team and LCC Highways amended plans were submitted in April 2021 and were the subject of re-consultation. The amended phase 1a layout includes amended landscaping, frontage depths, parking arrangements, plot orientation and highway treatment which seek to address comments received in response to the original submissions. It is considered that the revised layout and details of the proposals are in keeping with the principles of the Development Framework Plan.

LCC Highways responded to the consultation with issues regarding the highway layout and subsequent minor amendments were submitted on 28th June and LCC Highways re-consulted. On 2nd July LCC Highways confirmed that the latest submissions address the issues raised and have no objections to the plans as amended, subject to conditions to secure the details for resurfacing of the Pear Tree Lane bridleway and compliance with agreed highway details.

The approved phasing plans set out the development parcels and the order in which they are expected to be delivered. Phase 1a was originally anticipated to provide approximately 202 dwellings across 5.47ha, including 51 affordable units (25% affordable) with construction starting in 2019. Whilst behind schedule in terms of the timescale for delivery, the current application is in keeping with the location of phase 1a albeit with an increased number of dwellings on the site with 217 dwellings with 54 affordable units (retaining the expected 25% affordable).

Whilst the number of units in phase 1a is 15 more than expected at the time of the phasing plans being approved this, in itself, would not result in harm as long as all other design considerations are met including the NPPF's requirement to make efficient use of land and particularly in light of the current lack of 5 year housing land supply. Such issues are discussed in more detail below.

Condition 11 - Children and Young Person's Strategy

A Children and Young People's Strategy (condition 11) has been submitted to discharge condition 11. This provides a site wide guide to inform the future delivery of children and young people's facilities, including an overarching approach to the provision of play areas, cycle routes and community facilities. This builds on the submissions from the outline application, in particular the Recreational Facilities document and the requirements of the S106 agreement. If approved, the document will inform future submissions for the site.

Charnwood's Open Spaces team have been consulted on the proposals and have no objections.

The document is considered to be in keeping with the aims and expectations of the outline permission and associated approved documents.

Condition 14 - Site wide structural landscaping

The proposals include details for structural landscaping across the site. These areas are based on the Illustrative layout and Green Infrastructure Parameters Plan as well as the details which have been approved through the discharge of condition 9, including Green Infrastructure Phasing.

The proposals are in keeping with the aims of the wider development to secure quality landscaping areas throughout the site in accordance with the aspirations of the outline permission and associated approved plans.

Condition 39 - Landscape scheme for registered park and garden within phase 1

The proposed documents included detailed landscaping plans for the registered park and gardens which are to be provided alongside the first phase of development. The proposal takes into account initial assessments from the outline application including landscape studies and heritage assessment.

The proposals seek to protect important assets where feasible and replace landscape features where necessary whilst also facilitating increased public access to heritage assets.

Historic England have been consulted on the detail of the proposals and are content that the details shown are in keeping with the historic value of the site and previous heritage assessment of the site.

Condition 43 - Noise Assessment

The WYG Noise Assessment (Feb 2020) builds on the detail of the 2014 WYG Noise assessment and assesses the potential impact on residents of Phase 1a from nearby noise sources, for Phase 1a this is recognised to predominantly be traffic noise from the A6 and the future use of the proposed Strategic Link Road.

The assessment finds that, subject to mitigation, noise levels for residents could be achieved at an acceptable level which is in keeping with the aims sets out with the outline permission. The wording of outline condition 43 and 44 require the noise amelioration works to be implemented prior to occupation.

Further detail on living conditions for residents is provided below.

Condition 50 - Phase odour assessment

Shepshed Sewage Treatment Plan and Waste and Recycling plan is located towards the western side of the site. Condition 50 requires an odour assessment to be

undertaken for each phase of the development to assess potential impact on residents.

An assessment and supplementary information has been provided as part of this application and addresses the requirements of the condition and is in keeping with the provisions of the outline permission.

Whether the reserved matters are of a high-quality design

The submissions include the detailed design of the residential development within Phase 1a, including road layout, house types, landscaping and boundary treatment. The submission includes detailed landscaping plans for the site, including within the registered park and garden of Garendon Park. Due to the scale of the site and its location close to heritage assets it is necessary for the development to achieve a high quality design which was envisaged when outline permission was granted.

The various elements of the submissions and whether their overall impact would achieve the high quality of design envisaged at the time of the outline permission are assessed below. The assessment has been broken down into the respective elements for clarity.

Site wide design

The historic significance of the site is based on the heritage value of Garendon Park as a registered park and garden and the various monuments within it. The outline permission took into account the importance of the park's landscaping and sought to ensure that the characteristics of the park were carried through into the development to create an attractive setting with enhanced access to green space.

Condition 14 seeks to ensure that the structural landscaping achieves the intended aims of creating accessible green space, a landscaped setting for the development and a network of attractive cycleways and footpaths throughout the site. This is based on the phasing plan and supporting layout for the intended development parcels and includes details for avenue trees, hedgerow species, woodland belts, meadow grassland and wetland planting across the site. The layout of the landscaping is informed by the indicative masterplan included at outline stage and provides a framework for future phases of development.

The proposed mix of species and proposed structural landscaping is considered to be in keeping with the aspirations of the outline permission and include an appropriate mix of planting to support the wider development of the site. The layout of the landscaping is in keeping with the indicative layout and phasing which was approved previously and would support access to greenspace throughout the site.

Phase 1a

The layout and design of the residential areas within Phase 1a have been informed by the Development Framework Plan which sets out a range of design principles to guide development. This included a street hierarchy with different street styles to achieve a high-quality design based on illustrative street scenes and design principles informing details such as carriageway width, boundary treatment, building heights and frontage depths.

The proposed layout includes a primary route through the phase with two access points onto the strategic link road. From this, secondary roads, with a narrower carriageway width and varied frontage depth, lead onto lanes. Highway surfacing varies between the different types of road with a mix of frontage depths and parking provision to add interest in the street scene. Trees have been located at key focal points within the highway, supplemented by planting in frontages, to create a tree lined avenue. Low level planting is proposed alongside front parking areas to soften the appearance of the development and enhance the appearance of the site.

The site abuts onto Pear Tree Lane which is an existing public right of way that is to be enhanced as part of the wider development and access for pedestrians and cycles is provided through the site, in keeping with the approved routes for recreational routes through the development and to allow the phase to integrate with the wider site.

The style, design and layout of the dwellings varies throughout the phase with a mix of detached, semi-detached and terraced dwellings, in varying materials, set out to create interest in the street scene and provide a mix of housing to suit the needs of the local market and affordable needs.

It is considered that the revised layout as amended achieves the aims of the Development Framework Plan while meeting the necessary highway standards to the satisfaction of LCC Highways.

Impact on heritage assets

The site as a whole includes a registered park and garden along with scheduled monuments and listed buildings. The design and layout of the residential area for phase 1a has been designed to take this into account. Structural landscaping plans add to the landscaped setting of the wider development such that the setting of heritage assets is protected.

Details for landscaping within the registered park and garden have been provided with updated plans following comments from Historic England.

The submission includes details for the discharge of condition 39, including provision to increase public access to Garendon Park in accordance with access routes approved as part of the outline permission. Detailed soft landscaping plans set out the treatment of Garendon Park with a series of measures to protect and enhance existing landscaping wherever possible. Details include a full planting schedule for the area and uses the detail of previous heritage landscape assessments to inform planting within the site.

Of particular note is the replacement of trees within the avenue between the Temple of Venus and the Triumphal arch. The existing trees have been found to be in a declining state of health and the landscaping plans propose replacement with common oak.

The details for the landscaping of the registered park and garden have been amended following initial comments from Historic England. Historic England have been consulted on the amended proposals and are happy with the modifications such that they have no objections to the details of the scheme.

Living conditions for future occupants

The proposed Phase 1a layout shows 217 dwellings across 5.47 ha, representing a density of 40 dph. This is compared to the approved phasing plans which expected 202 dwellings on the site with a density of circa 37dph. Whilst the density is greater than previously expected, the scale, layout and design of development makes efficient use of the land available and maintains reasonable amenity standards for future residents. Garden size varies with house type but the overall density for this phase is considered to make efficient use of the land available and achieves a design that provides suitable private amenity space for residents as well as good access to public open space within the wider site.

Odour and noise assessment have been included with this submission which officers agree demonstrate that the dwellings would not be adversely affected by noise from the main noise sources in the area, including the A6, strategic link road or the M1 Motorway, and there would not be an adverse impact from the sewage works.

On plot landscape and street scene

The proposals include detailed landscaping plans for the area within the residential areas of Phase 1a.

The design and layout includes a mix of street trees within key focal points of the street as well as planting within plots. Specimen trees have been provided within the primary street to achieve the 'tree lined avenue' aspirations set out in the Design and Access Statement and Development Framework Plan.

It is considered that the proposed built form is acceptable and the landscaping is in keeping with the design principles of the Development Framework Plan.

Housing mix

The outline planning permission was granted on the basis that 25% of the dwellings provided across the site would be affordable. Subsequently, the Site Wide Housing Delivery Plan Rev B (November 2018) was approved as part of the discharge of condition 9 (P/18/2406/2) which set out expectations for the delivery of affordable housing across the various phases of the site with some phases providing a greater proportion of affordable housing (areas closer to schools and community centre) and a lesser proportion in the areas where a more spacious layout is anticipated to be more in keeping with the heritage setting. The Site Wide Housing Delivery Plan agreed that phase 1a would provide 25% affordable housing.

As agreed through the Site Wide Housing Delivery Plan the developers are required to provide affordable units in line with market housing and, based on 25% of 217 dwellings, a total of 54 affordable units would be provided, 80% of which would be made available for social rent and 20% as intermediate housing. The units are proposed to be provided with a mix of between 1 and 3 bed units.

The housing mix was agreed as part of the Garendon Park Delivery Statement which projected the following mix for phase 1a compared to the current proposals:

No. beds	Projected Market	Proposed Market	Projected Affordable	Proposed Affordable
1	0%	0%	24% (12)	15% (8)
2	11% (17)	27% (45)	39% (20)	54% (29)
3	57% (86)	51% (82)	37% (19)	31% (17)
4+	32% (48)	22% (36)	0%	0%
TOTAL	151	163	51	54

As shown by the table above, the proposed mix has a greater proportion of 2 bed units than was projected in the Site Wide Housing Delivery Statement for both market and affordable but still achieves the 25% affordable expected of the phase.

Charnwood's Strategic and Private Sector Housing team have been consulted on the proposals and are content that the layout of affordable units, the mix of properties and size of units is acceptable in relation to the Affordable Housing SPD.

Parking and access

The phase 1a layout includes private parking provision for new dwellings. This is provided with a mix of options which help create variety within the street scene. Parking provision includes a mix of frontage parking, garages and parking to the side of properties.

Potential parking arrangements were included in the approved Development Framework Plan and officers are content that the proposals achieve an appropriate level of parking whilst also meeting the design aims expected from the outline permission.

LCC Highways have informed the latest revisions and are content that the submitted details make adequate provision for safe access and egress for the site. The internal highway layout is of a suitable standard to ensure road safety while also meeting the expectations of the Development Framework Plan to achieve a safe and attractive place to live.

Conclusion

This application seeks to agree reserved matters relating to phase 1a of the Garendon Park Strategic Urban Extension which was granted outline permission in 2018. The submissions include details to discharge conditions relating to the phase and site wide issues. The proposals have been subject to amendments and it is the updated submissions which are the subject of this report. The submissions have been considered in relation to the aims of the outline permission and associated approved documents, including details previously agreed to discharge conditions.

The proposals, as amended, have been subject of consultation and there are no objections from statutory consultees. The design and layout of the residential areas is in line with the provisions of the Development Framework Plan and would achieve a high-quality design, befitting of the location. The details submitted for the discharge of conditions 11 (Children and Young Persons Strategy), 14 (Structural Landscaping), 39 (Landscaping for the registered park and garden), 43 (Noise) and 50 (Odour) are considered to be suitable and there are no objections from consultees.

With regard to layout, scale, appearance and landscape, it is considered that the application achieves a high-quality design which provides a good standard of amenity for future residents and does not give rise to material landscape harm. Appropriate landscaping is provided throughout the development to support design quality. There is no residual significant harm in terms of biodiversity, traffic or other environmental impacts that falls outside that recognised within the outline planning permission. The development supports the delivery of housing in accordance with Charnwood's core strategy policy CS22. The mix of housing across the parcel is different from the expectations of the Affordable Housing Delivery Statement but when balanced against character of the area this is considered to meet with policy CS3. The housing development would bring clear economic and social benefits. On balance it is considered to be a sustainable development that accords with the development plan and it is recommended that these reserved matters be granted subject to conditions.

Recommendation

That planning permission be granted subject to the following planning conditions and reasons:

Planning conditions:

1. The development, hereby permitted, shall be begun not later than 18 months from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule 1.

REASON: To provide certainty and define the terms of the permission

3. No dwelling shall be occupied until surface water drainage to serve that dwelling, which accords with the surface water drainage scheme for the phase, to be approved under condition 29 of P/14/1833/2, has been completed and made available.

REASON: To ensure there is no risk of flooding within the development or surrounding areas as a result of approved drainage detail not being implemented in a timely manner and to ensure compliance with development plan policies CS16 and CS22.

4. No dwelling shall be occupied until the parking and turning facilities for that dwelling have been provided in accordance with the plans listed at schedule 1.

REASON: ensure that adequate on street parking is provided in the interest of highway safety and to ensure compliance with policies CS2 and CS18.

5. Prior to commencement of works above slab level details of the site gateway from the A6 are to be submitted to and agreed in writing by the Local Planning

Authority. The agreed site gateway is to be implemented in accordance with the agreed details prior to the occupation of the dwelling.

Reason: To ensure a high-quality design in keeping with the historic importance of the site in accordance with CS22.

6. Prior to commencement of works above slab level details of boundary treatments within phase 1a are to be submitted to and agreed in writing by the Local Planning Authority. The agreed details are to be implemented in accordance with the approved details prior to occupation.

Reason: To ensure that suitable boundary treatment is provided in keeping with the design and layout of the site in accordance with CS22.

7. Prior to commencement of works above slab level within Phase 1a (as defined by FPCR Phasing Plan ref 7394-L-PH1-2 Rev E) details of hard landscaping are to be submitted to and agreed in writing by the Local Planning Authority. The agreed details are to be implemented in accordance with the approved details prior to occupation.

Reason: To ensure that suitable boundary treatment is provided in keeping with the design and layout of the site in accordance with CS22.

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Persimmon Homes drawing number PS/GAR/01 Revision AA. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

9. Notwithstanding the submitted plans, any garage doors shall be set back from the highway boundary a minimum distance of 5.5 metres for sliding or roller/shutter doors/ 6.1 metres for up-and-over doors / 6.5 metres for doors opening outwards and thereafter shall be so maintained.

REASON: To enable a vehicle to stand clear of the highway whilst the garage / car port doors are opened/closed, to protect the free and safe passage of traffic, including pedestrians, in the public highway, to ensure that adequate off street parking provision is available to reduce the possibility of on street parking problems locally and in accordance with the National Planning Policy Framework (2019).

10. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2019).

11. No development shall take place until a scheme for the treatment of the Public Rights of Way has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their management during construction, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers (<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2018/6/5/Rights-of-way-guide.pdf>). Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.

REASON: to protect and enhance Public Rights of Way and access in accordance with Paragraph 98 of the National Planning Policy Framework 2019.

Information notes:

1. If the roads within the proposed development are to be offered for adoption by the Local Highway Authority, the Developer will be required to enter into an agreement under Section 38 of the Highways Act 1980. Detailed plans will need to be submitted and approved, the Agreement signed and all sureties and fees paid prior to the commencement of development. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>
2. If an Agreement is not in place when the development is commenced, the Local Highway Authority will serve Advanced Payment Codes in respect of all plots served by all the roads within the development in accordance with Section 219 of the Highways Act 1980. Payment of the charge must be made before building commences. Please email road.adoptions@leics.gov.uk in the first instance.
3. Prior to construction, measures should be taken to ensure that users of the Public Rights of Way are not exposed to any elements of danger associated with construction works.
4. Public Rights of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980. Application for Diversion or Stopping Up should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of a Public Right of Way until a Diversion Order has been confirmed and become operative.
5. If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.

6. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Schedule 1 – Approved Plans

Phase 1a – Reserved matters

- PS_GAR_01 Garendon Phase 1 Site Layout Rev AA
- 7394-L-01 AA Detailed Layout
- PS_GAR_01 Rev B Garendon Site Layout in Relation to Existing Development - Rev B
- Garendon House Type Drawings - Rev G
- 7394-DL-101-106G Parcel 1A Detailed Plans
- 7394 Garendon Visualisations Rev B
- 7394-P-55 Street Scenes AA DD
- 7394-P-56 Street Scenes BB CC
- 7394-DL-107-116D Phase 1 and 2 Detailed Landscaping and POS
- Site Location Plan PS-GAR-10

Condition 11 – Children and Young Person’s Strategy

- Children and Young Person’s Strategy (received March 2021)

Condition 14 – Site wide structural landscaping

- 7394-SL-01D Site Wide Structural Landscape
- 7394-SL-02D North East Structural Landscape
- 7394-SL-03C North West Structural Landscape
- 7394-SL-04C Central East Structural Landscape
- 7394-SL-05C Central West Structural Landscape
- 7394-R1-9A Recreational Routes Phasing
- Green Infrastructure Phase 1 - 2E
- Green Infrastructure Phase 1 – 3E
- Green Infrastructure Phase 1 – 4E
- Green Infrastructure Phase 1 – 5E
- Green Infrastructure Phase 1 – 6E
- Green Infrastructure Phase 1 – 7E
- Green Infrastructure Phase 1 – 7E
- Green Infrastructure Phase 1 – 9E

Condition 39 - Landscape scheme for registered park and garden

- 7394-DL-107-116D Phase 1 & 2 Detailed GA and Landscape POS Plans
- 7394-DL-201-211G Garendon Park Detailed Landscaping

Condition 43 – Phase Noise assessment

- WYG Noise Assessment February 2020

Condition 50 – Phase odour control

- WYG Odour Survey and Assessment February 2020
- WYG Additional Odour Assessment in Response to EHO’s Comments August 2020



Item No.3

Application Reference Number P/20/2088/2

Application Type:	Outline Planning Permission	Date Valid:	11/11/2020
Applicant:	Barwood Development Securities Ltd and Roythornes Trustees Ltd		
Proposal:	Residential development for the erection of up to 210 dwellings with associated access, landscaping, open space and sustainable drainage. (Outline - Access only to be considered) (Ref. P/19/2436/2 refers)		
Location:	Land off Ashby Road West Shepshed Leicestershire		
Parish:	Shepshed	Ward:	Shepshed West
Case Officer:	Jeremy Eaton	Tel No:	01509 634692

This application has been brought to Plans Committee, as it relates to a major housing development, outside current limits to development and is considered a departure from the development plan and is recommended for approval.

Description of the site

The application site relates to a number of agricultural land parcels, approximately 12.39 ha. in extent, situated to the north of the A512 Ashby Road West and to the east of Tickow Lane, located outside and physically detached from, the Development Limits to Shepshed, within the open countryside.

Adjoining the eastern boundary of the application site is a mix of agricultural land and White Horse Wood, which is designated as Ancient Woodland covered by Tree Preservation Order No. 279. The wood is also a Local Wildlife Site. Adjoining the northern boundary of the application site is a former railway line (Jubilee Way), which now provides a footpath and cycle route connection between Tickow Lane to the west and Charnwood Road to the east. To the north of the former railway line is the new William Davis residential development of 380 dwellings (granted under Outline Planning Permission reference P/13/1826/2, as amended by references P/170424/2 and P/18/0586/2 respectively, and subsequent Reserved Matters approvals), which is currently under construction.

Running diagonally through the application site from the north-east to the south is Public Right of Way (PRoW) No. L13/1. This PRoW connects Tamworth Close, to the north-east, with the A512 Ashby Road West, to the south-west.

The boundaries to the application site are defined by mature hedgerows containing trees, as are the field boundaries between the individual agricultural land parcels. The central landscaping corridor between the east and west land parcels also contains the Black Brook. An agricultural field gate access lies to the south-eastern corner of the site, with vehicular access achieved directly off of the A512 Ashby

Road West. The topography across the application site varies between land parcels; however, largely slopes inwards towards the central green corridor running north-south across the site.

The application site is located within Flood Zone 1.

The site is located within a sand and gravel Mineral Safeguarding Area.

The Application Proposals

This application seeks Outline Planning Permission for a residential development including the erection of up to 210 dwellings together with associated access, landscaping, open space and sustainable drainage.

This application is in Outline form with only the matter of access to be considered at this time. All other matters (appearance, landscaping, layout and scale) are reserved for future consideration as part of a Reserved Matters application in the event that Outline Planning Permission is granted.

Access to the application site is proposed to be from two new vehicular and pedestrian accesses off Tickow Lane, to the western boundary of the application site. Notwithstanding this, it is proposed to retain the existing agricultural access off of the A512 Ashby Road West, to the southern boundary of the application site, to serve the adjacent agricultural land parcels and to provide walking/cycling access to the site. Furthermore, it is proposed to create two additional pedestrian links off the former railway line (Jubilee Way) to the northern boundary of the application site.

The application sets out the following parameters for the proposed development:

- A development area of 6.73 Ha. and up to 210 dwellings;
- A development density of 33 dwellings per hectare;
- The provision of a mix of housing in line with national and local planning policies, including a range of house types and bungalows;
- 20% (up to 42 dwellings) to be provided as affordable housing;
- The provision of on-site informal and formal public open space, including around the perimeter of and within, the site;
- The retention and enhancement of existing green infrastructure on-site, including the provision of a landscape buffer to the adjacent White Horse Wood;
- The provision of 4 attenuation basins on-site as part of a sustainable drainage system; and
- The provision of a network of walking and cycling connections throughout the development, together with the retention and improvement of the Public Right of Way No. L13/1.

This application is accompanied by the following planning drawings:

- Drawing No. edp4641_d021c (Site Location Plan);
- Drawing No. edp4641_d004j (Land Use and Amount);;

- Drawing No. edp4641_sk001b (Land Use and Amount (Ecology Comments));
- Drawing No. edp4641_d011k (Concept Illustrative Masterplan);
- Drawing No. edp4641_d053c (Illustrative Layout);
- Drawing No. edp4641_d045c (Plan EDP 8: Illustrative Landscape Strategy);
- Drawing No. 332210543-100-001 Rev P01 (A512 Ashby Road West Indicative Footway Proposals);
- Drawing No. 332210543-100-003 Rev A (Tickow Lane Access);
- Drawing No. 332210543-100-004 Rev - (Proposed Shuttle Signals on Tickow Lane); and
- Drawing No. edp4641_sk002b_pw_27.05.21 (Ecotone Design Concept).

In addition, the application has been accompanied by the following documentation:

- Planning Statement , November 2020;
- Design & Access Statement, November 2020;
- Landscape and Visual Appraisal, November 2020;
- Technical Briefing Note – Whitehorse Wood Buffer;
- Archaeological and Heritage Statement, November 2019;
- Findings of Arboricultural Assessment (Incorporating Arboricultural Impact Assessment and Tree Protection), November 2019;
- Ecological Appraisal, November 2020;
- Flood Risk Assessment, November 2020;
- Technical Note – Foul Water Drainage Strategy, July 2018;
- Utility Appraisal Report, November 2020;
- Phase 1 Ground Condition Assessment (Land Stability & Contamination), November 2020;
- Noise Impact Assessment, November 2020;
- Transport Assessment, November 2020;
- Technical Note – Stage 1 Road Safety Audit Response Report, April 2021;
- Travel Plan, November 2020;
- Technical Note - Summary of Current Highways Position, May 2021;
- Mineral (Sand & Gravel) Resource, November 2020; and
- Agricultural Land Classification, November 2019.

Development Plan Policies

Charnwood Local Plan Core Strategy 20011-2028 (Adopted 9th November 2015)

The policies relevant to this proposal include:

Policy CS1 Development Strategy - sets out the development strategy for the Borough, including a settlement hierarchy. Shepshed, along with Loughborough, is identified as the second most sustainable settlement within the district after the Leicester Principal Urban Area, whereby approximately 1,200 new homes within and adjoining the Limits to Development of Shepshed to support the regeneration of Shepshed, and sustainable development which contributes towards meeting the Council's remaining development needs, supports the Council's strategic vision and makes effective use of land will be positively planned for.

Policy CS2 - High Quality Design - requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS3 – Strategic Housing Needs - outlines that the Borough Council will manage the delivery of at least 13,940 new homes between 2011 and 2028 to balance our housing stock and meet our community's housing needs. This will be done seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area; and seeking all new housing to be built to 'Lifetime Homes', where feasible. In Shepshed, 20% of all new housing units within major residential development schemes are expected to be provided as affordable housing.

Policy CS11 – Landscape and Countryside - seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, reinforce sense of place and local distinctiveness, tranquillity and to maintain separate identities of settlements.

Policy CS13 - Biodiversity and Geodiversity - seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

Policy CS14 - Heritage - sets out to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Policy CS15 – Open Spaces, Sports and Recreation – requires new development to meet the standards set out within the Council's Open Spaces Strategy, having regard to local provision and viability.

Policy CS16 - Sustainable Construction and Energy - supports sustainable design and construction techniques.

Policy CS17 – Sustainable Travel – seeks to achieve a 6% shift from travel by private car to walking, cycling and public transport.

Policy CS18 – The Local and Strategic Highway Network- seeks to ensure that appropriate highway improvements are delivered and applications are supported by appropriate Transport Assessments.

Policy CS24 – Delivering Infrastructure - seeks to manage and mitigate the local impacts of proposed development in respect of infrastructure. This will be achieved, amongst other things, by ensuring that development contributes to the reasonable costs of on/off-site (where appropriate) infrastructure arising from the proposal through the use of Section 106 and 278 Agreements.

Policy CS25 - Presumption in Favour of Sustainable Development - sets out a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Borough of Charnwood Local Plan 1991-2026 (adopted 12 January 2004) (“saved” policies)

Policy ST/2 - Limits to Development - aims to confine development to land within the Limits to Development identified on the Proposals Map.

Policy EV/1 - Design - seeks to ensure a high standard of design for developments which respect the character of the area, nearby occupiers, and is compatible in mass, scale, layout, whilst using landforms and other natural features. It should meet the needs of all groups and create safe places for people.

Policy CT/1 - General Principles for Areas of Countryside, Green Wedge and Local Separation - States that development in these areas will be strictly controlled. Planning permission will be granted for the re-use and adaptation of rural buildings for uses suitable in scale and nature and small-scale built development where there would not be a significant adverse environmental impact and the proposal would be essential for the efficient long-term operation of agriculture, horticulture or forestry, or facilitate the diversification of the rural economy, or improve facilities for recreation or leisure uses, or implement strategically important schemes for mineral related uses, transport infrastructure and for public services/utilities.

Policy CT/2 - Development in the Countryside - In the countryside, development which is acceptable in principle will be permitted where it would not harm the character and appearance of the countryside.

Policy TR/18 - Parking in New Development - seeks to set the maximum standards by which development should provide for off street vehicular and cycle parking dependent on floorspace or dwelling numbers.

Leicestershire County Council Minerals and Waste Local Plan (2019)

Policy M11 - Safeguarding of Mineral Resources - **aims** to prevent non-mineral related development from potentially sterilising any mineral present within a Mineral Safeguarding Area.

Other material considerations

Planning (Listed Buildings and Conservation Areas) Act (1990)

This Act provides special controls over developments to or affecting Listed Buildings or Conservation Areas and their settings.

The National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 8 seeks to achieve sustainable development that fulfils economic, social and environmental objectives:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation;
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services; and
- An environmental role – contributing to protecting and enhancing the natural, built and historic environment.

Paragraph 10 outlines that to ensure that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

Paragraph 11 states that where development accords with an up to date Development Plan it should be granted planning permission but that where relevant policies are absent or the policies which are most important for determining the application are out of date permission should be granted unless:

- 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; or
- policies in the NPPF that protect areas or assets of importance provide a strong reason for refusal.

Paragraph 12 adds further emphasis to the primacy of the development plan stating that where proposals don't accord with an up to date development plan they should normally be refused unless material considerations indicate otherwise.

Paragraph 47 states that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise, in accordance with Planning Law.

Paragraph 59 outlines that in order to support the Government's objective of significantly boosting the supply of homes, it is important that, amongst other things, the needs of groups with specific housing requirements are addressed.

Paragraph 61 states that planning policies should consider the need for housing for different groups in the community.

Paragraph 63 outlines that affordable housing should not be sought for residential development proposals that do not constitute major developments, other than in designated rural areas.

Paragraph 108 states that in assessing applications for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be taken up, given the type and location of development; and that safe and suitable access to the site can be achieved for all users.

Paragraph 109 states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

Paragraph 111 outlines that all developments which generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a Transport Statement/Assessment so that the likely impacts of the proposed development can be assessed.

Paragraph 127 seeks to foster high quality design, and sets out a list of criterion that all development proposals should seek to achieve in order to ensure good design.

Paragraph 155 outlines that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk; however, where development is necessary in such areas, it should be made safe without increasing flood risk elsewhere.

Paragraph 163 states that planning decisions should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where it can be demonstrated that: within the application site, the most vulnerable development is located in areas of lowest risk, unless overriding reasons exist; the development is appropriated flood resilient; it incorporates sustainable drainage systems (where relevant); any residual risk can be safely managed; and safe access and escape routes are included (where appropriate) as part of an emergency plan.

Paragraph 165 outlines that major development schemes should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Paragraph 170 outlines that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, minimising impacts on and providing net gains for biodiversity, and preventing new development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of pollution and should remediate and mitigate any contaminated land.

Paragraph 184 outlines that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189 states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should

be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assessed using appropriate expertise where necessary.

Paragraph 190 states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

Paragraph 192 outlines that in determining planning applications, Local Planning Authorities should take account of, amongst other things, the desirability of sustaining and enhancing the significance of heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 193 to 199 relate to the assessment of the impact of development proposals on designated and non-designated heritage assets.

Paragraph 206 outlines that Local Planning Authorities should not normally permit non-mineral related development proposals in Mineral Safeguarding Areas if it might constrain potential future use of mineral working.

National Planning Practice Guidance (NPPG)

This document provides additional guidance to ensure the effective implementation of the planning policy set out in the NPPF. The NPPG is a web-based resource that is continually updated.

National Design Guide

This document sets out the Government's design guidance to support the NPPF.

Noise Policy Statement for England

The Noise Policy Statement for England sets out the long term vision of government noise policy.

Leicestershire Highways Design Guide

This document sets out the Local Highways Authority's design guidance in respect of highway matters.

Housing SPD

This document sets out the Local Planning Authority's guidance to support the Charnwood Local Plan 2011-2028 Core Strategy (2015) and the "saved" policies of the Borough of Charnwood Local Plan 1991-2026.

Design Supplementary Planning Document (SPD)

This document sets out the Local Planning Authority's design guidance to support the Charnwood Local Plan 2011-2028 Core Strategy (2015) and the "saved" policies of the Borough of Charnwood Local Plan 1991-2026, which is intended to encourage, promote and inspire a higher standard of design.

Borough of Charnwood Landscape Character Assessment (July 2012)

This document identifies broad, strategic character areas and provides a structured evaluation of each landscape character areas with policy guidelines for the protection, conservation and enhancement of each area. The application site lies within the Charnwood Forest Landscape Character Area.

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

The HEDNA provides an up to date evidence base of local housing needs including an objectively assessed housing need figure to 2036 based on forecasts and an assessment of the recommended housing mix based on the expected demographic changes over the same period. Whilst the objectively assessed need figure remains untested in a plan making environment and is therefore not to be relied upon at the current time, the housing mix evidence can be accorded significant weight as it reflects known demographic changes.

The Crime and Disorder Act 1998

The Crime and Disorder Act 1998 places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the determination of planning applications.

Conservation of Habitat and Species Regulations 2010 (as amended)

These Regulations contain certain prohibitions against activities affecting European Protected Species, such as bats. The Council as local planning authority is obliged in considering whether to grant planning permission to have regard to the requirements of the Habitats Directive and Habitats Regulations in so far as they may be affected by the grant of permission. Where the prohibitions in the Regulations will be offended (for example where European Protected Species will be disturbed by the development) then the Council is obliged to consider the likelihood of a licence being subsequently issued by Natural England.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Charnwood Local Plan 2019-37

This document has been approved by Council on 21 June 2021 for consultation and then submission to the Secretary of State for an Examination in Public. This document sets out the Council's draft strategic and detailed policies for the plan period 2019-37 and includes a specific allocation for residential development on this site for 190 dwellings under Policy DS3 (HA31). This document carries very limited weight at the current time.

Relevant Planning History

The application site has been the subject of the following relevant planning history:

- P/18/1387/2 – Request for Screening Opinion for proposed residential development for up to 210 dwellings – Environmental Statement Not Required (26.07.2018);
- P/19/1699/2 – Residential development of up to 210 dwellings (Advice) – Pre-Application Advice Provided (12.09.2019); and
- P/19/2436/2 – Erection of up to 210 dwellings with associated access, landscaping, open space and sustainable drainage – Withdrawn (05.05.2020).

Response of Consultees

Councillor Christine Radford

A request has been received for the Local Planning Authority to consider the protection of the existing trees on-site by way of a Tree Preservation Order.

Charnwood Borough Council (Environmental Health)

No objection raised subject to planning conditions relating to matters of land contamination, noise and residential amenity.

Charnwood Borough Council (Housing Service)

No objection raised. 20% affordable housing has been requested in line with the relevant provisions of Policy CS3 of the Core Strategy. This would equate to 42 dwellings, which are to be split 50% rent and 50% shared ownership (21 units respectively).

Charnwood Borough Council (Regeneration and Economic Development)

No objection raised. A request has been received for a developer contribution of £50,190.00 in connection with town centre public realm improvements in Shepshed in line with the relevant provisions of Policies CS1, CS8 and CS9 of the Core Strategy.

Charnwood Borough Council (Open Spaces)

No objection raised. The following developer contributions have been requested, where on-site open space provision is not to be met on-site, in order to mitigate the impact of the proposed development in accordance with Policy CS15 of the Charnwood Local Plan Core Strategy 20011-2028:

- Outdoor Sports Facilities - £51,239.00;
- Indoor Sport - £96,057.00 (indoor pool), £93,373.00 (indoor courts) and £13,737.00 (indoor bowls rinks) ; and
- Allotments - £23,714.00.

Leicestershire County Council (Local Highway Authority)

No objection raised. The Local Highway Authority advises that, in their view, the impacts of the proposed development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Subject to the planning obligations and conditions and informative notes outlined within their consultation response, based on the information provided, the proposed development would not conflict with Paragraph 109 of the National Planning Policy Framework.

