

Plans Committee Date:	22/06/2023
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Item No:

Application Reference Number: P/22/2188/2

Application Type: Reserved Matters **Date Valid:** 06/01/2023
Applicant: Persimmon Homes (North Midlands)
Proposal: Reserved matters application seeking approval of access, layout, scale, appearance and landscaping in respect of Parcel E1 of the Employment Zone, pursuant to outline planning permission reference P/14/1833/2, including the discharge of outline conditions 43 (Noise Assessment) and 50 (Odour Assessment), 51 (Ecological Appraisal)
Location: Land at West of Loughborough, Garendon Park
Parish: Stonebow Village **Ward:** Dishley, Hathern and Thorpe Acre
Case Officer: Mark Pickrell **Tel No:** 07852720913

1. Background

1.1 This application is referred to Plans Committee in accordance with the scheme of delegation as it relates to the early delivery of the Employment Zone and associated Hathern Road access point of the Garendon Park Sustainable Urban Extension (SUE) and it is of significant public interest.

2. Description of the application site

2.1 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 for development including 3,200 dwellings, schools, open space and associated infrastructure with land extending between the A6 to the A512, including Garendon Park registered park and gardens.

2.2 Reserved matters and various discharge of conditions have been agreed in association with the first residential parcels, generally located towards the north east of the site, adjacent to the A6. The first parcel was commenced in 2022, with the first dwellings having been occupied in early 2023.

2.3 The current reserved matters application relates to the appearance, landscaping, layout, access and scale for one parcel of the employment zone. The total site area of this parcel is 7.51ha and it forms part of an allocated employment area with total area of 16ha, located within the Garendon Park SUE.

- 2.4 The submission forms part of a suite of submissions relating to land to the west of the SUE and the Employment Zone, including a separate reserved matters application (P/22/2223/2) for the access route from Hathern Road, linking to the Strategic Link Road (SLR), up to the proposed employment parcel, also including drainage and infrastructure. Also relevant are various discharge of conditions applications, the details of which are provided below.
- 2.5 The general location of the employment zone, which essentially encircles the Hathern Household Waste and Recycling Centre, sewage treatment plant and solar farm to the west of the SUE, was approved as part of the outline permission. Key plans which formed part of the outline permission (P/14/1833/2) include:
- Parameters Plan A - Application Boundary FPCR Drawing Reference No. 1005/L/201
 - Parameters Plan B - Land Use FPCR Drawing Reference No. 1005/L/202 Rev A
 - Parameters Plan C - Building Heights & Density FPCR Drawing Reference No. 1005/L/203 Rev A
 - Parameters Plan D - Access FPCR Drawing Reference No. 1005/L/204 Rev C
 - Parameters Plan E Green Infrastructure FPCR Drawing Reference No. 1005/L/205 Rev A
 - The Submitted Masterplan (FPCR Drawing Reference No. 1005/L/04 Rev E
- 2.6 The site is currently agricultural land bounded by existing hedgerow and tree planting along the northern southern boundary.

3. Description of the proposal

- 3.1 The proposals include details relating to the appearance, landscaping, layout, access and scale (reserved matters) specifically relating to one parcel of the employment zone.
- 3.2 The proposals seek detailed consent for one manufacturing unit and one ancillary unit for Space 4, a subsidiary company of the wider Persimmon Group, part of which owns the site of the Garendon Park SUE.
- 3.3 The proposals include provision for two units, the larger of which (Unit A) would allow for the manufacture of timber frame components for regional and national customers and a secondary unit (Unit B) which would allow for internal storage and loading of components.
- 3.4 The proposals include areas of landscaping and infrastructure as well as parking, loading areas, HGV routing and ancillary office space.

- 3.5 Unit A would have a height of 9m with three storey ancillary office space, extending up to a maximum height of 12m. Unit A would have a maximum length of 330m and maximum depth of 130m, including inset element facing the SLR. The unit would have a gross external floor area of 38,753sqm.
- 3.6 Unit B would have a maximum height of 9m, length of approx. 75m and depth of 85m with a gross external floor area of 6,578sqm. It would be located to the west of Unit A, adjacent to the parcel's access point and would serve as a storage and loading area.
- 3.7 Development includes ancillary buildings, including a single storey gatehouse, smoking shelter and cycle shelter.
- 3.8 The use is proposed to be operated on a shift basis as follows:
- 06:00 to 14:00 Monday to Friday
 - 14:00 to 22:00 Monday to Friday
 - 22:00 to 06:00 Sunday to Thursday
- 3.9 Access to the site forms part of the associated reserved matters application (P/22/2223/2), including a new junction onto Hathern Road, a link road between Hathern Road and the Strategic Link Road (SLR) and sections of the SLR up to the access point to the parcel.
- 3.10 In addition to plans detailing the proposed development, the application is supported by the following documents which are relevant to the application. Please note that the original submissions included details for discharge of phase specific conditions which have subsequently been omitted from this application and dealt with by way of separate discharge of conditions applications.
- 3.11 The supporting documents are as follows:
- Application Form and plans
 - Design and Access Statement (Roberts Limbrick)
 - External Lighting Layout
 - Green Infrastructure and Biodiversity Management Plan
 - Biodiversity Metric 3.0
 - Arboricultural Method Statement – November 2022 (FPCR)
 - Biomass Feasibility Report (CPW)
 - Noise Assessment – November 2022 (Tetra Tech)
 - Daylight Assessment (CPW)
 - External Lighting Report – P03 (CPW)
 - Odour Assessment – November 2022 (Tetra Tech)
 - Services and Energy Statement (CPW)
 - Ecological Appraisal (FPCR)
 - Utilities Requirements Report (CPW)
 - Topographical Survey (10537-PL020)
 - Proposed Gatehouse Plans and Elevations (10537-PL038)
 - On Plot Landscape Proposals (10860-FPCR-XX-XX-DR-L-0001-0007-P02-Landscape Proposals)
 - BNG Baseline Habitats Plan

4. Development Plan Policies

4.1 The Development Plan comprises the Charnwood Local Plan Core Strategy (adopted 9 November 2015), the Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies), Minerals and Waste Local Plan (2019).

4.2 The policies applicable to this application are as follows:

4.2.1 Charnwood Local Plan Core Strategy

- Policy CS1 – Development Strategy
- Policy CS2 – High Quality Design
- Policy CS6 – Employment and Economic Development
- Policy CS11 - Landscape and Countryside
- Policy CS12 – Green Infrastructure
- Policy CS13 – Biodiversity and Geodiversity
- Policy CS14 – Heritage
- Policy CS16 - Sustainable Construction and Energy
- Policy CS22 – West Loughborough Sustainable Urban Extension
- Policy CS25 - Presumption in favour of sustainable development

4.2.2 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
- Policy CT/1 - General Principles for areas of countryside
- Policy CT/2 – Development in the Countryside
- Policy EV/1 – Design
- Policy TR/18 - Parking in New Development

4.2.3 Minerals and Waste Local Plan (2019)

This document includes the County Council's spatial vision, spatial strategy, strategic objectives, and core policies which set out the key principles to guide the future winning and working of minerals and the form of waste management development in the County of Leicestershire over the period to the end of 2031.

Policy M11 seeks to safeguard mineral resources including sand, gravel, limestone, igneous rock, surface coal, fireclay, brick clay and gypsum. The policy sets out that planning permission will be granted for development that is incompatible with safeguarding minerals within a Mineral Safeguarding Area provided certain criteria are met.

Planning applications for non-mineral development within a Mineral Safeguarding Area should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.

5. Other material considerations

5.1 The National Planning Policy Framework (NPPF 2021)

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

- Section 2: Achieving sustainable development
- Section 6: Building a strong, competitive economy
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting Sustainable Transport
- Section 12: Requiring well-designed places.
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

5.2 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.

5.3 National Design Guide

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

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

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides a statutory duty for local authorities to have special regard to Listed Buildings and Conservation Areas. Section 66 (1) of the Act refers to the desirability of preserving Listed Buildings, the setting of Listed Buildings and the features of special architectural and historic interest which it possesses whilst Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

5.5 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.

5.6 Leicestershire Highways Design Guide

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 expected to be provided in new housing development.

5.7 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'.

5.8 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.

5.9 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.

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

As the application proposals are for urban development on a site of more than 0.5 hectares, the proposals fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. Such projects only require an EIA if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Given the nature and location of the application proposals, it is not considered that the application would constitute EIA development.

5.11 The Draft Charnwood Local Plan 2019-37

This document sets out the Council's strategic and detailed policies for the Borough over the period 2019-37. The local plan was submitted for examination in December 2021 with hearings concluding in February 2023. It is anticipated that the Inspectors will issue a letter setting out the requirement for main modifications to be made to make the plan sound. These modifications will be published for six weeks of public consultation so that the responses can assist the Inspectors in preparing their final report. The precise timings of these events is dictated by the Inspectors although, subject to their report, it is anticipated the Local Plan will be adopted by the Council in Autumn 2023.

In accordance with NPPF paragraph 48, the relevant emerging policies in the plan may be given weight in determining applications, according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater 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);
- (c) the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The following policies are considered applicable to this application, and the weight they can be assigned is addressed in the 'Planning Considerations' part of this report.

- Policy DS1: Development Strategy
- Policy DS4: Employment Allocations
- Policy DS5: High Quality Design
- Policy LUC2: West of Loughborough Sustainable Urban Extension
- Policy E1: Meeting Employment Needs
- Policy T3: Car Parking Standards
- Policy CC4: Sustainable Construction
- Policy CC5: Sustainable Transport
- Policy EV1: Landscape
- Policy EV6: Conserving and Enhancing Biodiversity and Geodiversity
- Policy EV7: Tree Planting
- Policy EV8: Heritage
- Policy SUA1 – Shepshed Urban Area

5.12 Planning Guidance for Biodiversity June 2022

This planning guidance seeks to provide further clarification to Core Strategy Policy CS13 insofar as ensuring development proposals secure biodiversity net gain on-site to contribute towards the overall sustainability of development proposals.

6. **Relevant Planning History**

6.1 The key planning applications related to the consideration of this proposal are as follows.

Reference	Description	Decision and Date
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.	Approved July 2018
P/22/2223/2	Reserved Matters Application for the Hathern Road Access and link road to the Strategic Link Road and associated infrastructure and enabling works for Parcel E1 of the Employment Zone pursuant to outline planning permission reference P/14/1833/2, including the discharge of outline conditions 43 (Noise Assessment), 51 (Ecological Appraisal)	Pending (Plans Committee)
P/22/2003/2	Discharge of conditions 10 (Development Framework) and 13 (Employment Parcel Design Brief) of P/14/1833/2	Pending
P/22/1994/2	Discharge of condition 9 (Phasing Plan) of P/14/1833/2 (Outline planning permission for residential development and associated infrastructure)	Pending

P/22/1918/2	Discharge of condition 20 (Strategic Link Road) of P/14/1833/2	Pending
P/22/2266/2	Discharge of condition 36 (Green Infrastructure Biodiversity Management Plan) of P/14/1833/2	Pending
P/22/2094/2	Discharge of condition 37 (Arboricultural Method Statement) of P/14/1833/2	Approved 17/03/23
P/22/2002/2	Discharge of condition 38 (Written Scheme of Investigation for Programme of Archaeological Works) of P/14/1833/2	Approved 17/03/23

6.2 Other associated applications, including discharge of site wide conditions, are detailed below:

Reference	Description	Decision and Date
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.	Granted – 25/07/2019
P/20/0515/2	Reserved Matters for Phase 1a + Discharge of outline conditions 11 (Children and Young Persons Strategy), 14 (Site wide structural landscaping), 39 (Landscape scheme for registered park and garden), 43 (noise assessment), 50 (phase odour assessment)	Granted – 19/07/2021
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	Granted – 08/10/2021
P/21/2664/2	Discharge of conditions 29 (phase SUDS), 30 (phase disposal of surface water), 33 (foul sewage drainage plans and timescale), 34 (site wide green infrastructure and biodiversity management strategy and timescale), 36 (phase green infrastructure and biodiversity management strategy), 37 (phase arboricultural method statement), 38 (phase archaeological investigation) & 51 (phase ecological survey update) of P/14/1833/2	Granted – 23/08/2022

6.3 Other applications relate to the Garendon Park SUE and discharge of conditions and are available via Charnwood's Planning Explorer.