Leicestershire County Council (Lead Local Flood Authority)

No objection raised subject to planning conditions and informative notes relating to surface water drainage.

Leicestershire County Council (Mineral Planning Authority)

No objection raised. The submitted Mineral Resource Assessment demonstrates that any mineral present on-site below ground level is of lower quality and/or un-economic to extract given its minimal distribution throughout the application site.

Leicestershire County Council (Developer Contributions)

No objection raised. The following developer contributions have been requested in order to mitigate the impact of the proposed development:

- Education (Early Years): £158,989.95;
- Education (Primary): £919,296.00;
- Education (Secondary): £760,956.00;
- Education (Special Schools): £118,541.71;
- Library: £6,340.00; and
- Civic Amenity: £8,969.10.

Shepshed Town Council

Objection raised. Concerns relate to the following matters:

- Principle of the proposed development;

- It is suggested that there is no additional housing need for Shepshed;
- Potential housing mix, which it is suggested there is a need for smaller-sized properties not 4/5 bedroom homes, and affordable housing;
- Arboricultural impact of the proposed development. It is suggested that the existing trees on-site should be protected by a Tree Preservation Order;
- The impact of the proposed development on White Horse Wood by virtue of an inadequate buffer to this Ancient Woodland;
- The impact of the proposed development on ecology;
- Flood risk and drainage;
- The impact of the proposed development on highway safety by reason of inadequate access off Tickow Lane, and the existing road conditions on the A512 Ashby Road West, which it is suggested would require a new roundabout on the A512 and a 30 mph speed restriction;
- It is suggested that access to Jubilee Walk should be restricted to control access by motorbikes/other vehicles. In addition, it has been suggested that Jubilee Way is in a poor state of repair and would not be suitable for access on foot;
- The impact of the proposed development on Public Right of Way (PRoW) No. L13/1;
- Concerns have been raised in respect of the timing of the preparation of a number of the documents which support this application, which are considered to be out of date; and
- The impact of the proposed development on existing infrastructure within Shepshed, e.g. doctor surgeries, schools, leisure facilities, etc.;
- Developer contributions have been requested towards the skate park on Oakley Road, the improvement/extension of the Glenmore Centre and the improvement of Jubilee Way.

West Leicestershire Clinical Commissioning Group

No objection raised. A developer contribution of £114,462.36 towards the improvement of Field Street and Forest House GP Surgeries has been requested in order to mitigate the impact of the proposed development.

Leicestershire Police

No objection raised. Notwithstanding this, design guidance is offered in respect of the security of the application site: in respect of landscaping, street lighting, means of enclosure to the curtilage of the dwellings, location of vehicular parking, natural surveillance and CCTV, and door and house security.

Environment Agency

No objection raised.

Natural England

No objection raised.

Highways England
No objection raised.

Other Comments

13 letters of objection were received in connection with this planning application from the local community. The concerns raised within these representations are summarised below; however, the representations can be read in full at www.charnwood.gov.uk:

- It is suggested that there is no additional housing need for Shepshed;
- Landscape impact;
- Loss of views within the immediate local area;
- Flood risk and drainage;
- Noise;
- The arboricultural impact(s) of the proposed development;
- The ecological impact(s) of the proposed development;
- The impact of the proposed development on highway safety by reason of the condition of the existing highway network and access;
- It has been suggested that Jubilee Way is in a poor state of repair and would not be suitable for access on foot;
- It is suggested that the proposed development contravenes Charnwood Borough Council's policies in relation to climate change and sustainability, particularly in relation to transport matters;
- Concerns have been raised in respect of the timing of the preparation of a number of the documents which support this application;
- The impact of the proposed development on existing infrastructure within Shepshed e.g. doctor surgeries, schools, leisure facilities, etc.; and
- Loss of agricultural land.

Consideration of the Planning Issues

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood, which comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015); those saved policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy; and the Leicestershire County Council Minerals and Waste Local Plan (2019). It is acknowledged that several of these plans are over 5 years old, therefore it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy.

The majority of these policies are compliant with the National Planning Policy Framework and there is no reason to reduce the weight to be given to them in this regard.

However, the Authority cannot currently demonstrate a 5 year supply of housing land, (3.34 years) and, as a result, any policies which directly relate to the supply of housing must be considered 'out of date' and cannot be afforded full weight if they restrict the provision of this supply.

Accordingly, the Development Plan policies which restrict the supply of housing (saved Policies ST/2, CT/1 and CT/2 of the Borough of Charnwood Local Plan 1999-2006 and Policy CS1 of the Core Strategy) are not considered to be up-to-date in respect of Paragraph 11 of the National Planning Policy Framework (the presumption in favour of sustainable development), in which case it is considered that these Policies cannot be afforded full weight.

In circumstances where relevant policies are out-of-date, Paragraph 11 advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted. Nonetheless, in making any such assessment of adverse impacts and benefits, appropriate weight should be attached to all aspects of Development Plan policies which are not out-of-date and which remain in accordance with the National Planning Policy Framework.

The main issues are considered to be:

- The principle of the proposed development;
- Locational sustainability;
- Housing mix;
- Landscape character and capacity;
- Design;
- Heritage;
- Residential amenity;
- Land contamination;
- Arboriculture;
- Ecology;
- Flood risk/drainage;
- Highway matters;
- The impact on mineral resources;
- Loss of agricultural land; and
- Planning obligations.

Principle of the proposed development

The application site is located outside and physically detached from the Limits to Development of Shepshed within the open countryside, as established under saved Policy ST/2 of the Borough of Charnwood Local Plan. For land outside these Development Limits, policies CT/1 and CT/2 apply which seek to control development outside of a relatively narrow set of criteria to those uses that are acceptable in the countryside. Policy CS1 of the Core Strategy outlines a development strategy for the Borough and sets out a settlement hierarchy within which development is directed depending on the relative importance of places and

their sustainability. Within the settlement hierarchy, Shepshed is seen as forming a wider urban area together with Loughborough and the main location for homes, jobs and services.

These policies are the most important for establishing whether development of the site for housing is acceptable in principle. An assessment is required to establish whether there are any adverse impacts of granting permission that would significantly or demonstrably outweigh the benefits of the proposal.

Within this assessment, it should be recognised the proposal would result in the provision of up to 210 new houses at a time when the Local Planning Authority cannot demonstrate a five-year supply of housing land. Weighed against this benefit would be the conflict with the above policies which can be considered as an adverse impact. However given the 5 year supply position and the age of policies CS1, CT/1, CT/2 and ST/2, the weight that can be ascribed to them is reduced. Accordingly, this weighs against the proposal; however, it is not considered this would significantly and demonstrably outweigh the benefits, insofar as the principle of development is concerned. The conflict with the Development Plan can however be considered within the overall planning balance for the proposal.

Notwithstanding the above, the emerging Development Plan is also a material consideration albeit it has very limited weight at this stage. It should be noted that it supports Shepshed as an Urban Settlement and this site is proposed as one of the allocated sites under Policy DS3 (site HA31) for 190 dwellings.

In this case, the planning balance needs to take into account the following issues: the need to increase housing land supply; the sustainability of Shepshed and its ability to support the proposed scale of housing development; the impact of the proposed development on the character and appearance of the countryside; and the allocation of the site in the emerging local plan and the very limited weight this brings in favour of the principle of development. Accordingly, the proposal is considered to be acceptable in principle.

Locational sustainability

It is considered that Shepshed offers a good range of local amenities and facilities, and also benefits from good public transport links.

Pedestrian & cycle accessibility

The application site currently has poor pedestrian links with the surrounding built development and the wider settlement of Shepshed. There is no footway on Tickow Lane, including across the bridge over Jubilee Way, whilst the footway along the A512 Ashby Road West is narrow and not continuous on the northern side of the highway. With regard to Jubilee Way, whilst this provides a relatively direct route into Shepshed, it is not hard surfaced, and therefore not suitable for use in all weather conditions, it is also overgrown in places, not lit and does not benefit from any natural or other forms of surveillance. Furthermore, with regard to Public Right of Way L13/1, this it is not hard surfaced and therefore not suitable for use in all

weather conditions, not lit and does not benefit from any natural or other forms of surveillance.

As part of the proposed development, the Applicant is proposing new/improved footways along Tickow Lane and the A512 Ashby Road West, and improvements to Public Right of Way L13/1, which is discussed in more detail within the 'Highway Matters' section of this report. Subject to these improvements being delivered, which could be secured via way of planning condition and it would be a significant benefit of the scheme.

Following consultation with the Local Highway Authority, no objection has been received to the proposals and they consider pedestrian accessibility to surrounding areas will be improved for the future residents of the proposed development.

In view of the above, it is considered that the amenities/facilities and public transport links available within Shepshed would be accessible to the future residents of the proposed development either by cycle or on foot, and would be sufficient to meet the day-to-day needs of the future residents without them being reliant upon travelling to other settlements to access basic amenities.

Public transport

Leicestershire County Council's Leicestershire Highways Design Guide states that generally walking distances to bus stops in urban areas should be a maximum of 400m and desirably no more than 250m. In rural areas the walking distance should not be more than 800m.

The closest bus stops to the proposed development are located along the A512 Ashby Road West (at the junction with Brick Kiln Lane), approximately 444m from the pedestrian/cycle access proposed to the southern boundary of the application site. These bus stops are served by bus services 16, 126, X16 and Skylink, which provide frequent and regular bus services (7-days a week) and good transport links with nearby villages/towns/cities (including but not limited to Coalville, Leicester, Loughborough, Nottingham and Shepshed) and East Midlands Airport.

The next closest bus stop to the application site is that located along Anson Road near to Griffin Close. This is sited approximately 815m from the northern boundary of the application site and the location of Public Right of Way L13/1. This bus stop, in addition to being served by bus service 126, is served by bus service 127, which provides frequent and regular bus services (6-days a week excluding Sundays) and good transport links between Shepshed and Leicester via Loughborough.

As part of the proposed development, the Applicant is proposing improved footways along the A512 Ashby Road West and improvements to Public Right of Way L13/1. The Highway Authority has also requested travel packs and 6-month bus passes (2 per dwelling) be provided by the Applicant. These measures would help to improve pedestrian accessibility to and take up of public transport provided they can be secured by planning conditions and planning obligations secured in a section 106 agreement.

Housing Mix

Policy CS3 of the Core Strategy seeks an appropriate housing mix, in respect of types, tenures and sizes of dwellings, as part of the proposed development, having regard to the identified housing needs and the character of the area; and seeking all new housing to be built to 'Lifetime Homes', standard where feasible. In Shepshed, 20% of all new housing units within major residential development schemes are expected to be provided as affordable housing. This Policy is considered to accord with the National Planning Policy Framework in which case there is no need to reduce the weight that should be given to this policy. The Housing Supplementary Planning Document provides further guidance in support of Policy CS3.

The Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 is also a material consideration. This document outlines a recommended housing mix for the Borough in respect of both market and affordable housing. This includes the following housing mix:

Affordable	
1 bed	40-45%
2 bed	20-25%
3 bed	25-30%
4+ bed	5-10%
Market	
1 bed	0-10%
2 bed	25-35%
3 bed	45-55%
4+ bed	10-20%

In this case, the proposed development would provide 20% of all units proposed (42 units out of a total of 210 units) as affordable housing. This provision would be in line with the relevant provisions of Policy CS3 of the Core Strategy. This provision would need to be secured by way of a Section 106 Agreement in the event that Members were minded to grant Planning Permission.

With regards to housing mix, it is considered that a proposal which complies with policy CS3 could be achieved. The provision of 42 affordable units is also a significant benefit of the scheme which should be given weight within the planning balance.

In view of the above, subject to a planning obligation and planning condition to secure an appropriate housing mix, it is considered the proposed development would be in accordance with the relevant provisions of Policy CS3 Core Strategy. Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of Chapter 6 of the National Planning Policy Framework.

Landscape character and capacity

Policy CS11 of the Core Strategy and saved Policies EV/1 and CT/2 of the Charnwood Local Plan seek to protect the character of the local landscape and the countryside. These Policies are considered to accord with the National Planning Policy Framework and not restrict the supply of housing, in which case there is no need to reduce the weight that should be given to these policies.

In respect of the national landscape character, Natural England's National Character Areas (NCAs) identify broad, strategic character areas for the whole of England. The application site lies within the National Character Area 73: Charnwood.

In respect of the county and district landscape character, the Borough of Charnwood Landscape Character Assessment (July 2012) identifies broad, strategic character areas and provides a structured evaluation of each landscape character areas with policy guidelines for the protection, conservation and enhancement of each area. The application site lies within the Charnwood Forest Landscape Character Area.

Some key characteristics of the Charnwood Forest Landscape Character Area include, but are not limited to, the following:

- *“The highly distinctive upland character contrasts with the lower lying nature of the surrounding landscape character areas*
- *Landscape mosaic of pasture, frequent woodland and exposed hilltops ...*
- *Most densely wooded area of Charnwood Borough with coniferous and mixed deciduous woods*
- *Includes many wildlife areas and ancient semi-natural woodlands*
- *Scattered settlements often of local stone with steeply angled slate roofs*
- *Field boundaries of stone walls and large free growing hedges*
- *Settlements are ...south Shepshed*
- *Much of the area is in the National Forest.”*

The general description of the Charnwood Forest Landscape Character Area is summarised to include *“the upland nature of Charnwood Forest, due to the underlying ancient rock, is very different from other landscape character areas within the Borough. The geology has strongly influenced both the natural vegetation cover and agricultural land use. It has the highest percentage of woodland cover and wildlife sites in Leicestershire. Small villages have a strong sense of identity through the use of local stone.”*

The strength of landscape character of the Charnwood Forest Landscape Character Area (sub-category Charnwood Forest Core (Bradgate and Beacon/Ulverscroft/Charley)) is considered 'strong', and the landscape condition is also considered 'strong'.

The Borough of Charnwood Landscape Character Assessment (July 2012) outlines a number of guidelines in respect of the Charnwood Forest Landscape Character Area which include, but are not limited to, the following:

- *“Conserve the outline of wooded hills, rocky outcrops and ridgelines by avoiding locating large buildings and other structures in visually prominent locations*
- *Conserve the open views of the countryside from vantage points ...*
- *Conserve the character of Charnwood Forest villages by respecting the distinctive style and using local materials of the Charnwood Forest*
- *Carefully manage built form development in rural locations so that it is compatible with the intimate scale and character of the Charnwood Forest landscape*
- *Conserve and enhance village and field boundaries by using the distinctive surrounding Charnwood Forest style and materials such as granite and slate dry stone walls. ...*
- *Conserve the tranquil night time character of Charnwood Forest by minimising light pollution*
- *Support the enhancement of the network of existing public rights of way*
- *Enhance the existing woodland resource through improved woodland management and restoration*
- *Preference will be given to the use of trees and hedgerow plants locally native to the Charnwood Forest character area in planting schemes*
- *Conserve and protect the valuable biodiversity resource that is found in the Charnwood Forest”.*

It is therefore considered that in principle there is capacity for development within the Charnwood Forest Landscape Character Area subject to it being well-designed; appropriate mitigation measures being incorporated where required; existing important viewpoints being maintained within the Landscape Character Area; and where there would be no significant adverse harm to the wider character of the landscape beyond.

In support of this application, the applicant has submitted a Landscape and Visual Appraisal (Ref: edp4641_r004f). This appraisal assesses the effects of the proposed development on the landscape and visual baseline conditions. The visual assessment within the Appraisal identified the main visual receptors predicted to have actual visibility of the application site. In turn, ten viewpoints were initially identified where potential views of the application site (and proposed development) would be had from the public highway and Public Rights of Way.

Viewpoints 1 and 7-10 are had from a variety of Public Rights of Way to the north, north-west, south-east and south-west of the application site. The sensitivity of the users of these Public Rights of Way has been assessed as ‘High’. The Appraisal outlines that the magnitude of change to receptors’ visual amenity has been assessed as ‘High’ (Viewpoint 1), ‘Very Low’ (Viewpoint 7) and ‘No Change’ (Viewpoints 8-10) with an overall ‘Major/Moderate’ (Viewpoint 1), ‘Minor’ (Viewpoint 7) and ‘No Effect’ (Viewpoints 8-10) adverse level of effect over a period of 15-years.

Viewpoints 2-6 are had from within the public highway within the immediate locality of the application site, including along Tickow Lane, Charley Road, Iveshead Road and the A512 Ashby Road West. The Appraisal outlines that the magnitude of change to receptors’ visual amenity has been assessed as ‘High’ (Viewpoints 2, 3

and 6), 'Very Low' (Viewpoint 4) and 'No Change' (Viewpoint 5) with an overall 'Moderate' (Viewpoints 2 and 3), 'Moderate/Minor' (Viewpoint 6), 'Minor/Negligible' (Viewpoint 4) and 'No Effect' (Viewpoints 8-10) adverse level of effect over a period of 15-years.

Notwithstanding the above, the Appraisal indicates that the sensitivity of private views from residential properties located to the north, west and south/south-west of the application site, has been assessed as 'Very High'. The Appraisal outlines that the magnitude of change to the occupants of these dwellings will be between 'No Change' and 'Low to Very Low' with between 'No Effect' and 'Moderate/Minor' adverse level of effect over a period of 15-years.

The sensitivity of the application site is assessed as 'Medium'. The Appraisal outlines that the magnitude of change to the character of the application site has been assessed as 'Very High' with an overall 'Major/Moderate' adverse level of effect. In this case, this is considered to be an inevitable consequence associated with all new development on greenfield sites.

The proposed mitigation measures, outlined within the Appraisal, would minimise the impact of the proposed development on the landscape and would include:

Built Form

- The locale of built development, areas of public open space and public footpaths and the street alignment has been designed to protect and reflect local character and to provide an aesthetic development that responds to local vernacular.
- Retention of the Public Right of Way L13/1/1 albeit this will be set within a new landscape corridor within the northern part of the application site and within larger areas of informal open space as it passes through the development to the southern part of the application site.

Landscape

- Retention and reinforcement (and long-term management) of existing mature trees and hedgerows along the site boundaries, with the exception of landscape features at the locations of the proposed site accesses, to protect the visual amenity and landscape character of the Charnwood Forest Landscape Character Area.
- Retention of the central stream corridor within the application site, together with its enhancement to include attenuation basins, informal open space and wildlife areas.
- Provision of structural landscape planting, native species and shrubs, within areas of public open space and within the main body of the built development to soften the appearance and to aid integration of the development into the wider landscape setting.

In view of the above, it is considered that the proposed development would result in some visual impact from the identified viewpoint, with the most significant visual impacts being localised to the immediate area surrounding the application site. However, on balance it is not considered that the impact on the landscape character and visual amenity within the Charnwood Forest Landscape Character Area would result in significant adverse harm in respect of the immediate landscape character, and would not give rise to any significant adverse visual harm in respect of the landscape setting.

In view of the above, it is considered that the proposed development would be in general accordance with Policy CS11 of the Core Strategy and Policies EV/1 and CT/2 of the Borough of Charnwood Local Plan although any adverse impacts to the immediate landscape character will need to be factored into the overall planning balance for the proposal.

Design

Policy CS2 of the Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan seek to ensure a high standard of design for developments. These Policies are considered to accord with the National Planning Policy Framework and do not restrict the supply of housing, in which case there is no need to reduce the weight that should be given to these policies.

In this case, it is considered that the drawings and documentation submitted in support of the application demonstrate that the application site could accommodate up to 210 dwellings (subject to the detail concerning the matters of appearance, landscaping, layout and scale of the proposed development coming forward at the Reserved Matters stage) and that there is potential for an appropriately designed development to be achieved on the application site, which would be compliant with the relevant provisions of Policy CS2 and Policy EV/1.

Notwithstanding the above, it is considered necessary and reasonable to ensure that any potential scheme that comes forward at the Reserved Matters stage is in broad accordance with Drawing No. edp4641_d004j (Land Use and Amount). This can be secured by way of a Planning Condition if members are minded to grant outline planning permission.

Heritage

Policy CS14 of the Core Strategy seeks to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make. This Policy is considered to accord with Chapter 16 of the National Planning Policy Framework in which case there is no need to reduce the weight that should be given to this policy.

Section 66 of the Town and Country Planning (Listed Buildings and Conservation area) Act 1990 outlines that there is a duty to have special regard to heritage assets and that proposals should seek to preserve designated heritage assets and their setting.

There are no identified designated or non-designated heritage assets within or immediately adjoining the application site. However, it is considered that there is potential for archaeological remains to be present on-site beneath ground level.

The closest designated heritage asset to the application site is the Grade II Listed Building (List Entry ID: 1236114) Fenney Windmill, which is located approximately 250m to the south of the application site along Charley Road. This has potential to be affected by virtue of that hereby proposed. Notwithstanding this, there are no other designated or non-designated heritage assets within the immediate locality of the application site which are considered to be impacted by the proposal.

Having understood which heritage assets, both designated and non-designated, could potentially be affected by virtue of the proposed development, their significance and the impact of the proposal upon the significance of these heritage assets is set out below:

Archaeology

Evidence available to the Local Planning Authority would suggest that the site is located within an area that has low potential for archaeological remains dating from the pre-historic and medieval periods.

The application site is located approximately 530m east of an archaeological find, in this case a Roman villa and associated finds. Therefore, it is considered that there is potential for Roman archaeology to exist within the application site.

Historically within the southern part of the application site, there was a post-medieval cottage which has since been demolished. Any remains present of this building would be considered to be of no greater than negligible importance. Elsewhere within the application site, any post-medieval activity is likely to be represented by nothing more than negligible value features associated with the agricultural use of the site, such as buried furrows, plough soils and former boundaries.

In view of the above, and based on the conservation principles outlined within Historic England's Heritage Values, any potential archaeological remains present within the application site could be of evidential value, which would derive from the potential of the place to yield evidence of past human activity.

In this case, it is considered necessary and reasonable to ensure that the groundworks carried out are subject to an archaeological watching brief and that any archaeological evidence revealed during construction works is recorded within the Historic Environment Record. This can be secured by way of a Planning Condition in the event that Outline Planning Permission is granted by Members in respect of the proposed development.

Subject to Planning Condition(s), it is considered that the proposed development would not result in harm to archaeology, in which case no harm would arise in context of the significance of this non-designated heritage asset.

Grade II Listed Fenney Windmill

The Listing Description examines the historical development of the Grade II Listed Fenney Windmill and assesses its special architectural and historic interest, which in turn can be used in the assessment of significance of this designated heritage asset.

The Listing Description states the following:

“II Windmill, mid C19, red brick, wooden ogee domical cap with metal ball finial. Four-storey conical tower, diagonally-set brick dentil cornice. Two sails remain of original four. Fantail. C20 windows. C20 house partly embraces mill to south. Large C20 French window projection to west.”

This shows it is its historical architectural and structural details which make it significant.

With regard to its setting, this is derived from its position set within an elevated, open position within the surrounding rural landscape setting, which was a requirement in order to achieve the maximum possible wind power. The windmill was not built with the purpose of enjoying views over the surrounding land, nor as a landmark within the landscape.

In view of the above, it is considered that this designated heritage asset’s aesthetic value is derived from its original design and how this design has evolved over time. In addition, it is considered that the heritage asset is of historical value by virtue of its past industrial/agricultural use as a functional windmill.

In this case, the application site cannot be experienced from the windmill; however, limited viewpoints of the windmill are had within the application site (the sails and cap of the tower can be seen from certain areas of the site). It is therefore considered that the application site forms part of the setting of this designated heritage asset but does not contribute to the open elevated position of the windmill in the landscape setting, especially as the site is largely screened from the windmill by virtue of the intervening vegetation and infrastructure. Furthermore, neither does the site comprise a part of the immediate rural setting that can be appreciated in combination with the windmill. Therefore, the application site it is not considered to adversely detract from the windmill’s significance.

In view of the above, the proposal not detract from the significance of the Grade II Listed Fenney Windmill, including its features of special architectural or historic interest which it possesses, and its setting, an objective considered to be desirable within Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, and the proposal is therefore considered positively in relation to the duty under that Section of The 1990 Act.

Accordingly, and subject to planning condition(s), it is considered that the proposed development would not be in conflict with the relevant provisions of Policy CS14 of the Core Strategy or the relevant provisions of Chapter 16 of the National Planning Policy Framework.

Residential amenity

Policy CS2 of the Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan seek to protect the amenities of nearby properties. These Policies are considered to accord with the National Planning Policy Framework in which case there is no need to reduce the weight that should be given to these policies.

To the north of the application site, on the opposite side of Jubilee Way, is a new William Davis residential development of 380 dwellings, which is currently under construction. To the west of the application site, on the opposite side of Tickow Lane, is an existing residential property, Blackbrook Hill House. A number of residential properties lie to the southern side of the A512 Ashby Road West, with further residential properties located in excess of 95m to the south of the application site along Charley Road.

Drawing No. edp4641_d053c (Illustrative Layout) demonstrates how the application site could be developed taking into account the parameters of the development, as outlined within Drawing No. edp4641_d004j (Land Use and Amount). The illustrative layout suggests the proposed dwellings would be sited in excess of 48m away from the existing dwellings located within William Davis' residential development located to the north of the application site, in excess of 52m away from the front elevation of Blackbrook Hill House to the west of the application and in excess of 120m and 140m away from the closest dwellings located along Charley Road and the A512 Ashby Road West respectively. This would be considered to represent a sufficient level of separation, in line with the Council's minimum separation distances outlined within the Design Supplementary Planning Document, to ensure that the residential amenities of the occupants of these existing properties would be preserved.

In view of the above, it is considered that a suitable detailed development proposal could come forward at the Reserved Matters stage which would ensure that the residential amenity of the occupiers of existing/committed dwellings would be preserved.

However, it is considered that during construction there could potentially be some adverse impacts on existing residential amenity and the Council's Environmental Health Team have suggested a planning condition requiring a Construction Environmental Management Plan, to be approved and implemented, to limit the disturbance and inconvenience that may arise when building works are undertaken.

A further consideration is the potential of the future residents to experience noise impacts due to the neighbouring road network, notably the A512 Ashby Road West. In support of this application the Applicant has submitted a Noise Impact Assessment (Ref: R001, Rev A). This explains that a noise survey was carried out on-site between 18th June 2018 and 23rd June 2018 in order to understand the noise levels experienced on-site. Two survey points were used, one location (P1) adjacent to the southern boundary of the application site near to the A512 Ashby Road West and one location (P2) adjacent to the western boundary of the application site near to Tickow Lane.

The results of the survey undertaken show internal and external noise levels would be in accordance with BS 8233:2014 if the site is designed carefully and attention is given to orientation of properties. Following consultation with Charnwood Borough Council's Environmental Health Team, they have advised that this mitigation will need to be secured by planning condition to ensure that the internal and external noise levels provide an adequate level of protection for the future residents in compliance with BS 8233:2014.

Accordingly, subject to planning conditions, it is considered that the proposed development would be in accordance with the relevant provisions of Policy CS2 of the Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan. Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraph 127, 170 and 180 of the National Planning Policy Framework.

Land contamination

Paragraphs 170 and 178-179 of the National Planning Policy Framework seek to prevent new development contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil pollution. Where contamination is present, remediation and/or mitigation would be required, where appropriate.

By virtue of the current and historic agricultural use of the application site, contamination may be present on site.

In support of this application the Applicant has submitted a Phase 1 Ground Condition Assessment (Land Stability & Contamination) (Ref: R001_r2) dated November 2020. This report outlines that the risk to on and off-site receptors, including construction workers and future residents of the proposed development from potential on-site contamination, is 'Very Low to Low'. Notwithstanding this, the Report outlines a further requirement for a Phase 2 intrusive (geoenvironmental) ground investigation in order to confirm the findings of this Phase 1 report. This would quantify any potential contaminants in the made ground along the western boundary of the application site adjacent to Tickow Lane and the former Paradise and White Horse Cottage plots within the application site and to enable any necessary mitigation measures to be identified.

Following consultation with Charnwood Borough Council's Environmental Health Team, it is considered this requirement for a Phase 2 intrusive (geoenvironmental) ground investigation can be secured by way of a Planning Condition in the event that Outline Planning Permission is granted by Members in respect of the proposed development.

Arboriculture

The application site is not covered by a Tree Preservation Order and the site is not located within a Conservation Area and therefore the trees located within the application site are not statutorily protected. Notwithstanding this, adjacent to the eastern boundary of the application site is the White Horse Wood, which is

designated as Ancient Woodland, and is covered by Tree Preservation Order No. 279.

In support of this application the Applicant has submitted a Findings of Arboricultural Assessment (Incorporating Arboricultural Impact Assessment and Tree Protection) (Ref: edp4641_r009d), dated November 2019. This assessment identifies 21 individual trees, 10 tree groups and 7 hedgerows within the application site, with a mixture of native and non-native species. Based on this assessment and the illustrative layout plan, it is expected that no individual tree loss would be required to facilitate the proposed development. Notwithstanding this, in order to facilitate access into the application site and through the land parcels, it is expected that this would require the partial removal of small sections of tree cover within Tree Groups G4, G14 and G32 and within Hedgerows H1, H21, H25 and H31. Whilst this would be required, it is considered that no significant arboricultural impact would arise. However, the applicant is proposing significant additional landscape planting within the application site as part of the proposed development, which it is considered would satisfactorily mitigate any arboricultural impact that would arise in this case. These details would be submitted and secured at the Reserved Matters stage

With regard to the White Horse Wood, the proposed residential development will be separated from this Wood by a 25.0m wide buffer zone. This buffer zone will include landscape planting, to include a mixture of native tree, scrub and grassland planting, within a 15.0m wide planting area located adjacent to the woodland with a further 5.0m wide agricultural access track and 5.0m wide landscaping buffer located beyond, adjacent to the new residential development. This will be inaccessible to residents of the proposed development. The provision of this buffer, which is in excess of the minimum standards outlined within Natural England and Forestry Commission guidance (which requires a minimum buffer zone of at least 15.0m), and its design, is considered to be acceptable, and will mitigate the impact of the proposed development in context of this Ancient Woodland.

It is considered that planning conditions should be applied in the event of approval of Outline Planning Permission, to protect the roots of existing trees and hedgerows during the construction process.

In view of the above, subject to Planning Conditions, it is considered that the proposal would not give rise to any significant harm in respect to trees. Accordingly, it is considered that the proposed development would be in accordance with the saved Policy EV/1 of the Borough of Charnwood Local Plan. Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraph 170 of the National Planning Policy Framework.

Ecology

Policy CS13 of the Charnwood Local Plan Core Strategy 2011-2028 seeks to ensure protected species are not harmed as a result of development proposals and wherever possible enhance the potential through landscaping and drainage solutions to provide development that promotes ecological benefit.

The application site is not the subject of any International, European or National

statutory designation, nor is it the subject of any local level, non-statutory designation.

Adjacent to the eastern boundary of the application site is White Horse Wood; an Ancient Woodland which is designated as a Local Wildlife Site (LWS). In addition, the application site lies within 750m of Blackbrook Reservoir which is designated as a Site of Special Scientific Interest (SSSI), and is also designated as a LWS. Furthermore, the application site is also located within 1.0 km of 3 Local Wildlife Sites, including:

- Black Brook Hill Farm (20m north-west of the application site, designated for its ancient woodland);
- Black Brook Meadow 2 (670m north of the application site, designated for its mesotrophic grassland); and
- Hookhill Wood (780m north-west of the application site, designated for its ancient woodland).

The habitats within the application site and along the site boundaries include arable fields, hedgerows, woodland, scattered trees and tree lines, ruderal, scrub, poor semi-improved grassland and a stream; which are considered to comprise predominantly those of low (site-level or less) intrinsic ecological importance. However, there are some valuable habitat features within the application site (local-level) intrinsic ecological importance, including the stream which transects the site from north to south and the broad-leaved woodland on-site.

In support of this application the Applicant has submitted an Ecological Appraisal (Ref: edp4641_r011f), dated November 2020. The ecological appraisal outlines the potential of the site to support nesting opportunities for birds and roosting opportunities for bats based on the habitats recorded on-site, which is supported by the ecological survey undertaken on-site. However, the appraisal finds no evidence recorded of bat roosting and it considers the habitat on-site to be of low quality for foraging and commuting with only the boundary landscape features and tree-lined stream within the centre of the application site assessed as providing quality habitat. These findings are supported by the ecological survey undertaken on-site. Within the perimeter of the application site are areas of rough grass and ruderal habitat with potential to support common reptile species, whilst the stream on-site increases the suitability of the application site for grass snake; however, no evidence of reptiles was recorded during the ecological survey undertaken on-site.

No other evidence of protected species within the application site was recorded during the ecological survey undertaken on-site, and the habitat on-site has been assessed as being of low potential to support other species.

With regard to the proposed development, the appraisal outlines that this will result in the loss of habitat of low (site-level importance or less) intrinsic ecological importance, whilst habitat of more local ecological importance, such as the stream and woodland landscaping planting located within the central areas of the site, will be retained.

The Ecological Appraisal recommends that the local ecologically important habitat should be retained with an adequate buffer provided, in this case, likely to be achieved through the provision of attenuation basins as part of the proposed sustainable drainage system and informal/public open space as demonstrated on Drawing No. edp4641_d004j (Land Use and Amount) and Drawing No. edp4641_d053c (Illustrative Layout). Mitigation should be provided in respect of the loss of low-importance habitat proposed, which it is suggested to be provided in the form of new habitat creation, including the creation of a wildlife area within the central areas of the site and new landscape planting, amongst other things, elsewhere within the application site as part of the development proposals. It is suggested that the proposals will seek to deliver a net gain in biodiversity.

Whilst the proposed development would result in the loss of habitat of low (site-level importance or less) intrinsic ecological importance on-site, it is considered that appropriate mitigation to offset this loss can be secured on-site. Whilst detailed information concerning the proposed ecological mitigation has not been submitted in support of this application, such information will need to come forward at the Reserved Matters application stage in the event that Members are minded to grant Outline Planning Permission in respect of the proposed development.

With regard to the White Horse Wood, the proposed residential development will be separated from the Wood by a 25.0m wide buffer zone. This buffer zone will include landscape planting, to include a mixture of native tree, scrub and grassland planting, within a 15.0m wide planting area located adjacent to the woodland with a further 5.0m wide agricultural access track and 5.0m wide landscaping buffer located beyond, adjacent to the new residential development. This will be inaccessible to residents of the proposed development. The provision of this buffer, which is in excess of the minimum standards outlined within Natural England and Forestry Commission guidance (which requires a minimum buffer zone of at least 15.0m), and its design, is considered to be acceptable, and will mitigate the impact of the proposed development in context of this Ancient Woodland.