7. Responses of Consultees & Other Comments Received

7.1 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	No objections
Leicestershire County Council – Highways	<p>No objections subject to conditions:</p> <ul style="list-style-type: none"> • Restriction of use to Timber Frame Property Manufacturing Facility as described in the Design and Access Statement • No part of the development occupied until easternmost access has been implemented in full • No part of the development shall be occupied until visibility splays provided • No part of the development shall be occupied until site egress arrangements have been implemented in full • No part of the development shall be occupied until westernmost visibility splays provided • The development shall not be occupied until such time as the parking and turning facilities have been implemented in full • The development shall not be occupied until a minimum of 10 secure (and under cover) cycle spaces have been provided • The development shall not be occupied until a minimum of 10 secure powered two wheeler parking spaces have been provided • No vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 60m of the highway boundary • No part of the development shall be first occupied until a car park management plan has been submitted to and agreed in writing by the Local Planning Authority.
Leicestershire County Council – Waste Management	No objections from a waste safeguarding perspective.
Charnwood Conservation and Design	No comment
Charnwood Landscape	No comment

Charnwood Biodiversity	No comment (Note separate submissions in relation to Phase Biodiversity and Green Infrastructure Management Plan – P/22/2266/2)
Charnwood Borough Council Environmental Health	No objections
Ancient Monuments Society	No comment
Historic England	No advice to offer
The Gardens Trust	No comment
Bridleway Association	No comment
British Gas	No comment
Environment Agency	No comment
Ramblers Association	No comment

Ward Councillor and Parish Council Response

Hathern Parish Council	No comment
Shepshed Town Council	No comment

Responses to publicity

From	Comments
2 letters of objection received from 2 addresses	<ul style="list-style-type: none"> • Concerns that the ecological walkover surveys have not been extensive enough and the 2022 appraisal is over reliant on surveys that are 9 or 10 years out of date. • Inaccuracies in the supporting documents result in misrepresentation of the issues and assessment. • Highway safety is not accurately presented • The proposals would increase traffic on Hathern Road, impacting residents. • The proposed access is dangerous and would affect safety of highway users, including horses and riders • There is a nearby livery yard and the proposed access would make the highway unsafe for horses and riders • The assessment of impact on horse riders is inaccurate.

	<ul style="list-style-type: none"> • Horse riders from the local area visit the area to access local bridleways • Open days are held at Shepshed Watermill with up to 500 visitors and safe access for visitors would be affected. • An alternative junction, including a roundabout, is a better solution. • The access would result in noise pollution to neighbouring residents
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8. Consideration of the Planning Issues

- 8.1 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 Core Strategy (2015) and those “saved” policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy (2011-2028), Minerals and Waste Local Plan (2019).
- 8.2 The Core Strategy and Charnwood Local Plan are over 5 years old, and it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. As this application relates to provision of employment uses, the relevant policies listed above are up to date and compliant with national guidance and as such that there is no reason for them to be given reduced weight.
- 8.3 The main planning considerations applicable to this application are considered to be:
- Principle of development
 - Environmental Impact Assessment
 - Delivery of Employment Land
 - Landscape & Visual Impact
 - Design & Layout
 - Impact on trees
 - Ecology and biodiversity
 - Impact on residential amenity
 - Heritage and Archaeology
 - Highway matters
 - Sustainable construction and energy efficiency

9 Key Issues

9.1 Principle of the Development

- 9.1.1 The principle of development is guided by local plan policies CS1 of the Charnwood Core Strategy (2015). Policy CS1 outlines the development strategy for the borough and the distribution of sustainable growth. Policy CS1 includes provision for approximately 3,000 homes on land west of Loughborough (now known as Garendon Park) and up to 16ha of employment land by 2028. Policy CS1 aims to respond positively to sustainable development which contributes towards meeting development needs, supports the strategic vision, makes effective use of land and is in accordance with the policies elsewhere in the Charnwood Core Strategy.
- 9.1.2 Core Strategy Policy CS22 allocates the Garendon Park site for development, including up to 16ha of employment land. The allocation is reiterated in the emerging Local Plan policy LUC2, including the provision of up to 16ha of employment land. Furthermore, the approved outline permission for the SUE (P/14/1833/2) and associated S106 makes provision for the delivery of up to 16ha of employment land within the SUE, in the location subject of this application.
- 9.1.3 The principle of employment development on this site has been established by the outline permission and its delivery is supported by the adopted and emerging Development Plan.
- 9.1.4 The matters for consideration as part of this application are the appearance, landscaping, layout, access and scale.

9.2 Environmental Impact Assessment (EIA)

- 9.2.1 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
- 9.2.2 These matters have been assessed and it is considered that the reserved matters are in compliance with the parameters in the outline 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.

9.3 Delivery of Employment Land

- 9.3.1 Policy CS6 (Employment and Economic Development) of Core Strategy outlines aims to meet the economic needs of our community and support the economy of Leicester by delivering 75ha of land for strategic employment purposes, providing opportunities for manufacturing businesses to develop, re-locate and expand and supporting major employment opportunities in locations where they reduce journeys to work by car. CS22 makes provision for delivery of employment land to meet the boroughs wider strategic employment purposes with 16ha allocated as part of the Garendon Park SUE. Similarly, paragraph 81 of the NPPF places significant weight on supporting economic growth and productivity.
- 9.3.2 The emerging Local Plan includes the latest evidence base for assessment of employment need and follows through the allocation of employment land at Garendon Park from the Core Strategy into emerging policy LUC2 to help meet our strategic and local employment needs and support regeneration of Loughborough and Shepshed in accordance with emerging Local Plan policies DS1, LUC2 and SUA1.
- 9.3.3 The development proposed in this application includes provision for 35,264sqm of B2 uses, with ancillary office space on a 7.51ha site. This represents approximately 47% of the overall employment provision within the SUE being made available for a defined user, rather than as speculative development.
- 9.3.4 The original outline permission and associated details approved through subsequent discharge of conditions (P/18/2406/2) made provision for the delivery of the employment land as one of the latter phases of the development (6 and 7 out of 9). The current proposals and associated discharge of conditions make provision for the early delivery of the employment land (phase 3 out of 8). Subject to agreement of relevant details, it is expected that construction of the unit could commence in 2024 with a view to being operational in 2025.
- 9.3.5 Under the conditions of the Outline Planning Permission, delivery of the remaining parcels of the employment land is subject to employment marketing (required to be commenced by the 600th dwelling, at the latest) and market demand. It would also take into account the early delivery of services and infrastructure to serve the proposed parcel E1 and potential for these to be extended to serve remaining parcels such that it could be possible for further parcels of employment land to be made available from an earlier stage than originally anticipated.
- 9.3.6 The need for the employment land is established by the adopted Core Strategy and evidence base supporting the emerging Local Plan. The employment area is an allocated employment site that is planned to provide for the economic and employment needs of the Borough during the plan period of up to 2037. The proposals make provision for early delivery of employment land for a defined user with associated benefits of job opportunities and growth of the local economy on an allocated site which is a significant benefit to be considered in the determination of this application.