With regard to Blackbrook Reservoir SSSI, the ecological appraisal outlines the potential of the proposed development to indirectly impact this statutory designated ecological site through hydrological pathways. As a result, the appraisal recommends the development being carried out in accordance with a Construction Environmental Management Plan (details of which have not been submitted in support of this application) in order to prevent any indirect impacts from arising. In this case, subject to this detail being secured via Planning Condition, it is considered that suitable construction management measures will be in place to prevent any indirect impact arising in this case.

With regard to the Black Brook Hill Farm, Black Brook Meadow 2 and Hookhill Wood Local Wildlife Sites, given the nature of these sites, the proposed development and its siting in context of these sites, no direct or indirect impacts are envisaged to arise in this case.

In view of the above, subject to Planning Conditions, it is considered that the proposal would not give rise to any significant harm in respect to ecology and may present the opportunity for net gain in biodiversity on site. Accordingly, it is

considered that the proposed development would, be in accordance with the relevant provisions of Policy CS13 of the Core Strategy and the relevant provisions of Chapter 15 of the National Planning Policy Framework.

Flood risk/drainage

Policy CS2 of the Core Strategy seeks to ensure that development proposals reduce their impacts upon and are also resilient to the effects of climate change in accordance with Policy CS16. Policy CS16 encourages sustainable design and construction and directs development to locations within the Borough at the lowest risk of flooding, supporting developments which reduce flood risk elsewhere, and requiring new developments to manage surface water run off with no net increase in the rate of surface water runoff for Greenfield sites.

According to the Government's Flood Map for Planning, the application site is identified as being within an area (Flood Zone 1) at risk of suffering a 1 in 1000 year (0.1% chance) flood event. This is supported by the Council's own Strategic Flood Risk Assessment (2018).

With regard to the proposed development, the proposed residential use is classified by the National Planning Practice Guidance as a 'more vulnerable' development. More vulnerable development would be considered acceptable within Flood Zone 1 and accordingly it is considered that the proposed development would be acceptable in principle within Flood Zone 1.

The Planning Application Form outlines that surface water is to be disposed by way of the existing watercourse and via a sustainable drainage system, whilst the method of foul water drainage is intended to be achieved by way of the mains sewer. The supporting information outlined above provides further detailed information concerning these proposed means of drainage.

No objections are made by the Environment Agency or Lead Local Flood Authority with regard to the proposed means of surface water drainage subject to planning conditions and informative notes being imposed upon any grant of Outline Planning Permission and it is therefore considered that an acceptable surface water drainage scheme could come forward for the application site.

In view of the above, and subject to Planning Conditions and Informative Notes, it is considered that the proposed development would be acceptable on flood risk and drainage grounds, in accordance with the relevant provisions of Policies CS2 and CS16 of the Charnwood Local Plan Core Strategy 20011-2028. Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of Chapter 14 of the National Planning Policy Framework.

Highway matters

Access is a matter for consideration as part of this Outline planning application.

Policy CS2 of the Core Strategy seeks to ensure safe access is provided to new development. Policy CS17 of the Core Strategy is concerned with encouraging sustainable transport patterns. Policy CS18 seeks to deliver transport and sustainable travel improvements. Saved Policy TR/18 of the Borough of Charnwood Local Plan sets out parking standards in respect of development proposals. These Policies are considered to accord with the National Planning Policy Framework in which case there is no need to reduce the weight that should be given to these policies.

Paragraph 108 of the National Planning Policy Framework supports sustainable travel and Paragraph 109 outlines 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.

In support of this application the Applicant has submitted the following supporting documents:

- Transport Assessment (Ref: 43270/5501 Rev B), dated November 2020;
- Technical Note - Summary of Current Highways Position, dated May 2021;
- Travel Plan (Ref: 43270-5501 Revision C), dated November 2020; and
- Technical Note – Stage 1 Road Safety Audit Response Report (Ref: 332210072/5510/TN001 Rev A), dated 30th April 2021.

In addition, Drawing No. 332210543-100-001 Rev P01 (A512 Ashby Road West Indicative Footway Proposals), Drawing No. 332210543-100-003 Rev A (Tickow Lane Access) and Drawing No. 332210543-100-004 Rev - (Proposed Shuttle Signals on Tickow Lane) also accompany the application to demonstrate the design of the new vehicular and pedestrian accesses and highway improvement works.

The Local Highway Authority (Leicestershire County Council) have assessed the Transport Assessment and Travel Plan submitted in support of the application together with further additional information and evidence requested and submitted throughout the course of the application.

Vehicular and pedestrian access to the application site is proposed to be primarily achieved via the creation of two new accesses off Tickow Lane, to the western boundary of the application site; however, an existing field gate agricultural access located to the southern boundary of the application site off the A512 Ashby Road West is to be retained to serve the adjacent agricultural land parcels, which will provide additional pedestrian and cycle access to the application site. Two additional pedestrian accesses are proposed to be created off the former railway line (Jubilee Way), to the northern boundary of the application site. Furthermore, Public Right of Way (PRoW) No. L13/1 will be retained, and modified to accommodate the proposed development; which will provide further pedestrian linkage to the wider local area.

The Local Highway Authority have advised the design of the access points are largely in line with the requirements of the Leicestershire Highways Design Guide, despite the southernmost vehicular access proposed onto Tickow Lane being made slightly wider to allow for improved access for refuse vehicles that are used by

Charnwood Borough Council. Therefore, the Local Highway Authority considers the proposed access arrangements to be safe and suitable in line with Paragraph 108 of the National Planning Policy Framework.

With regard to highway safety, it is understood that there have been three recorded traffic incidents within the vicinity of the application site (Ashby Road West/Tickow Lane) over the period 2015-2020, all of which are recorded as 'slight'. The Local Highway Authority do not consider that there are any common factors between the recorded incidents, and have advised that they do not consider the proposed development would increase the risk.

With regard to trip generation from the proposed development and capacity on the existing highway network, the Local Highway Authority have advised that the following highway junctions would not have sufficient capacity to accommodate the vehicular traffic generated by the proposed development without road improvement schemes being delivered at these locations:

- A512 / Charnwood Road / Iveshead Road Signal-Controlled Crossroads; and
- A512 / Leicester Road / Ingleberry Road Signal-Controlled Staggered Crossroads.

Other than the above highway junctions, the Local Highway Authority has advised that the existing highway network would have sufficient capacity to accommodate the vehicular traffic generated by the proposed development.

As a result, the Local Highway Authority are seeking £349,219.31 towards road improvement schemes at both highway junctions, which is proportionate and in line with contributions made by other developments in the vicinity of the application site. Subject to the Local Planning Authority securing this developer contribution under a Section 106 Agreement, it is considered that the impacts of the proposed development in this regard would be mitigated in line with the relevant provisions of Policy CS18 of the Core Strategy.

As part of the proposed development, the applicant is proposing new/improved footways along Tickow Lane and the A512 Ashby Road West, and improvements to Public Right of Way L13/1, in order to improve pedestrian accessibility in context of the wider settlement of Shepshed.

In respect of the pedestrian improvements proposed to Tickow Lane, this would provide a 1.5m wide footway along the eastern side of Tickow Lane, including across the bridge over Jubilee Way. As a result, this would narrow the internal width of the carriageway over the bridge to 3.3m, resulting in a single vehicle lane. This would then require traffic control through the use of shuttle working traffic signals. The Local Highway Authority has advised that these improvements would be acceptable subject to this being secured by a Planning Condition.

The pedestrian improvements proposed to the A512 Ashby Road West would provide a 2.0m wide footway along the northern side of the carriageway for a length in excess of 500m up to the nearest bus at the junction of A512 Ashby Road West / Brick Kiln Lane, and the provision of a pedestrian refuge island with associated

minor carriageway widening in order to enable pedestrians to safely cross the carriageway to access the westbound bus stop, which is located on the southern side of the A512 Ashby Road West, and connect to the existing eastbound footway along Ashby Road West. The Local Highway Authority has advised that these improvements would be acceptable subject to this being secured by a Planning Condition. The detailed design of these provisions will be secured under the Section 278 Agreement process under the Highways Act 1990.

Whilst Public Right of Way L13/1 is to be retained as part of the development proposals for the application site, it remains unclear at this time whether or not this will require any form of diversion within the site itself. This will depend on the final layout for the application site, which would have to form part of a Reserved Matters in the event that Members are minded to grant Outline Planning Permission. Notwithstanding this, the Applicant is proposing to improve this Right of Way as part of the proposed development, including upgrading and improving access (hard surfacing and new/improved steps where required) between Tamworth Close to the north of the application site and the southern boundary of the site, to ensure it is usable throughout the year in all weather conditions. The Local Highway Authority welcomes the proposed improvements to this Right of Way and they have advised that the detail is reserved by way of a Planning Condition.

Concerns have been raised within the representations received that Jubilee Way is in a poor state of repair and would be unsuitable for access on foot. Whilst the condition of the footpath is acknowledged, as previously discussed, it nevertheless forms an existing footpath route which would be available to the future residents of the application site in its current condition. Whilst improvement works would be beneficial, these have not been justified, and such improvement works would not be considered necessary to make the development acceptable. Furthermore, any request by the Local Planning Authority for developer contributions towards the improvement of this footpath route would not be considered to be CIL compliant.

In view of the above, the Local Highway Authority has not objected to the proposed development. In addition, they advise that the impacts of the proposed development on highway safety would not be unacceptable and, when considered cumulatively with other developments, the impacts on the road network would not be severe. Subject to the planning obligations outlined above and Planning Conditions and Informative Notes, the Local Highway Authority advises that the proposed development would not conflict with Paragraph 109 of the National Planning Policy Framework.

Accordingly, it is considered that the proposed development would be in accordance with the relevant provisions of Policies CS2, CS17 and CS18 of the Core Strategy, Paragraphs 108 and 109 of the National Planning Policy Framework, and the guidance contained within the Leicestershire Highways Design Guide.

The impact on mineral resources

The site is located within a sand and gravel Mineral Safeguarding Area. Policy M11 of the Leicestershire County Council Mineral and Waste Local Plan aims to prevent

non-mineral related development from potentially sterilising any mineral present within a Mineral Safeguarding Area.

Paragraph 206 of the National Planning Policy Framework outlines that Local Planning Authorities should not normally permit non-mineral related development within Mineral Safeguarding Areas where it would constrain potential future use for mineral working.

In support of this application the Applicant has submitted a Mineral (Sand & Gravel) Resource Assessment (Ref: 43270/3503, Rev V2), dated November 2020. The Mineral Resource Assessment demonstrates that any mineral present on-site is of lower quality and un-economical to extract given its minimal distribution throughout the site. Furthermore, the Assessment demonstrates that the constraints of the application site and wider surrounding context, including but not limited to the White Horse Wood (ancient woodland) and the built development to the north of the site, would restrict the mining activity that could take place on-site. Therefore, it is suggested that the application site would not be suitable for mineral extraction.

Following consultation with Leicestershire County Council (Mineral Planning Authority), no objection was raised in respect of the proposal.

Accordingly, it is considered that the proposed development would not be in conflict with Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019). Furthermore, it is considered that the proposed development would not be in conflict with the relevant provisions of the National Planning Policy Framework, notably Paragraph 206.

Loss of agricultural land

Policy CS16 of the Core Strategy seeks to support development that protects environmental resources, including most versatile agricultural land. This Policy is considered to accord with the National Planning Policy Framework in which case there is no need to reduce the weight that should be given to this Policy.

The application site lies within the an area which has been classified as Grade 2 (Very Good) and Grade 3 (Good to Moderate) quality agricultural land as identified on Natural England's 'Agricultural Land Classification' maps (East Midlands Region). Natural England's 'Likelihood of Best and Most Versatile (BMV) Agricultural Land' (East Midlands Region) map outlines that the application site is situated within an area which has a high likelihood of being best and most versatile land.

In support of this application the applicant has submitted a report on Agricultural Land Classification (Ref: edp4641_r005d), dated November 2019. This Report outlines that the 1.6 hectares of the application site would fall within Sub-grade 3a – Good quality agricultural land, whilst 9.5 hectares of the application site would fall within Sub-grade 3b – Moderate quality agricultural land and 1.3 hectares of the site would fall within non-agricultural land. Grade 3a land is found on the higher ground in the western parts of the application site, whilst Grade 3b land covers the majority of the application site (77% of the sites 12.4 Ha. area). Furthermore, pockets of very shallow soil depth were found within the application site, which would be limited to

Grade 4 – Poor quality agricultural land. In this case, a small area of the application site (1.6 Ha, 13% of the 12.4 Ha. site area) is considered to comprise best and most versatile land (land within Grade 3a).

By virtue of the proposed development, this would result in the loss of best and most versatile land within the application site, which would be contrary with the relevant provisions of Policy CS16 of the Core Strategy and Paragraph 170 of the National Planning Policy Framework.

Whilst this is so, it is not considered that the loss of best and most versatile agricultural land would significantly and demonstrably outweigh the benefits of the proposed development; however, nevertheless, the harm that will arise in this regard should be considered within the overall planning balance.

Planning obligations

Policies CS3, CS9, CS15, CS17, CS18 and CS24 of the Core Strategy require the delivery of appropriate infrastructure to meet the aspirations of sustainable development either on site or through appropriate contribution towards infrastructure off-site relating to a range of services. This would be in accordance with the National Planning Policy Framework and Community Infrastructure Levy (CIL) Regulations to mitigate to the impact of the proposals.

The following contributions have been requested:

Organisation requesting a contribution	Amount	Location of spend	CIL assessment
Charnwood Borough Council (Affordable Housing)	20% affordable housing (split 50% rent and 50% shared ownership) requested	On-site	The requested provision on-site is in accordance with Policy CS3 of the Charnwood Local Plan Core Strategy 2011-2028. Recommendation: CIL compliant.
Charnwood Borough Council (Open Spaces)	On-site provision and £275,436.00 towards off-site improvements.	On-site provision in respect of Parks (0.16 Ha.), Natural and Semi-Natural Open Space (1.01 Ha.), Amenity Green Space (0.23 Ha.), Provision for Children (1 LEAP) and Provision for Young People (1 facility).	The requested provision on-site is in accordance with Policy CS15 of the Core Strategy. The Open Spaces Team has confirmed a number of projects which the off-site contributions could fund and would be within the vicinity of

Organisation requesting a contribution	Amount	Location of spend	CIL assessment
		Off-site provision in respect of Outdoor Sports Facilities (£51,239.00), Allotments (£23,714.00) and Indoor Sport (£96,057.00 (indoor pool), £93,373.00 (indoor courts) and £13,737.00 (indoor bowls rinks)).	<p>the application site.</p> <p>Notwithstanding the above, the request for off-site indoor sport contributions are calculated using a national methodology and do not take account of local needs or circumstances, and, therefore, are not considered to be CIL compliant.</p> <p>Recommendation: Partially CIL compliant.</p>
Charnwood Borough Council (Regeneration and Economic Development)	£50,190.00	The contribution is sought towards town centre public realm improvements (Shepshed).	<p>The requested funds are needed to contribute towards town centre public realm improvements in Shepshed in line with Policy CS9 of the Core Strategy.</p> <p>Recommendation: CIL compliant</p>
Leicestershire County Council (Developer Contributions - Education)	<p>Education (Early Years): £158,989.95;</p> <p>Education (Primary): £919,296.00;</p> <p>Education (Secondary): £760,956.00;</p> <p>Special Schools: £118,541.71</p>	Improvements to capacity in early years, primary and Secondary education within Shepshed, and special schools in Coalville Leicestershire, where there would be a deficit of early year places and pupil places following the completion of the development.	<p>The Early Years Team has outlined a number of early year providers within Shepshed which the early years contribution could fund and would be within the vicinity of the application site.</p> <p>Shepshed Oxley Primary School and Iveshead School fall within the catchment of the application site, whilst Newcroft Primary School and St Botolph's CofE Primary School are located within a 2-</p>

Organisation requesting a contribution	Amount	Location of spend	CIL assessment
			<p>mile walking distance of the application site, and therefore is directly related in scale and kind to the development proposed.</p> <p>Forest Way School, Coalville is the closest special school. and therefore is directly related in scale and kind to the development proposed.</p> <p>Recommendation: CIL compliant.</p>
Leicestershire County Council (Developer Contributions – Library Services)	£6,340.00;	The contribution is sought for research e.g. books, audio books, etc. for loan and reference use to account for additional use from the proposed development.	<p>The development will impact on local library services in respect of additional pressures on the availability of local library facilities.</p> <p>Recommendation: CIL compliant.</p>
Leicestershire County Council (Developer Contributions – Waste Services)	£8,969.10.	Improvements to capacity at Shepshed refuse site.	<p>The development is located in close proximity to the waste site and is likely to increase its amount of usage. The contribution is therefore fairly and reasonably related in scale and kind to the development proposed.</p> <p>Recommendation: CIL compliant.</p>
West Leicestershire Clinical Commissioning Group (Healthcare)	£114,462.36	The proposed site is within the practice boundary of the two GP practices in Shepshed located at Leicester Road and Field Street. The	The requested funds are needed to improve capacity at nearby primary healthcare services in order to mitigate the impacts of the

Organisation requesting a contribution	Amount	Location of spend	CIL assessment
		<p>offsite contribution would contribute towards healthcare enhancement at the two practices in order to meet the demands of the development.</p>	<p>development.</p> <p>Recommendation: CIL compliant</p>
<p>Leicestershire County Council</p>	<p>£349,219.31</p> <p>Travel Packs (can be supplied by Leicestershire County Council at a cost of £52.85 per pack per plot) or otherwise will need to be submitted to and approved in writing by the County Council.</p> <p>6 month bus passes, two per dwelling (can be supplied by Leicestershire County Council at a current average cost of £360.00 per pass).</p> <p>Travel Plan monitoring fee of £6,000.00 towards</p>	<p>£184,352.22 towards the road improvement scheme at the A512 / Charnwood Road / Iveshead Road Signal-Controlled Crossroads junction.</p> <p>£164,867.09 towards the road improvement scheme at the A512 / Leicester Road / Ingleberry Road Signal-Controlled Staggered Crossroads junction.</p> <p>The contribution is required to inform future residents what sustainable travel choices are available in the surrounding area.</p> <p>To encourage new residents to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car</p> <p>To enable Leicestershire</p>	<p>The requested funds are needed to improve capacity at nearby highway junctions.</p> <p>Recommendation: CIL compliant</p> <p>The requested provision of travel packs is in accordance with Policy CS17 of the Core Strategy</p> <p>Recommendation: CIL compliant</p> <p>The requested provision of bus passes is in accordance with Policy CS17 Core Strategy</p> <p>Recommendation: CIL compliant</p> <p>This is considered necessary to monitor</p>

Organisation requesting a contribution	Amount	Location of spend	CIL assessment
	Leicestershire County Council's Travel Plan Monitoring System	County Council to provide support to the appointed Travel Plan Co-Ordinator, audit the annual Travel Plan performance reports to ensure that the Travel Plan outcomes are being achieved, and to take responsibility for any necessitated planning enforcement.	the Travel Plan for this development scheme, and is considered to be in accordance with Policy CS17 of the Core Strategy Recommendation: CIL compliant

The majority of the developer contributions outlined within the above table are considered to be compliant with the Community Infrastructure Levy (CIL) Regulations; although, there are concerns that the contributions sought with regard to indoor sports facilities would not be so (for the reasons outlined within the above table). As a result, contributions towards indoor sport provisions are not considered to be necessary to make the development acceptable in planning terms.

Shepshed Town Council has requested developer contributions towards the skate park on Oakley Road, the improvement/extension of the Glenmore Centre and the improvement of Jubilee Way. However, no further information or evidence regarding these requests has been received and as such contributions towards them cannot be considered justified or necessary to make the development acceptable in planning terms.

Subject to securing the compliant developer contributions under a Section 106 legal agreement, it is considered that the impact of the proposed development can be appropriately mitigated. Accordingly, it is considered the relevant provisions of Policies CS3, CS15, CS17, CS18 and CS24 of the Core Strategy are met.

Planning Balance and Conclusion

As there is currently an insufficient supply of deliverable housing sites within the Borough, the adopted policies that seek to control the delivery of housing in the adopted development plan cannot be considered up to date and therefore the application would have to be determined on the basis of Paragraph 11 d) of the National Planning Policy Framework, i.e. the presumption in favour of sustainable development. This means that permission must be granted unless are adverse impacts arising from the proposed development which would significantly and demonstrably outweigh the benefits arising from the provision of up to 210 houses on this site.

The application site is located outside, and physically detached from, the Limits to Development for the town of Shepshed, within the open countryside. Whilst the proposed development would be contrary with the relevant provisions of saved Policies ST/2, CT/1 and CT/2 of the Borough of Charnwood Local Plan and Policy CS1 of the Core Strategy in principle terms, these Policies are out of date and it is considered that full weight cannot be applied to these Policies.

Notwithstanding the above, the proposed development would provide up to 210 new dwellings of which 42 dwellings would be affordable homes, at a time when there is an acute need for these. Given the above position with regards to the Development Plan Policies, and without a 5-year supply of deliverable housing land, this would be considered to represent a significant benefit of the scheme, and significant positive weight should be attributed to this factor.

The application site is located on the edge of Shepshed and future residents of the proposed development would have access to the range of facilities and services and access to good transport links available within the town, and so the site would be considered to be sustainable in terms of its location.

It is considered that the site offers the potential for acceptable mix of housing to be secured and the site offers the potential for a high quality residential design and layout to be delivered.

The site is within the Charnwood Forest Landscape Character Area and whilst the proposed development would result in a significant effect on the character of the landscape and its visual amenity, this is a localised effect. Given the scale of the proposed development in the overall context of the wider Charnwood Forest Landscape Character Area, it is considered it would not give rise to any significant adverse harm to the character or landscape setting. The landscape impact arising from the proposed development can be suitably mitigated by a high quality design, landscaping and layout as part of a reserved matters submission.

It is considered that the proposed development would not impact the significance of designated and non-designated heritage assets, nor is it considered that the proposal would adversely impact the residential amenities of existing and future residents.

There are no technical constraints relating to land contamination, arboriculture, ecology, flood risk/drainage, minerals and highways that cannot be mitigated or otherwise be compensated for.

The proposed development would result in the loss of best and most versatile agricultural land, which would be contrary with the relevant provisions of Policy CS16 of the Core Strategy and Paragraph 170 of the National Planning Policy Framework. This should be attributed negative weight.

The impacts of the proposed development on local infrastructure can either be offset within the application site or otherwise secured via commuted payments to improve facilities in the area.

The development would support jobs and the local economy, during construction and with lasting benefits of expenditure and employment of residents. This should be given limited positive weight.

In view of the above, and taking into account Paragraph 11 d) of the National Planning Policy Framework (and this document as a whole), it is concluded that the adverse impacts of granting Outline Planning Permission would not significantly and demonstrably outweigh the benefits that the proposed development would offer in this case. Accordingly, it is considered that the proposal would constitute sustainable development as defined under Paragraph 8 of the National Planning Policy Framework.

Therefore, it is recommended that Outline Planning Permission be granted subject to the Planning Conditions and Informative Notes outlined in Recommendation B, below.

RECOMMENDATION

Recommendation A:

That authority is given to the Head of Planning and Regeneration and the Head of Strategic Support to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure improvements, on terms to be finalised by the parties, as set out below:

Affordable Housing	20% affordable housing (split 50% rent and 50% shared ownership)
Open Space	On-site provision in respect of Parks (0.16 Ha.), Natural and Semi-Natural Open Space (1.01 Ha.), Amenity Green Space (0.23 Ha.), Provision for Children (1 LEAP) and Provision for Young People (1 facility). Off-site provision in respect of Outdoor Sports Facilities (£51,239.00 to be used to implement the recommendations of the Charnwood Playing Pitch Strategy 2018, e.g. Ancillary provision at Morley Lane Cricket Ground) and Allotments (£23,714.00 for the creation of additional plots within Shepshed).
Shepshed Town Centre Public Realm Improvements	£50,190.00 - towards town centre public realm improvements in Shepshed.
Education	Early Years (£158,989.95), Primary (£919,296.00), Secondary (£760,956.00) and Special Schools (£118,541.71) – towards education provision in the local area
Library Services	£6,340.00 – towards additional materials for Shepshed Library
Waste Services	£8,969.10 – towards improving capacity at Shepshed refuse site
Healthcare	£114,462.36 – towards improving capacity at Field Street

	and Leicester Road (Forest House) GP surgeries
Highway Improvements	<p>£349,219.31 – towards improving the highway junctions of A512 / Charnwood Road / Iveshead Road Signal-Controlled Crossroads and A512 / Leicester Road / Ingleberry Road Signal-Controlled Staggered Crossroads.</p> <p>Travel Packs (can be supplied by Leicestershire County Council at a cost of £52.85 per pack per plot) or otherwise will need to be submitted to and approved in writing by the County Council.</p> <p>6 month bus passes, two per dwelling (can be supplied by Leicestershire County Council at a current average cost of £360.00 per pass).</p> <p>£6,000.00 towards Travel Plan monitoring fee (Leicestershire County Council’s Travel Plan Monitoring System).</p>

Recommendation B:

That subject to the completion of the Section 106 legal agreement in Recommendation A above, outline planning permission is granted for the proposed development subject to the following planning conditions and Informative Notes:

1. No development shall commence until details of the appearance, landscaping, layout and scale, (“the reserved matters”), have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: The application was made for outline planning permission and is granted to accord with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Part 3(6) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. Application for approval of reserved matters shall be made within three years of the date of this permission and the development shall be begun not later than two years from the final approval of the last of the reserved matters.

Reason: To accord with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drawing No. edp4641_d021c (Site Location Plan);
 - Drawing No. edp4641_d004j (Land Use and Amount);
 - Drawing No. 332210543-100-003 Rev A (Tickow Lane Access);

- Drawing No. 332210543-100-004 Rev - (Proposed Shuttle Signals on Tickow Lane); and
- Drawing No. 332210543-100-001 Rev P01 (A512 Ashby Road West Indicative Footway Proposals).

Reason: For the avoidance of doubt.

4. The submission of Reserved Matters under condition 1 shall be in general accordance with the principles and parameters described and illustrated in the Design & Access Statement (Ref: edp4641_r003g) dated November 2020 and Drawing No. edp4641_d011k (Concept Illustrative Masterplan), and Approved Drawing No.'s edp4641_d004j (Land Use and Amount).

Reason: To ensure that the development results in a form of development which is appropriate to its context, and to comply with Policy CS2 of the Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan.

5. The submission of Reserved Matters under Condition 1 shall include a residential development that comprises a mix of market and affordable homes that has regard to both identified housing need for the Borough and the character of the area.

Reason: To ensure that an appropriate mix of homes is provided that meets the Council's identified need profile, and to comply with Policy CS3 of the Core Strategy and the National Planning Policy Framework 2019.

6. The layout and landscaping details to be submitted under condition 1 above shall include:
 - (a) indications of all existing trees and hedgerows on the land to be removed and/or retained;
 - (b) details of any trees and hedgerows to be retained, together with measures for their protection in the course of development;
 - (c) planting schedule across the site, noting the species, planting sizes, planting numbers and planting densities;
 - (d) existing and finished levels and contours;
 - (e) the treatment for all ground surfaces, including hard surfaced areas;
 - (f) means of enclosure;
 - (g) any structures to be erected across the site (e.g. play equipment, street furniture, refuse and other storage units, signs, lighting etc.);
 - (h) functional services above and below ground level; and
 - (i) programme of implementation and management.

Thereafter, the development shall be implemented fully in accordance with these approved details.

Reason: To ensure that a high quality design is delivered, to enhance the appearance of the development in the interest of the visual amenities of the area, and to accord with Policies CS2 and CS11 of the Core Strategy and saved Policies EV/1 and CT/2 of the Borough of Charnwood Local Plan.

7. The layout and landscaping details to be submitted under condition 1 above shall include full details of existing and proposed ground levels and finished floor levels of all buildings relative to the proposed ground levels.

Reason: To ensure that the development is delivered in a way which is in character with its surroundings, and to accord Policies CS2 and CS11 of the Core Strategy and saved Policies EV/1 and CT/2 of the Borough of Charnwood Local Plan.

8. The layout details to be submitted under condition 1 above shall include the following minimum amounts and typologies of open space:
 - 0.16 Ha. of parks;
 - 1.01 Ha. of natural and semi-natural open space;
 - 0.23 Ha. of amenity green space;
 - 1 facility of equipped children's play space; and
 - 1 facility for young people.

Reason: To ensure that the development provides on-site open space to meet the development needs of the future residents of the development, and to comply with Policy CS15 of the Core Strategy.

9. No development shall commence on-site until arrangements have been made for an archaeological watching brief to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the watching brief proposals agreed pursuant to this condition, and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Reason: To ensure that any archaeological evidence discovered during ground works is adequately recorded, and to accord with the Policy CS14 of the Core Strategy and the relevant provisions of Chapter 16 of the National Planning Policy Framework 2019.

10. No development shall commence on-site until such time as a Construction Environmental Management Plan, has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with these approved details.

Reason: To minimise detrimental effects to neighbouring amenities, the amenities of the area in general, the natural environment through pollution risks, and to accord with Policies CS2 and CS13 of the Core Strategy and saved Policy EV/1 of the Borough of Charnwood Local Plan.

11. The layout, appearance and landscaping details to be submitted under condition 1 above shall include a scheme of works for noise attenuation, to include noise mitigation within external areas across the site (including private gardens) and within the construction of individual dwellings.

Reason: To ensure that the internal and external noise levels are acceptable in the interests of the residential amenities of the future occupants of the proposed development, and to accord with Policy CS2 of the Core Strategy, saved Policy EV/1 of the Borough of Charnwood Local Plan and Paragraphs 127, 170 and 180 of the National Planning Policy Framework.

12. No development shall commence on site until such time as a physical site investigation has been undertaken to identify the extent, scale and type of any contamination and where necessary an appraisal of remedial options and proposal of the preferred option(s) to avoid risk to the occupiers/buildings/environment when the site is developed.

If contamination is identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use shall be prepared and then submitted to the Local Planning Authority for approval.

Any approved remediation scheme shall, thereafter, be implemented prior to the commencement of the development or as otherwise prescribed in the approved implementation programme.

Upon completion of the approved remedial measures, a site verification report, including conclusive evidence that the remedial measures have been implemented and the site is suitable for its intended use, shall be prepared and then submitted to the Local Planning Authority for approval.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the land is fit for purpose, and to accord with Paragraphs 170 and 178-179 of the National Planning Policy Framework.

13. The layout, appearance and landscaping details to be submitted under condition 1 above shall include full details, including a programme of implementation and management, of the ecological mitigation to be provided within the application site in line with the recommendations contained within the Ecological Appraisal (Ref: edp4641_r011f), prepared by The Environmental Dimension Partnership Ltd., dated November 2020. Thereafter, the development shall be implemented in accordance with these approved details and retained as such in perpetuity.

Reason: To ensure that the ecological impacts associated with the proposed development are mitigated on-site, and to accord with Policy CS13 of the Core Strategy.

14. The layout, appearance and landscaping details to be submitted under condition 1 above shall include full details of the treatment of the 25.0m wide

buffer zone to be provided along the eastern boundary of the application site adjacent to White Horse Wood, which shall be in broad accordance with Drawing No. edp4641_sk002b_pw_27.05.21 (Ecotone Design Concept). Thereafter, the development shall be implemented in accordance with these approved details and retained as such in perpetuity.

Reason: To safeguard the Ancient Woodland and Local Wildlife Site, and in the interests of ecology, and to accord with Policy CS13 of the Core Strategy.

15. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented strict accordance with these approved details and retained in perpetuity.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, to accord with Policies CS2 and C16 of the of the Core Strategy.

16. No development shall commence on site until such time as details in relation to the management of surface water on site during construction of the development hereby permitted has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with these approved details.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase, and to accord with Policies CS2 and C16 of the of the Core Strategy.

17. No occupation of the development hereby permitted shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to ,and approved in writing by, the Local Planning Authority. Thereafter, the development shall be implemented in accordance with these approved details.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development, and to accord with Policies CS2 and CS16 of the Core Strategy.

18. No development shall commence on site until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy, and to accord with Policies CS2 and C16 of the of the Core Strategy.

19. The layout details to be submitted under condition 1 above shall include modelling of the watercourse, in line with Environment Agency climate change guidance, in order to confirm the suitability of the layout in terms of flood risk.

Reason: To prevent flooding by ensuring the sequential layout of the proposals, and to accord with Policies CS2 and C16 of the Core Strategy.

20. No development shall commence on the site until such time as a Construction Traffic Management Plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the construction of the development shall be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

21. No part of the development hereby permitted shall be first occupied until such time as an amended Travel Plan, which sets out actions and measures with quantifiable outputs and outcome targets, has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the agreed Travel Plan shall be implemented in accordance with the approved details.

Reason: To reduce the need to travel by single occupancy vehicle and to promote the use of sustainable modes of transport in accordance with Policy CS17 of the Core Strategy and the National Planning Policy Framework (2019).

22. The new vehicular accesses hereby permitted shall not be used for a period of more than one month from being first brought into use unless any existing vehicular accesses on Tickow Lane and Ashby Road West that become redundant as a result of this proposal have been closed permanently and reinstated in accordance with details which are first to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2019).

23. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Approved Drawing, Drawing No. 332210543-100-003 Rev A (Tickow Lane Access) have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

24. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 120 metres have been provided at the southernmost site access and 2.4m by 120m to the south and 2.4m by 65m to the north have been provided at the northernmost site access along Tickow Lane. Thereafter, these vehicular visibility splays shall be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2019).

25. No part of the development hereby permitted shall be occupied until such time as the pedestrian and cycle access arrangements shown on Approved Drawing, Drawing No. 332210543-100-001 Rev P01 (A512 Ashby Road West Indicative Footway Proposals), have been implemented in full.

Reason: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2019).

26. No part of the development shall be occupied until such time as the offsite works shown on Approved Drawing, Drawing No. 332210543-100-004 Rev - (Proposed Shuttle Signals on Tickow Lane), have been implemented in full.

Reason: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2019).

27. No part of the development shall be occupied until such time as the offsite works shown on Approved Drawing, Drawing No. 332210543-100-001 Rev P01 (A512 Ashby Road West Indicative Footway Proposals), have been implemented in full.

Reason: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2019).

28. No development shall take place until a scheme and timetable for delivery for the treatment of Public Right of Way L13/1 between Ashby Road West and Tamworth Close has been submitted to, and approved in writing by, the Local Planning Authority. Such a scheme shall include provision for the management during construction (including any arrangements for a temporary diversion), fencing, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council's

Guidance Notes for Developers. Thereafter, the development shall be carried out in accordance with the approved scheme and timetable.