9.3.7 The proposals comply with Core Strategy Policies CS6 and CS22 as well as the NPPF and emerging Local Plan Policies DS1, LUC2 and SUA1.

9.4 Design and Layout

- 9.4.1 Policy CS2 of the Core Strategy requires new developments to respect and enhance the character of the area and saved policy EV/1 supports development that is of a design, scale, layout and mass compatible with the locality and which uses materials appropriate to the locality. Core Strategy Policy CS22 and the supporting vision sets out aims for the overall character of the SUE, including that the design of Garendon Park will be strongly informed by the unique local character and the historic setting provided by the Charnwood Forest and The Garendon Registered Park and Garden. The general urban design of the SUE is expected to weave the local style into the development as well as introducing new innovative and creative solutions. These policies generally accord with the NPPF and National Design Guide 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. Similar to the adopted Core Strategy, emerging Local Plan policies DS5 and general and LUC2 with specific reference to the site require development of the site to respond to the landscape and surrounding areas to create a locally distinctive development.
- 9.4.2 Separate submissions have been made in relation to discharge of conditions 10 (Development Framework) and 13 (Employment Parcel Design Brief) of the outline permission, relating to a phase specific development framework and design brief (P/22/2003/2) which seek to establish the parameters for design and layout of the wider employment zone. This builds on details established through parameter plans and the illustrative masterplan approved as part of the outline permission and sets out the general layout and access parameters specifically for the employment zone. These include provision for the scale of development proposed as part of this reserved matters application and provides context for how proposed manufacturing unit would be incorporated into the employment zone.
- 9.4.3 The main body of the unit would have a height of 9m, with an additional office element with a height of 12m on the southern elevation. The proposed development would have a max length of 330m. Elevations facing the SLR would include an inset section and layered landscaping. The unit would be set back 25m from the edge of the footpath / cycleway of the SLR. Elevations fronting the link road between Hathern Road and the SLR would have a height of 9m and width of 100m with additional inset element having a width of 30m. This elevation would be set back from the highway by 90m, with intervening drainage basin and landscape planting.
- 9.4.4 The scale bulk and mass of the proposals are significant, however, the design does seek to mitigate its impact where possible while still achieving the operational needs of the business. Measures include having an inset element on the eastern elevation, incorporating a graduated colour pallet and utilising drainage basins to create interest in space between the building and highway with associated planting to soften the immediate setting of the building. Boundary treatment is referred to including post and rail along the southern frontage, though specific details are to be agreed. The southern elevation is broken up by the office element, including timber treatment which creates some interest in the southern elevation.

- 9.4.5 It is also noted that parameter plan C, approved as part of the outline permission (plan ref. 1005.L.203 Rev A) sets out that the maximum height of buildings within the employment area would not exceed 12m. The maximum height was considered acceptable in principle at the time of the outline application based on the landscape assessment and heritage setting and it is noted that the majority of the unit would have a height of 9m, therefore less than the maximum provided for through the approved parameter plans.
- 9.4.6 The scale, bulk and mass of the development is significant and no amount of colour changes, landscaping or materials will fully mitigate its impact on the area. However, the proposals are considered to be reasonable in the context of the approved parameter plans and wider setting of the SUE. Due to its scale and bulk and the design that includes limited reference to the unique character of the area, it is considered that the proposals conflict with NPPF, National Design Guide, policies CS2, CS11, CS13 and CS22 of Charnwood Core Strategy, DS5 and LUC2 of emerging Local Plan and the Charnwood Design SPD. The impact is to be weighed in the planning balance.

9.5 Landscape and Visual Impact

- 9.5.1 Policies CS2 and CS11 of Charnwood Core Strategy are concerned with protecting the landscape and ensuring new development does not result in visual harm. CS22 specifically relates to the Garendon Park SUE and requires the SUE as a whole to respond to the landscape and surrounding areas to create a locally distinctive development. These policies generally accord with the National Planning Policy Framework and do not directly impact on the supply of employment land. As a result, it is not considered that there is a need to reduce the weight that should be given to them.
- 9.5.2 The supporting text for policy CS22 includes a vision for the Garendon Park growth area. The vision includes emphasis for the SUE, combined with the LUSEP, to put local connectivity as a key aim whilst providing residents with a variety of employment opportunities. The design of Garendon Park will be strongly informed by the unique local character and the historic setting provided by the Charnwood Forest and The Garendon Registered Park and Garden. The general urban design of the SUE is expected to weave the local style into the development as well as introducing new innovative and creative solutions.
- 9.5.3 Emerging Local Plan Policy EV1 requires new development to protect landscape character and to reinforce sense of place and local distinctiveness. And maintain separate identities of settlements. This policy is at an advanced stage and was discussed at the hearing sessions in June 2022 and are consistent with the NPPF so can be given moderate weight. The above requirements are also reiterated by emerging Local Plan Policy LUC2 which, for the same reasons, also carries moderate weight.

- 9.5.4 The submission documents include a Design and Access Statement, with landscape section, arboricultural method statement (noting previous approval of condition 37 – Arboricultural Method Statement) and landscaping details. The submitted details are taken in the context of the wider landscape and visual impact assessment which formed part of the outline permission. The proposals are also taken in the context of the phasing plan which forms part of a separate discharge of condition application (P/22/1994/2) and is pending determination.
- 9.5.5 The proposed phasing plan and delivery of the wider SUE provides some context for how the proposed manufacturing unit would be perceived and its impact on the surrounding landscape. In summary, the proposed phasing plan is based on a north to south delivery of the SUE, with residential parcels progressing firstly from the north east of the SUE (closest to A6), before progressing generally towards the north west of the SUE, and then progressing south towards the registered park and garden. Full details are available within application ref. P/22/1994/2. A Summary is also provided in the supporting background paper.
- 9.5.6 The employment zone would be located towards the west of the site and, based on the proposed phasing plan including delivery in phase 3, would be separate from wider development of the SUE in the short term, however, it would be located directly adjacent to the existing Household Waste and Recycling Centre, sewage treatment plant, solar farm, associated Hathern Road access road and associated infrastructure and viewed with the backdrop of the M1 motorway. It would also be served by sections of the SLR linking to the A6 which will appear as a significant feature in the landscape extending north from the site towards current development parcels. The proposals also retain existing trees and hedgerow wherever feasible and include new landscaping with a combined impact that will alter the character of the area.
- 9.5.7 In terms of setting, delivery of the SUE is underway and associated construction work and infrastructure delivery is already altering the character of the area and landscape setting of the employment site. Residential development is expected to continue with parcels to the north east of the employment zone being constructed up to 2030. The community hub, immediately east of the employment zone, is required to be delivered under the provisions of the S106 by the 1801st occupation which, based on the housing trajectory considered as part of the recent Local Plan hearing sessions, could be achieved by circa 2032. While in the short term the employment unit would be a notable addition to the landscape, the wider context of the site is already changing in accordance with the parameters of the outline permission and is expected to continue to do so over the coming 10 – 15 year build out period.
- 9.5.8 The approved parameter plan 1005/L/203 Rev A makes reference to accepted density and scale of development within parcels of the site, including employment area as well as residential parcels and the community hub directly adjacent to the proposed unit. This includes provision for higher density residential development close to the employment area and community hub, with residential properties expected to be up to 12m in height. Development within the community hub is expected to be up to 13m in height and the employment zone having buildings up to 12m in height.

- 9.5.9 In addition to the scale and appearance of the building, the proposed use includes 24hr working with associated requirements for night-time lighting. This will increase the visibility of the unit in views of the wider landscape during the evening and night and will further affect the character and appearance of the area, albeit in the evolving context of wider development on the SUE, including street lighting and the Community Hub which may also include night-time illumination and signage. Furthermore, the existing setting includes the M1 with associated lighting.
- 9.5.10 In the long term and based on the completion of the SUE in accordance with the provisions of the outline permission, the manufacturing unit would be a prominent part of the SUE located alongside the SLR, albeit screened to a certain extent by proposed landscaping and viewed in the context of the adjacent local centre and surrounding residential parcels (details to be agreed through future reserved matters). In particular, views of the southern elevation of the unit would be possible when travelling north along the SLR and when entering the SUE from Hathern Road and, given the scale and massing of the building, glimpsed views would be possible when travelling along the M1.
- 9.5.11 Given its bulk, mass, form, lighting, proximity to the SLR and community hub, the proposed manufacturing unit would be a large and prominent element within the SUE which will have an impact on the overall character of the development and achievement of the vision for Garendon Park, particularly in the short term, before surrounding development parcels are delivered and landscaping matures.
- 9.5.12 Some mitigation on the appearance of bulk would be achieved by the inclusion of a subservient element on the eastern elevation, an office element with distinct elevational treatment on the southern elevation, use of coloured cladding and tree planting alongside the SLR. However, the building would remain a significant element in the landscape and wider setting of the Registered Garendon Park and the impact needs taken into account when determining this application.
- 9.5.13 As observed above, the proposed development would have a significant impact on the appearance of the area in the short term due its scale and mass and that the proposed soft landscaping will take time to become established to the point of providing effective softening of the appearance of the building. In the medium term, the surrounding farmland to the northeast of the site will become largely residential development which will begin to subsume the apparent mass of the building into the context of a peri-urban environment. It can also be expected that landscaping would become more established. In the medium to long term, the adjacent community hub is expected to be developed, with approved parameter plans making provision for building heights of up to 13m. Subject to agreement of details for surrounding parcels, it is expected that the mass of the manufacturing unit will become amalgamated with the scale and character of adjacent development parcels to an acceptable level that is in keeping with the wider SUE and approved parameter plans.

9.5.14 The application is supported by detailed landscaping proposals and, together with retention and enhancement of site wide green infrastructure and its setting within the wider context of the SUE, the long term impacts would be acceptable in both landscape and visual terms, however, there would be some harm to the character and appearance of the area in the short term, until the surrounding parcels of the SUE are developed and views of the manufacturing unit become amalgamated with surrounding properties.

9.5.15 Taking into account the approved parameter plans and wider setting of the SUE, the overall development would accord with policies CS2, CS11 and CS12 of the Adopted Core Strategy and the Landscape Character Appraisal (2012), and emerging Local Plan policy EV1 and LUC2.

9.6 Impact on Trees

9.6.1 Policies CS2, CS11 and CS22 of the Core Strategy seek to ensure high quality design that reflects the character and context of the area, which in this location comprises an emerging SUE on what is currently agricultural land with mature trees residential parcels. The character of the area is already changing as part of the delivery of the SUE and it is expected to continue to do so for many more years as further parcels of the site are constructed.

9.6.2 Emerging Local Plan policy DS5 makes similar requirements and EV7 encourages the protection of trees and tree planting. The policy is at an advanced stage and hearing sessions in June 2022 considered the policy and it is consistent with the NPPF, and can therefore be given moderate weight.

9.6.3 In terms of parcel specific landscaping, the details of the proposed development would result in the loss of sections of existing hedgerow in order to facilitate the meets the operational needs of the business, however, the majority of existing trees and hedgerow in the area would be retained and supplemented by additional planting, as shown on the submitted landscaping scheme.

9.6.4 An arboricultural impact assessment has been approved in relation to condition 37 of the outline permission under a separate discharge of condition application (P/22/2094/2). This sets out adequate measures to protect retained trees. Furthermore, site wide structural landscaping details have been agreed which include retention and enhancement of habitats along the Black Brook as well as further landscaping within the SUE which will be retained as features within the landscape setting of the employment site.