Reason: To protect and enhance Public Rights of Way and access in accordance with Paragraph 98 of the National Planning Policy Framework 2019.

29. All details of the proposed development shall comply with the design standards of Leicestershire County Council as contained within its current design standards document (The Leicestershire Highways Design Guide) or its successor in title. Such details must include parking and turning facilities, access widths, gradients, surfacing, signing and lining and visibility splays (as appropriate) and shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of above ground-level works.

Reason: To ensure a satisfactory form of development and in the interests of highway safety, and in accordance with the National Planning Policy Framework (2019).

30. No development shall take place on-site until arrangements have been made for an archaeological watching brief to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the watching brief proposals agreed pursuant to this condition, and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Reason: To ensure that any archaeological evidence discovered during ground works is adequately recorded, and to accord with the Policy CS14 of the Core Strategy and the relevant provisions of Chapter 16 of the National Planning Policy Framework.

Information Note(s):

1. Planning Permission has been granted for this development because the Council has determined that it is generally in accordance with the terms of the Development Plan, including the Charnwood Local Plan Core Strategy 2011-2028, the Borough of Charnwood Local Plan 1999-2006 and the Leicestershire County Council Minerals and Waste Local Plan (2019). Because the benefits of the proposal are not significantly and demonstrably outweighed by the harm identified. There are no other issues arising that would indicate that planning permission should be refused.
2. The Local Planning Authority has acted pro-actively through early engagement with the Applicant at the pre-application stage and throughout the consideration of this planning application. This has led to improvements with regards the development scheme in order to secure a sustainable form of development in line with the requirements of Paragraph 38 of the National

Planning Policy Framework (2019), and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. The Applicant is requested to note that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Charnwood Borough Council (Tel. 01509 634924 or 01509 634757). As such please be aware that complying with building regulations does not mean that the planning conditions attached to this permission have been discharged and vice versa.
4. The Applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.
5. Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>.
6. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
7. The Applicant's attention is drawn to Leicestershire Police's consultation response dated 24th May 2021, and their design guidance in respect of matters of crime and security. Furthermore, Leicestershire Policy has requested a Section 38 Agreement (of The Highways Act 1980) in respect of the installation of an electrical spur to the nearest lamppost to the vehicular access of the application site.
8. The Applicant's attention is drawn to Leicestershire County Council's (Lead Local Flood Authority) consultation response dated 26th May 2021, and their guidance notes in reference to Planning Conditions 15 – 19.

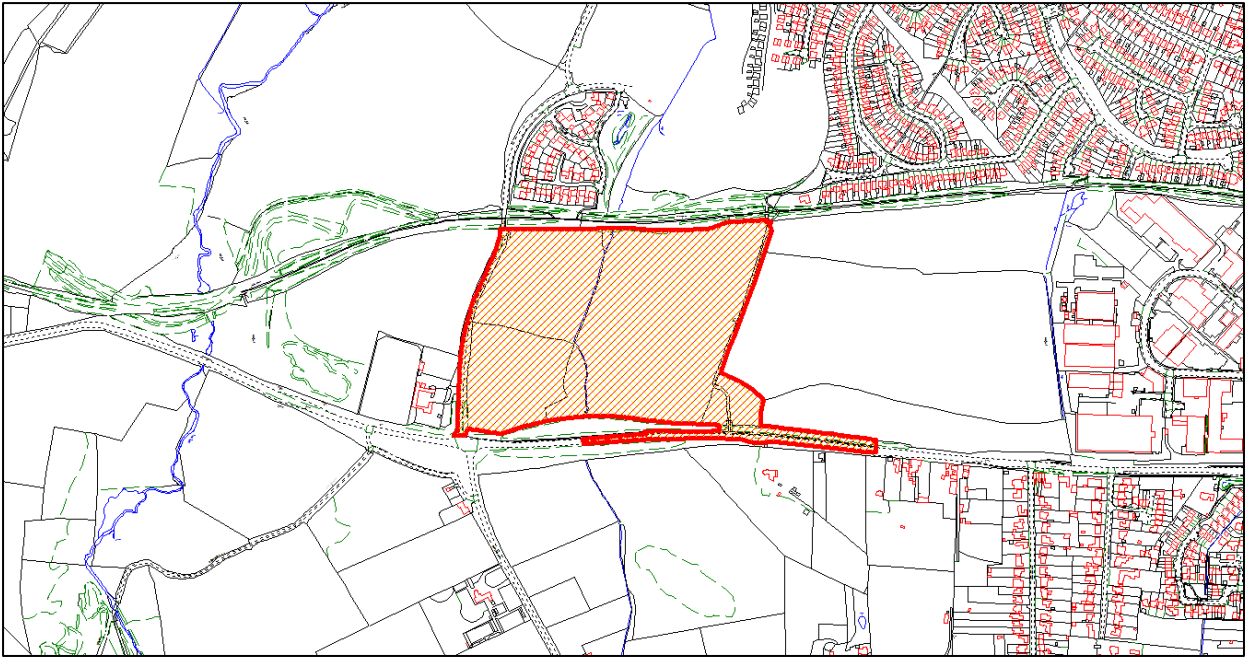
9. The details submitted pursuant to Planning Condition 11 shall include the following matters, as advised by Charnwood Borough Council's Environmental Health Department:

- Measures to control the emission of dust and noise from the site;
- A Noise Management Plan;
- Details of traffic routing;
- Details of waste storage and handling;
- Site risk assessments,
- An environmental hazards checklist,
- Monitoring strategies
- Reporting procedures;
- Arrangements and/or controls for the loading or unloading of plant and materials; and
- Detail of operational and managerial controls in place to minimise any negative impact on nearby noise sensitive properties.

10. All demolition/construction work should be carried out in such a manner as to minimise the risk of dust or noise nuisance to neighbouring residential properties. Application of standard dust control measures as detailed in the Building Research Establishment (BRE) document "Control of Dust from Construction and Demolition Activities": 2003 should be followed.

11. To minimise the risk of noise nuisance, all work should follow good practice guidance such as those detailed in BS5228 "Noise control on construction and open sites" 2009.

12. It is advised in order to limit disturbance, that there should be no burning of waste on site and there should be no audible construction noise beyond the site boundary before 7:30 am or after 6:00 pm Monday to Friday or before 8:00 am or after 1:00pm Saturday, with no working on Sundays or bank holidays.



Delegated planning decisions made by Charnwood Borough Council since the last Plans Committee report

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0727/2	Householder	67 Woodgon Road Anstey Leicestershire LE7 7ER	Two storey extension at side and rear of house	GTDCON, Permission be granted subject to the following conditions:	09-Jun-2021	Anstey
P/21/0827/2	Full	Land rear of 188-190 Cropston Road Anstey Leicestershire LE7 7BN	Change of use of land to residential and the conversion and extension of the existing building to form a two storey dwelling and erection of double garage.(Variation of condition 2 of P/20/0336/2 to alter the design of the garage, fenestration alterations and an enlarged porch to the proposed dwelling and erection of garden walling).	GTDCON, Permission be granted subject to the following conditions:	11-Jun-2021	Anstey
P/21/2035/2	Householder	1 Birch Avenue Barrow Upon Soar LE12 8SJ	Raise roof of dwelling and installation of two dormer windows to rear of dwelling to facilitate loft conversion.	GTDCON, Permission be granted subject to the following conditions:	08-Jun-2021	Barrow & Sileby West
P/21/0899/2	Householder	51 Thirlmere Road Barrow Upon Soar LE12 8QQ	Single storey rear extension Permeable hardstanding to front of the dwelling Replacement of roof over front garage and porch Alterations to windows and doors	GTDCON, Permission be granted subject to the following conditions:	15-Jun-2021	Barrow & Sileby West
P/21/1132/2	Discharge of Conditions	138/140 Cotes Road Barrow Upon Soar Leicestershire LE12 8JS	Discharge of Conditions 3 and 4 of P/20/1615/2	NOTDIS, Conditions NOT discharged	15-Jun-2021	Barrow & Sileby West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0490/2	Householder	42 Barrow Road Sileby Leicestershire LE12 7LP	Proposed single storey extension to rear and additional first floor extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Jun-2021	Barrow & Sileby West
P/21/0652/2	Householder	6 Barrowcliffe Close Barrow Upon Soar LE12 8JY	Proposed extensions to existing dwelling including single storey extension to front to provide porch, single storey extension to conservatory at rear & first floor balcony to rear.	GTDCON, Permission be granted subject to the following conditions:	17-Jun-2021	Barrow & Sileby West
P/21/0978/2	Householder	3 The Moorings Barrow Upon Soar LE12 8GY	Variation of condition 2 to application P/20/0741/2 - Single storey rear extension with balcony above and external alterations including front & rear dormers and roof windows. Substitution of plans to raise front dormer.	GTDCON, Permission be granted subject to the following conditions:	23-Jun-2021	Barrow & Sileby West
P/21/0829/2	Householder	1 Sandgate Avenue Birstall Leicestershire LE4 3HQ	Proposed first floor side extension.	GTDCON, Permission be granted subject to the following conditions:	10-Jun-2021	Birstall Wanlip
P/21/0885/2	Full	1 Johnson Road Birstall LE4 3AT	Erection of single storey building to rear of site.	GTDCON, Permission be granted subject to the following conditions:	14-Jun-2021	Birstall Wanlip
P/20/1599/2	Householder	52 Park Road Birstall LE4 3AU	Erection of two storey rear and single storey side & rear extensions to dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Jun-2021	Birstall Wanlip
P/21/0870/2	Householder	22 Elmfield Avenue Birstall LE4 3DE	Single Storey Side and Rear Extension	GTDCON, Permission be granted subject to the following conditions:	01-Jul-2021	Birstall Wanlip
P/21/0552/2	Householder	32 Curzon Avenue Birstall LE4 4AB	Erection of two storey and single storey extension to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Jun-2021	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1833/2	Full	Depot adj to Football Ground Meadow Lane Birstall Leicestershire LE4 4EU	Change of use of the site to mixed uses within use classes B8 (storage), E(g)(i) (office use) and E(c) (financial/professional/other services to the public)	GTDCON, Permission be granted subject to the following conditions:	10-Jun-2021	Birstall Watermead
P/21/0637/2	Discharge of Conditions	Land At Former 28 Curzon Avenue Birstall LE4 4AB	Discharge of conditions 3 and 5 of P/18/1723/2 with respect to visibility splays and landscaping.	NOTDIS, Conditions NOT discharged	15-Jun-2021	Birstall Watermead
P/21/1135/2	Householder Prior Notification	143 Stonehill Avenue Birstall LE4 4JG	The erection of a single storey rear extension extending beyond the rear wall of the original house by 8m, with a maximum height of 3.8m, and height to the eaves of 2.8m.	PRINOT, Prior approval from the Council is not required	21-Jun-2021	Birstall Watermead
P/21/0853/2	Full	Thornfield House 9 Church Hill Birstall Leicestershire LE4 4DN	Change of use of annex accommodation to separate dwelling, Erection of single storey extensions and formation of parking area.	GTDCON, Permission be granted subject to the following conditions:	23-Jun-2021	Birstall Watermead
P/21/1013/2	Householder	49 Wanlip Avenue Birstall LE4 4JR	Proposed single storey side & rear extension.	GTDCON, Permission be granted subject to the following conditions:	30-Jun-2021	Birstall Watermead
P/21/0682/2	Householder	2 Foresters Row East Goscote Leicestershire LE7 3ZF	Construction of attached single story garage to side of property	GTDCON, Permission be granted subject to the following conditions:	15-Jun-2021	East Goscote Ward
P/21/0256/2	Householder	Five Acres 243A Forest Road Woodhouse Leicestershire LE12 8TZ	Erection of two storey extension to eastern elevation, single storey extension to southwestern elevation, 1.5 storey garage extension and chimney to dwelling.	GTDCON, Permission be granted subject to the following conditions:	07-Jun-2021	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/2335/2	Full	Ulverscroft Manor Priory Lane Ulverscroft Leicestershire LE67 9PH	Erection of single storey modular building to form Classroom and Teaching space and ancillary accommodation (removal of condition 2 of P/15/2624/2 relating to the removal of the building and restoration of the land) under Section 73 of the Town and Country Planning Act 1990.	GTDCON, Permission be granted subject to the following conditions:	09-Jun-2021	Forest Bradgate
P/21/0918/2	Householder	269 Markfield Lane Markfield Leicestershire LE67 9PR	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	17-Jun-2021	Forest Bradgate
P/21/0656/2	Householder	6 Beaumanor Drive Woodhouse LE12 8TX	Proposed Porch over existing front door in materials to match existing.	GTDCON, Permission be granted subject to the following conditions:	17-Jun-2021	Forest Bradgate
P/21/0871/2	Full	Barn Farm Maplewell Road Woodhouse Eaves LE12 8QY	Erection of a replacement dwelling (Reserved matters P/17/1667/2) (Revised scheme P/20/1827/2 refers) - Variation of conditions 1 & 2 relating to approved drawings and proposed use of materials.	GTDCON, Permission be granted subject to the following conditions:	23-Jun-2021	Forest Bradgate
P/21/0928/2	Householder	Walnut Cottage 37 School Lane Woodhouse Leicestershire LE12 8UJ	Proposed single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	30-Jun-2021	Forest Bradgate
P/20/2128/2	Full	50 Old Ashby Road Loughborough LE11 4PG	Erection of single and two storey extension to side and single storey extension to rear of semi-detached dwelling (Class C3).	GTDCON, Permission be granted subject to the following conditions:	07-Jun-2021	Loughborough Ashby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0754/2	Householder	17 Mount Grace Road Loughborough LE11 4FR	Erection of single storey porch extension to side of house	GTDCON, Permission be granted subject to the following conditions:	09-Jun-2021	Loughborough Garendon
P/21/0654/2	Householder	37 Foxcote Drive Loughborough LE11 4WF	Erection of single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	11-Jun-2021	Loughborough Garendon
P/21/0986/2	Householder Prior Notification	4A Boyer Street Loughborough Leicestershire LE11 1DT	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 3m, and height to the eaves of 2.2m.	PRINOT, Prior approval from the Council is not required	07-Jun-2021	Loughborough Hastings
P/21/0748/2	Full	Rooms above 13A/14 High Street Loughborough Leicestershire LE11 2PY	Change of use of first floor to flat (Use Class C3) and offices (Use Class E(g)(i)) and construction of pitched roof extension and 2 external staircases to rear.	GTDCON, Permission be granted subject to the following conditions:	15-Jun-2021	Loughborough Hastings
P/21/0294/2	Full	26 School Street Loughborough Leicestershire	Erection of 2.5 storey block of 4 flats to side of No 26 and associated cycle storage to rear.	REF, Permission be refused for the following reasons:	28-Jun-2021	Loughborough Hastings
P/21/1012/2	Householder	4A Boyer Street Loughborough LE11 1DT	Proposed single storey extension to front of dwelling (Revised scheme - P/21/0441/2 refers).	GTDCON, Permission be granted subject to the following conditions:	01-Jul-2021	Loughborough Hastings
P/21/0413/2	Householder	18 Wide Lane Hathern Leicestershire LE12 5LN	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Jun-2021	Loughborough Hathern & Dishley
P/21/0985/2	Householder	36 Stewart Drive Loughborough Leicestershire LE11 5PT	Single storey porch and rear extensions.	GTDCON, Permission be granted subject to the following conditions:	02-Jul-2021	Loughborough Hathern & Dishley

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1071/2	Householder Prior Notification	37A Kings Avenue Loughborough Leicestershire LE11 5HU	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.5m, with a maximum height of 3.4m, and height to the eaves of 2.4m.	PRINOT, Prior approval from the Council is not required	15-Jun-2021	Loughborough Lemyngton
P/21/0403/2	Full	Telecommunications Site CTIL 116875-21 TEF 46541 VF 45637 Grass Verge at Junction of North Road and Meadow Lane Loughborough LE11 1JP	Removal 15 metre high monopole and associated equipment cabinet, erection of 20 metre high monopole supporting 6 x antennas, 1 x 0.3 metre diameter dish and 3 associated equipment cabinets.	GTDCON, Permission be granted subject to the following conditions:	16-Jun-2021	Loughborough Lemyngton
P/21/0931/2	Equipment PD Notification	Junction of North Road, off Meadow Lane Loughborough Leicestershire LE11 1JP	Replacement of 1no. 15m monopole with 1no. 20m monopole to the west, supporting 1no. 300mm dish, and replace 1 cabinet with 2 cabinets and associated ancillary works.	MNAAU, The application be agreed without conditions.	21-Jun-2021	Loughborough Lemyngton
P/21/0736/2	Full	19 - 20 Baxter Gate Loughborough Leicestershire	Change of use from ground floor Office (Class E(g)(i)) to restaurant (Class E (b)) and ancillary hot food takeaway (sui generis) and installation of extraction flue to rear	GTDCON, Permission be granted subject to the following conditions:	28-Jun-2021	Loughborough Lemyngton
P/20/2305/2	Householder	71 Nanpantan Road Loughborough Leicestershire LE11 3ST	Demolition of garage, erection of 2 storey extension to side, single storey extension to front and rear, hard surfacing to front, cladding and alteration to house.	GTDCON, Permission be granted subject to the following conditions:	07-Jun-2021	Loughborough Nanpantan
P/21/0787/2	Householder	46 Ashleigh Drive Loughborough LE11 3HW	Proposed single storey extension & a creation of a flat roof dormer window to existing house in multiple occupation. Re-submission of P/20/2032/2	GTDCON, Permission be granted subject to the following conditions:	14-Jun-2021	Loughborough Nanpantan