9.6.5 The proposed landscape and visual impact from the scale and appearance of the proposal is recognised as presenting a prominent addition to the existing landscaping, however, considering the approved parameter plans and principles established by the outline permission, the impact is expected to be at its peak in the short term and subsumed into the wider SUE as further parcels and infrastructure are delivered. Consequently, the proposed development accords with the approved site wide structural landscaping plans and is in general accordance with the illustrative masterplan to the extent that the impact on trees in relation to policies in the Core Strategy are acceptable, particularly Policy CS11 (Landscape and Countryside), Policy CS2 (High-Quality Design) and CS22 (West of Loughborough Sustainable Urban Extension) and emerging Local Plan policy EV7 and LUC2.

9.7 Ecology and Biodiversity

9.7.1 Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats and CS22 makes provision with particular reference to the Garendon Park SUE.

9.7.2 Emerging policy EV6 of the Draft Local Plan seeks 10% biodiversity net gain and the protection and enhancement of habitats, species and networks. Emerging policy EV7 supports the retention of existing trees and new tree planting. Although the Environment Act 2021 makes provision for 10% biodiversity net gain, the relevant sections of the Act have not yet been brought into force to make it a legal requirement and is not currently required by national policy. Therefore, emerging Local Plan policy EV6 can be given only limited weight until the emerging policy is further progressed towards adoption.

9.7.3 This submission is for reserved matters including appearance, landscaping, layout, access to and scale but includes submissions to discharge condition 51 (phase ecological survey update) of the outline permission.

9.7.4 Separate submissions have made in relation to discharge of condition 36 (phase Green Infrastructure and Biodiversity Management Plan) under application referenced P/22/2266/2 with associated baseline ecological assessment that is pending determination and is based on the previously approved discharge of condition 34 (site wide Green Infrastructure and Biodiversity Management Plan) forming part of application referenced P/21/2664/2 which establishes the general approach to ecology and biodiversity protection and enhancement in the SUE.

9.7.5 The CBC Ecologist has not raised any objections to the submitted ecological surveys and outstanding details in relation to management of biodiversity can reasonably be agreed through the current pending submissions in relation to the phase specific Green Infrastructure and Biodiversity Management Plan, in keeping with the approved details forming part of the overarching site wide Green Infrastructure and Biodiversity Management Plan.

9.7.5 Consequently, the proposal, subject to the provisions of the related planning conditions, is considered acceptable and would comply with policy CS13 and CS22 of the Charnwood Local Plan 2006-2028 Core Strategy and emerging Local Plan policy EV6 in respect of ecology and biodiversity.

9.8 Impact on Residential Amenity

- 9.8.1 Policies 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. Saved policy EV/1 of Local Plan and policy CS2 of Core Strategy require high quality design that does not impact on the amenity of adjacent properties or create poor standards of amenity for future occupiers. The Charnwood Design SPD (2020) also provides spacing standards and guidance to ensure an adequate level of amenity is achieved.
- 9.8.2 Emerging Local Plan policy DS5 states that new development will be required to protect the amenity of people who live or work nearby and those who live in the new development. The policy is at an advanced stage and hearing sessions in June 2022 considered the policy and it is consistent with the NPPF. The policy can be given moderate weight.
- 9.8.3 As set out above, the development relates to the early delivery of a unit within the employment zone. As such, existing properties in the area are limited to the adjacent Household Waste and Recycling Site, sewage treatment plant, beyond which are existing residential properties, including Shepshed Watermill.
- 9.8.4 It is recognised that comments have been received from local residents in relation to the impact of proposed development set out in the associated reserved matters application for the link road and Hathern Road access point (P/22/2223/2). Given the interrelated issues between the access details and this application, the issues raised are considered in relation to this application where they relate.
- 9.8.5 The proposed development includes a manufacturing unit with operational hours stated to be 24hrs. The development would be a new source of noise and light, particularly from its operational requirements to provide safe night-time working areas and HGV movements.
- 9.8.6 The submitted details include provision to mitigate noise to existing and future residents through the orientation of the building and external operational areas. Unit B makes provision for internal loading and unloading of HGVs with a view to containing potential noise spill. Details of external lighting have been submitted, along with an assessment of light spill outside of the site.
- 9.8.7 The submissions have been considered by CBC's Environmental Health Officers who find that, while condition 45 of the outline permission (P/14/1833/2) included a condition requiring plant noise to attenuation levels to be 5dB below the measured background noise at adjacent dwellings, the main source of impact on residential amenity would be from night noise associated with HGV movements, with particular regard to the existing dwelling at Shepshed Watermill directly west of Hathern Road, and HGVs accessing the site via the proposed Hathern Road junction. There are also potential impacts from light spill from the unit impacting the future residential parcels. The impact is considered in the context that the proposals are in keeping with the general location of employment land and adjacent development set out in the approved parameter plans

- 9.8.8 Based on the light spill assessment, the location of lighting and layout of the development is considered to adequately protect existing and proposed dwellings to an extent that is in keeping with the principles established by the outline permission.
- 9.8.9 In addition to existing properties, consideration has also been given to potential impacts on future residents, particularly those proposed dwellings within residential parcels immediately east of the employment zone. Particular amenity issues could be associated with noise and light from an employment use in relatively close proximity to dwellings. It is noted, however, that detailed layout and design of new properties adjacent to the employment unit are not agreed at this stage and there would be opportunity to determine any future reserved matters applications in relation to the community hub and nearby residential parcels to take account of potential noise and light spill from this development.
- 9.8.10 It is expected that construction of the unit would commence before the SLR is available and it would be necessary for construction vehicles to access the site via the Hathern Road access point. This will give rise to impact on the local highway network and local dwellings from noise and disturbance associated with vehicles entering the site as well as construction work within the site.
- 9.8.11 Considering the potential impact on residential amenity for existing residents from the operational phase of the development, primarily from HGV movements using the Hathern Road access point, Environmental Health Officers support the inclusion of conditions which restrict the use of the Hathern Road access point for HGVs associated with the Space 4 unit and for the Space 4 unit to only be brought into use when sections of the SLR between the employment zone and the A6 have been made available. Provision for this is included in proposed conditions, below.
- 9.8.12 In relation to impacts on residential amenity during construction, the outline permission (P/14/1833/2) includes condition 35 (phase Construction Environment Management Plan, including vehicle routing) and 42 (demolition / construction hours). It is reasonable to expect that adequate provision can be secured through these conditions to protect residential amenity to a reasonable level. In particular, these conditions require details to be agreed prior to the commencement of each relevant phase including access and routing of construction vehicles, loading and unloading of plant and materials and wheel washing facilities.
- 9.8.13 Based on recommended conditions to mitigate potential impacts, the proposal would comply with the provisions of policies CS2 of Charnwood Core Strategy and EV/1 of Local Plan and DS5 of the emerging Local Plan, along with NPPF, National Design Guidance and the guidance set out in the Design SPD to protect residential amenity.