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0964/2	Householder	43 Mountfields Drive Loughborough LE11 3JD	Erection of two storey front and side extension and single storey extension to rear of semi detached dwelling	REF, Permission be refused for the following reasons:	23-Jun-2021	Loughborough Nanpantan
P/21/0882/2	Full	27 Highfields Drive Loughborough LE11 3JS	Erection of a single storey garage to rear of house	GTDCON, Permission be granted subject to the following conditions:	28-Jun-2021	Loughborough Nanpantan
P/21/0857/2	Householder	13 Hambledon Crescent Loughborough LE11 2SX	Proposed single storey rear and side extension, demolition of existing storage outbuilding	GTDCON, Permission be granted subject to the following conditions:	08-Jun-2021	Loughborough Outwoods
P/21/0889/2	Householder	5 Nursery End Loughborough LE11 3RB	Proposed single storey side extension	GTDCON, Permission be granted subject to the following conditions:	10-Jun-2021	Loughborough Outwoods
P/21/0865/2	Householder	54 Valley Road Loughborough LE11 3PZ	Erection of first floor extension to side and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Jun-2021	Loughborough Outwoods
P/21/0723/2	Householder	12 Pantain Road Loughborough LE11 3NA	Single storey extensions to side and rear of detached house.	GTDCON, Permission be granted subject to the following conditions:	11-Jun-2021	Loughborough Outwoods
P/21/0798/2	Householder	9 Upper Green Loughborough LE11 3SG	Proposed single storey extension, loft conversion with new dormers and roof lights and the hardstanding of the front garden. (Re-submission of application P/20/2151/2)	GTDCON, Permission be granted subject to the following conditions:	16-Jun-2021	Loughborough Outwoods
P/21/0988/2	Householder	81 Tiverton Road Loughborough LE11 2RU	Single storey extensions to side/rear of semi-detached house and alterations to external materials. Provision of parking area to front of dwelling including retaining walls and alterations to vehicular access.	GTDCON, Permission be granted subject to the following conditions:	28-Jun-2021	Loughborough Outwoods

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0817/2	Householder	328 Beacon Road Loughborough Leicestershire LE11 2RD	Erection of replacement rooftop sun room to second floor. Painting of exterior render.	GTDCON, Permission be granted subject to the following conditions:	28-Jun-2021	Loughborough Outwoods
P/21/0427/2	Householder	14 Fairmeadows Way Loughborough Leicestershire LE11 2QT	Proposed two storey extension to side of dwelling, following demolition of garage.	GTDCON, Permission be granted subject to the following conditions:	16-Jun-2021	Loughborough Shelthorpe
P/21/0966/2	Householder	73 Lansdowne Drive Loughborough Leicestershire LE11 2BX	Erection of single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-Jul-2021	Loughborough Shelthorpe
P/21/0250/2	Householder	48 Frederick Street Loughborough Leicestershire LE11 3BJ	Proposed single storey rear extension to House in Multiple Occupation (Class C4).	GTDCON, Permission be granted subject to the following conditions:	10-Jun-2021	Loughborough Southfields
P/21/0999/2	Householder	98 Forest Road Loughborough LE11 3NR	First floor rear extension. Rendering of existing and proposed rear extensions.	GTDCON, Permission be granted subject to the following conditions:	29-Jun-2021	Loughborough Southfields
P/21/0858/2	CL (existing)	126 Alan Moss Road Loughborough Leicestershire LE11 5LY	Certificate of lawfulness (existing) for use of property as an HMO (Class C4)	GTD, Permission be granted unconditionally	08-Jun-2021	Loughborough Storer
P/21/0761/2	Householder	88 Station Street Loughborough Leicestershire LE11 5EF	Single storey extension to rear of house in multiple occupation.	REF, Permission be refused for the following reasons:	09-Jun-2021	Loughborough Storer
P/20/2201/2	Householder	16 Carington Street Loughborough LE11 5NF	Erection of single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	10-Jun-2021	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0359/2	Householder	30 Paget Street Loughborough Leicestershire LE11 5DS	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Jun-2021	Loughborough Storer
P/21/0959/2	Full	13 Milton Court Loughborough Leicestershire LE11 5JL	Change of use of dwelling (Use Class C3) to a house in multiple occupation (Use Class C4)	GTDCON, Permission be granted subject to the following conditions:	21-Jun-2021	Loughborough Storer
P/21/0591/2	Full	120 Byron Street Loughborough LE11 5JW	Erection of replacement dwelling with rear facing terrace.	REF, Permission be refused for the following reasons:	30-Jun-2021	Loughborough Storer
P/21/0912/2	Full	42 Linkfield Road Mountsorrel Leicestershire LE12 7DL	Erection of 2 dwellings and 1 detached garage, and associated works.(Variation of Planning Conditions 2, 3, 4 and 5 of Full Planning Permission reference P/20/1564/2).	GTDCON, Permission be granted subject to the following conditions:	16-Jun-2021	Mountsorrel
P/21/0341/2	Householder	69 Glebe Road Queniborough Leicestershire LE7 3FH	Single Storey Rear Extension and internal alterations	GTDCON, Permission be granted subject to the following conditions:	08-Jun-2021	Queniborough
P/21/0728/2	Householder Prior Notification	71 The Ringway Queniborough Leicestershire LE7 3DN	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.96 m, with a maximum height of 3m, and height to the eaves of 2m.	PRINOT, Prior approval from the Council is not required	11-Jun-2021	Queniborough
P/21/0456/2	Householder	33 Marsden Avenue Queniborough Leicestershire LE7 3FL	Conversion and extension of existing bungalow into two storey dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Jun-2021	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0493/2	Householder	40 Main Street South Croxton Leicestershire LE7 3RJ	Proposed first floor extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	28-Jun-2021	Queniborough
P/20/2129/2	Householder	3 Avenue Road Queniborough LE7 3FB	Extend existing dropped kerb and hardstanding area.	GTDCON, Permission be granted subject to the following conditions:	29-Jun-2021	Queniborough
P/21/0110/2	Householder	47 Station Road Quorn Leicestershire LE12 8BP	Proposed two storey extension to front, and porch to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	10-Jun-2021	Quorn & Mountsorrel Castle
P/21/0897/2	Householder	54 Leicester Road Quorn LE12 8BB	Proposed front porch	GTDCON, Permission be granted subject to the following conditions:	17-Jun-2021	Quorn & Mountsorrel Castle
P/21/0769/2	Householder	Linden Lea 11 Toller Road Quorn Leicestershire LE12 8AH	Proposed single storey extensions to front and rear to include garage and porch and 2-storey extension to rear including balcony; addition of render to entirety of front elevation.	GTDCON, Permission be granted subject to the following conditions:	21-Jun-2021	Quorn & Mountsorrel Castle
P/21/0823/2	Householder	13 Toller Road Quorn LE12 8AH	Proposed conversion of garage to bedroom and alterations to porch at front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	22-Jun-2021	Quorn & Mountsorrel Castle
P/21/0758/2	Advert Consent	Farnham House Loughborough Road Quorn Leicestershire LE12 8XF	Display of wall mounted vertical sign of non-illuminated individual letters to front elevation	GTDCON, Permission be granted subject to the following conditions:	24-Jun-2021	Quorn & Mountsorrel Castle
P/20/2115/2	Full	32 The Green Mountsorrel LE12 7AF	Creation of new vehicular access, erection of 2m high gates, infill of pedestrian access and part demolition of boundary wall.	REF, Permission be refused for the following reasons:	25-Jun-2021	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1227/2	CL (Proposed)	23 Beacon Avenue Quorn LE12 8EW	Certificate of Lawful Development (proposed) for single storey rear extension.	CLDPGRANT, Certificate of Lawful Proposed Development	29-Jun-2021	Quorn & Mountsorrel Castle
P/21/0029/2	Householder	46 The Ridgeway Rothley Leicestershire LE7 7LE	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Jun-2021	Rothley & Thurcaston
P/21/0364/2	Householder	9 Anthony Street Rothley Leicestershire LE7 7PA	Erection of a garden shed	GTDCON, Permission be granted subject to the following conditions:	11-Jun-2021	Rothley & Thurcaston
P/21/0304/2	Householder	Tall Pines 76 Main Street Swithland Leicestershire LE12 8TH	Erection of outdoor fireplace and flue to rear of house	GTDCON, Permission be granted subject to the following conditions:	14-Jun-2021	Rothley & Thurcaston
P/21/0273/2	Householder	57 Garland Rothley Leicestershire LE7 7RG	Retention of trellis 0.65m high on top of garden perimeter wall (2.605m total height).	GTDCON, Permission be granted subject to the following conditions:	17-Jun-2021	Rothley & Thurcaston
P/21/0888/2	Full	8 Woodgate Rothley Leicestershire LE7 7LJ	Retrospective planning for single storey rear extension and bi-fold doors. Additional fixed plant to rear elevation.	GTDCON, Permission be granted subject to the following conditions:	21-Jun-2021	Rothley & Thurcaston
P/21/0720/2	Householder	175 Station Road Cropston LE7 7HH	Erection of 2 storey extension to front and rear, two storey extension at side and other side, gable end to hip and other roof alterations	GTDCON, Permission be granted subject to the following conditions:	30-Jun-2021	Rothley & Thurcaston
P/21/0845/2	Householder	979 Loughborough Road Rothley Leicestershire LE7 7NJ	Proposed single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Jul-2021	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0199/2	Householder	17 Fairway Road Shepshed Leicestershire LE12 9DS	Removal of conifer hedge and erection of replacement timber fence	GTDCON, Permission be granted subject to the following conditions:	11-Jun-2021	Shepshed East
P/20/1778/2	Householder	14 Leicester Road Shepshed LE12 9DQ	Erection of single storey outbuilding to rear of property following demolition of existing outbuilding.	GTDCON, Permission be granted subject to the following conditions:	22-Jun-2021	Shepshed East
P/21/0803/2	Householder	3 Charles Hall Close Shepshed LE12 9UP	Erection of three dormer windows to roof and single storey rear extension.	GTDCON, Permission be granted subject to the following conditions:	28-Jun-2021	Shepshed East
P/21/0786/2	Householder	42 Abbey Close Shepshed LE12 9EH	Single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	08-Jun-2021	Shepshed West
P/21/0730/2	Householder	29 Lansdowne Road Shepshed Leicestershire LE12 9RS	Erection of single storey extension to side and rear of semi detached dwelling	GTDCON, Permission be granted subject to the following conditions:	14-Jun-2021	Shepshed West
P/21/0502/2	Householder	14 Sandringham Rise Shepshed Leicestershire LE12 9ND	Erection of a part 2-storey and part single-storey extension to rear of existing dwelling	GTDCON, Permission be granted subject to the following conditions:	18-Jun-2021	Shepshed West
P/21/0027/2	Outline Planning Permission	Land West of Iveshead Road Shepshed Leicestershire	Outline planning application (with all matters reserved except for access) for the erection of up to 50 dwellings with internal access roads, public open space, landscaping, surface water attenuation and associated infrastructure.	REF, Permission be refused for the following reasons:	23-Jun-2021	Shepshed West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1010/2	Householder Prior Notification	30A Brick Kiln Lane Shepshed Leicestershire LE12 9EL	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6.4m, with a maximum height of 3.6m, and height to the eaves of 2.65m.	PRINOT, Prior approval from the Council is not required	24-Jun-2021	Shepshed West
P/21/1019/2	Householder	75 Belton Street Shepshed LE12 9AA	Erection of two storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	29-Jun-2021	Shepshed West
P/21/0862/2	Full	Field Barn 234 Seagrave Road Sileby LE12 7NJ	Change of use of agricultural storage barn to a mixed use for agriculture, agricultural storage, domestic storage and indoor recreational equestrian use. (Retrospective application)	GTDCON, Permission be granted subject to the following conditions:	09-Jun-2021	Sileby
P/20/2247/2	Householder	100 Cossington Road Sileby Leicestershire LE12 7RT	Erection of single storey extension to rear and extension of dropped kerb.	GTDCON, Permission be granted subject to the following conditions:	17-Jun-2021	Sileby
P/21/0924/2	Full	4 Manor Drive Sileby Leicestershire LE12 7RZ	Retention of 5 No. steel storage containers	GTD, Permission be granted unconditionally	29-Jun-2021	Sileby
P/21/0945/2	Householder	213 Ratcliffe Road Sileby Leicestershire LE12 7PY	Change of use of first floor storage to annex over existing double garage at rear of house.	GTDCON, Permission be granted subject to the following conditions:	30-Jun-2021	Sileby
P/21/0174/2	Householder	6 Lime Close Syston LE7 2AZ	Proposed single storey rear/partial side extension.	GTDCON, Permission be granted subject to the following conditions:	08-Jun-2021	Syston East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0784/2	Householder	6 Parkstone Road Syston LE7 1LY	First floor side extension on top of existing integral garage to form ensuite and dressing room. Partial demolition of existing tandem garage to other side of property with single-storey extension to front and rear of former tandem garage to form living/kitchen with associated facilities	GTDCON, Permission be granted subject to the following conditions:	08-Jun-2021	Syston West
P/21/0861/2	Telecom Determination with mast	Wanlip Road Syston LE7 1NQ	Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	NRQ, The submission of details are not required for consideration.	15-Jun-2021	Syston West
P/21/0860/2	Telecom Determination with mast	Black Lane Walton on the Wolds Charnwood LE12 8HN	Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	NRQ, The submission of details are not required for consideration.	16-Jun-2021	The Wolds
P/21/0284/2	Full	True Plant Hire Ltd The New Barn Rempstone Road Wymeswold LE12 6UE	Change of use of buildings and land to a plant hire business (sui generis) with associated external storage areas, wash bay area, siting of 3 storage containers, site levelling, surfacing, bunding and erection of boundary fencing.	REF, Permission be refused for the following reasons:	18-Jun-2021	The Wolds
P/21/0781/2	Householder Prior Notification	5 Mill Hill Leys Wymeswold Leicestershire LE12 6UU	Creation of additional storey with dormers to the front and rear.	PRIREF, The prior approval of the Council is refused	22-Jun-2021	The Wolds
P/21/0965/2	Householder	7 Springfield Close Burton On The Wolds LE12 5AN	Erection of first floor extension, single storey extension and porch to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Jun-2021	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/1515/2	Full	Land Adjacent to Wymeswold Industrial Estate Prestwold Leicestershire	The erection of 4No. new terraced industrial buildings comprising of 19. industrial units (Class B2/B8), and 2No. office units (Class B1) with associated site works incorporating access, parking, delivery vehicle turning areas and landscaping	GTDCON, Permission be granted subject to the following conditions:	30-Jun-2021	The Wolds
P/21/1009/2	Householder Prior Notification	63 Dovedale Road Thurmaston LE4 8NA	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4 m, with a maximum height of 3.6m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	07-Jun-2021	Thurmaston
P/21/0436/2	Full	adjacent to 39 Church Street Thurmaston Leicestershire LE4 8DQ	Erection of detached bungalow.	REF, Permission be refused for the following reasons:	08-Jun-2021	Thurmaston
P/21/0902/2	Full	Existing Base Station VIA Lightning Ltd Knights Close LE4 8EW Thurmaston	Erection of 20m replacement monopole supporting 12 antenna, and 2 no dishes with ancillary development.	GTDCON, Permission be granted subject to the following conditions:	15-Jun-2021	Thurmaston
P/21/0222/2	Householder	14 Clayton Drive Thurmaston Leicestershire LE4 8LQ	Proposed single storey extensions to front, side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	17-Jun-2021	Thurmaston
P/21/1038/2	Change of Use Prior Notification	729 Melton Road Thurmaston Leicestershire LE4 8ED	Change of use from offices (class B1) to residential (class C3). (Prior Notification.)	PRIREF, The prior approval of the Council is refused	23-Jun-2021	Thurmaston
P/21/0633/2	Householder	142 Colby Drive Thurmaston LE4 8LB	External wall insulation with render finish to dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Jun-2021	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/1005/2	Householder	28 Colby Drive Thurmaston Leicestershire LE4 8LA	Proposed single and two-storey extensions to form a two-storey dwelling.	REF, Permission be refused for the following reasons:	29-Jun-2021	Thurmaston
P/21/0214/2	Householder	160 Humberstone Lane Thurmaston Leicestershire LE4 8HG	Proposed two storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-Jul-2021	Thurmaston
P/21/0997/2	Householder Prior Notification	44 Price Way Thurmaston LE4 8BG	The erection of a single storey rear extension extending beyond the rear wall of the original house by 8m, with a maximum height of 4m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	02-Jul-2021	Thurmaston
P/21/1119/2	Householder Prior Notification	173 Colby Drive Thurmaston Leicestershire LE4 8LE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 8m, with a maximum height of 3m, and height to the eaves of 2.8m.	PRIREF, The prior approval of the Council is refused	02-Jul-2021	Thurmaston
P/21/0271/2	Agricultural for Prior Approval	Glebe Farm Gaddesby Lane Rearsby Leicestershire LE7 4YL	Erection of agricultural building for maintenance and crop storage (Prior Notification)	NRQ, The submission of details are not required for consideration.	07-Jun-2021	Wreake Villages
P/20/0797/2	Full	34-36 Station Road Rearsby LE7 4YY	Erection of detached single storey dwelling to rear of nursing home to provide staff accommodation, and associated landscaping and access works.	GTDCON, Permission be granted subject to the following conditions:	08-Jun-2021	Wreake Villages