9.9 Heritage Assets & Archaeology

- 9.9.1 Planning policy CS14 (Heritage) seeks development to conserve and enhance historic assets in the Borough for their own value and the community, environmental and economic contribution they make, developments are expected to not only protect the assets, but also their setting. Policy CS22 provides further context in specific relation to the Garendon Park SUE and requires that development of the site will protect and mitigate impacts on historic and archaeological features including Garendon Registered Park and Garden, the scheduled monument and listed buildings within the Park in accordance with CS14.
- 9.9.2 Emerging Local Plan policy EV8 Heritage seeks to protect and enhance heritage assets and prevents harm to their significance and setting. Under the guidance of NPPF para. 48 it is considered that the emerging Local Plan is 'well advanced' having been subject to Examination and policies are consistent with the NPPF. Policy EV8 is largely uncontested and can therefore be afforded moderate weight.
- 9.9.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides a statutory duty for local authorities to have special regard to Listed Buildings and Conservation Areas. Section 66 (1) of the Act refers to the desirability of preserving Listed Buildings, the setting of Listed Buildings and the features of special architectural and historic interest which it possesses whilst Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 9.9.4 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 9.9.5 The outline permission (P/14/1833/2) established the principle for development of the SUE and approved various parameter plans which guide delivery of the site and future detailed submissions. The outline permission was based on an assessment of heritage impact and makes provision for wider protection and mitigation of heritage assets. However, consideration remains to be given in relation to the details of this application and its particular impacts on heritage assets.
- 9.9.6 As set out above, it is recognised that the scale, bulk and mass of the proposals would have an impact on the character of the development, particularly in the short term. While there are no specific heritage assets within the site and the principles for delivery of employment land have been established by the outline consent, the heritage impact of these specific proposals remain to be considered, particularly the setting of Registered Garendon Park and Garden, scheduled monument and associated listed buildings within the site and the nearby Shepshed Watermill, located outside of the SUE, on the western side of Hathern Road.

- 9.9.7 Similarly to the considerations above, the proposed development would have an impact on heritage assets on a short, medium and long term, with a changing context as the wider site is constructed. It is considered that the proposed development would have the greatest prominence, and therefore impact on the setting of heritage assets, in the short term with its individual impact subsequently being reduced as the unit becomes amalgamated with surrounding development and the character of the area becomes urbanised.
- 9.9.8 It is recognised that comments have been made in relation to the associated reserved matters application and the Hathern Road access point (P/22/2223/2) and impact on Shepshed Watermill. Those issues will be considered in the determination of that application.
- 9.9.9 Given the scale, mass, appearance and location of the building within the employment zone, the development would be visible in the short term in views from public rights of way and would feature in the existing setting of listed buildings, including the Temple of Venus. Views of the development would be taken in the context of existing development, including the Household Waste and Recycling Centre, sewage treatment plant and M1 motorway, as well as current parcels that are under construction. The impact of the development on the setting of listed buildings is not considered to be harmful in its own right and its scale and location is in keeping with parameters approved as part of the outline consent. Furthermore, the long-term impact of the proposals are expected to become amalgamated with further development parcels of the site such that there would not be a notable impact of the development on heritage assets.
- 9.9.10 In terms of archaeology, initial archaeological investigation has been undertaken as part of the original outline application. The outline permission was granted on the basis that there are no known archaeological interests in the area of the employment zone that warrant preservation in situ. However, the outline permission includes condition 38 (phase written scheme of archaeological investigation) which requires a scheme of archaeological investigation to be agreed and implemented on a phase by phase basis. A separate discharge of condition application has been submitted and approved for condition 38 and the employment zone (application ref. P/22/2002/2). On that basis, adequate provision is made for investigation and preservation of archaeological assets, separately from this reserved matters application.
- 9.9.11 Considering that the principle of development within the SUE has been established by the outline consent, including an understanding that the setting of heritage assets would be affected by the overall development, but offset by repair and enhancement as well as provision of public access to the registered park and garden, the short term impact of the current proposals is not considered to be significant in the existing context and any impact would become subsumed by the evolving character of the area as future development parcels are constructed and delivered. The proposal therefore meets the requirements of Policy CS14 and CS22 of the Core Strategy and EV8 of the emerging Local Plan, and the requirements in respect of Listed Buildings and Conservation Areas set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.10 Highway Matters

- 9.10.1 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. Similarly, CS22 makes provision for particular transport matters to be considered in relation to the Garendon Park SUE. Paragraph 111 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. Paragraph 112 of the NPPF seeks to promote sustainable travel choices.
- 9.10.2 Emerging local plan policy T3 requires new development to provide car parking in accordance with the latest published guidance of the County and Borough Councils. Emerging policies INF1 and INF2 seek to secure appropriate infrastructure to mitigate the impacts of development. Policy C6 encourages the inclusion of electric charging points and similarly carries moderate weight.
- 9.10.3 It is noted that the submissions as part of the outline application included details of access onto Hathern Road, the provision of which relates to the delivery of the employment zone. However, those details were not agreed at the time of the outline application and the permission included condition 24 which requires subsequent agreement of details. The specific access arrangements for the link road between Hathern Road and the site are subject of the associated reserved matters application (P/22/2223/2) but referred to where relevant as part of these proposals.
- 9.10.4 Notwithstanding the detail of the Hathern Road access point subject of the associated reserved matters application (P/22/2223/2), the parcel of the employment zone subject of this reserved matters application includes access from the site onto a proposed highway, which in turn links onto the SLR.
- 9.10.5 The proposals include access, parking, cycle parking and manoeuvring space within the site for HGVs, based on the specific operational requirements of Space 4 including the following:
- A total of 100 car parking spaces, including 5 x disabled spaces and 10 x electric car charging spaces
 - 10 x covered cycle spaces
 - 10 x motorcycle spaces
- 9.10.6 The submitted traffic impact includes calculation of the AM and PM peak hour flows from this development and expects that vehicle movements from the Space 4 development will be 58 two way flow AM peak hour and 53 two way flow PM peak hour. Shift working will spread factory staff vehicle movements to outside of the peak hour flows.

- 9.10.7 Site wide pedestrian and cycleways relate and are subject of broad details agreed as part of the structural landscaping (discharge of condition forming part of P/20/0515/2) and recreational routes approved as part of the parameter plans of the outline permission (P/14/1833/2). The submitted application does not affect wider routes but does benefit from close proximity to an existing bridleway to the immediate south of the site, providing off road pedestrian and cycle access to Shepshed and Loughborough.
- 9.10.8 In order to build the proposed development, it would be necessary for construction traffic to access the site via the existing highway network, including Hathern Road. This is expected to cause a degree of impact to the local highway network, but it is expected that this can reasonably be controlled to an acceptable extent through conditions of the outline permission, including a Construction Environment Management Plan and vehicle routing plan to minimise impact on Hathern, Shepshed and surrounding dwellings.
- 9.10.9 Given the potential impact on the local highway network and disturbance to existing residents, it is proposed that HGVs associated with the operational use of the employment zone would be routed via the SLR, rather than the Hathern Road access point.
- 9.10.10 LCC Highways have been consulted on the details of this application and are content that, based on the specific user being Space 4, trip generation and junction capacity assessments are in line with the provisions of the outline permission, that adequate parking provision is provided within the site and that safe access can be achieved.
- 9.10.11 In addition to submitted details, it is noted that an employment travel plan is required to be submitted and agreed prior to the first occupation within the employment parcel. This will be required prior to occupation of the manufacturing unit subject of this application and would be required to be in accordance with the framework travel plan which formed part of the outline permission (P/14/1833/2) and would include detail of measures to promote sustainable travel patterns.
- 9.10.12 Consequently, the proposed development is considered to be in accordance with Policies CS2, CS18 and CS22 of the Core Strategy and TR/18 of the Local Plan, T3, INF2 and INF3 of the emerging Local Plan which seek to ensure safe access is provided to new development. The inclusion of vehicle charging points accords with emerging Local Plan Policy CC6.

9.11 Sustainable construction and energy efficiency

- 9.11.1 Core Strategy Policy CS16 seeks to encourage sustainable design and construction and the provision of renewable energy, where it does not make the development unviable. Policy CS22 encourages development of the SUE to, where viable, exceed building regulations for carbon emissions. Similarly, emerging Policy LUC2 seeks to promote sustainable development on the SUE with buildings adaptable to future climatic conditions.

- 9.11.2 Emerging Local Plan policies CC4 requires sustainable construction practices. They are at an advanced stage and were discussed at the hearing sessions in June 2022 and are consistent with the NPPF so can be given moderate weight.
- 9.11.3 The submission documents provide assessment of service and energy demands of the proposed Space 4 unit, along with initial assessment of potential measures to reduce energy demand, and potential offsetting of energy demand through photovoltaics and using waste products from the timber frame manufacturing process to fuel a wood biomass facility.
- 9.11.4 The submissions make reference to delivering an exemplar approach to environmental responsibility based on low energy design principles, including minimising energy demand through effective building form and orientation, good envelope design and proficient use of services before considering the deployment of appropriate renewable technologies to decarbonise the energy supply. Options proposed as having potential to mitigate the energy demands of the business include photovoltaics on a significant proportion of the roof space and a biomass boiler / CHP. The supporting documents indicate an aspiration to achieve an 'excellent' BREEAM rating.
- 9.11.5 While submission documents provide initial assessments, no detailed proposals have been submitted to confirm the energy efficiency of the building and its use. Nevertheless, it is acknowledged that there is significant scope to achieve sustainable construction and energy efficiencies as referred to in the submission documents and conditions are recommended to ensure that detailed proposals are agreed and implemented to achieve the stated intentions of being an 'exemplar' site.
- 9.11.6 The proposal in the interest of air quality and climate change and subject to agreement of details through conditions would comply with the NPPA, policy CS16 and CS22 of the Core Strategy and LUC2 and CC4 of the emerging Local Plan.

10. Other Matters

- 10.1 As this application relates to an outline application, there are other matters which are controlled by conditions and which will require details to be considered as part of separate discharge of condition submissions.
- 10.2 *Outline conditions (P/14/1833/2) – Prior to commencement of the Employment Land*
- Condition 29 (phase SUDS)
 - Condition 30 (phase disposal of surface water)
 - Condition 31 (phase filter of surface water during construction)
 - Condition 33 (foul sewage drainage plans)
 - Condition 35 (phase CEMP)
 - Condition 36 (phase Green Infrastructure and Biodiversity Management Plan)

10.3 *Outline conditions (P/14/1833/2) – Prior to occupation of the Employment Land*

- Condition 17 (employment travel plan)

10.4 *Outline conditions (P/14/1833/2) – Compliance required*

- Condition 42 - Demolition / construction hours limited to 0700 to 1800 Monday to Friday and 0700 to 1300 on Saturdays and at no time on Sundays or Bank Holidays.
- Condition 45 – Plant noise attenuation levels to be 5dB below the measured background noise at adjacent dwellings.
- Condition 46 – Access to the civic amenity site to be unrestricted during construction.

11. Conclusion

11.1 This application relates to the appearance, scale, layout, landscaping and access to a parcel of employment land. The principle of the development is established by the exiting outline planning permission and the proposals are in accordance with the parameter plans approved as part of this. While they present a larger alternative than that envisaged as part of the illustrative masterplan, the proposals make provision for the early delivery of an allocated employment area on behalf of a defined user.

11.2 Considering the detailed design and layout of the building, there are no technical constraints relating to highways or noise that cannot be mitigated, either by conditions on this application, through conditions on the associated reserved matters (P/22/2223/2) or through the conditions on the original outline permission (P/14/1833/2).

11.6. In conclusion, the development is considered to accord with the relevant policies of the Development Plan and those applicable from the emerging Local Plan. It is considered that there are no impacts of the development of this site that cannot be mitigated and that would be so significant and demonstrably harmful as to outweigh the benefits of facilitating the early delivery of an employment use that is in general accordance with the approved parameter plans. The application should therefore be supported subject to appropriate conditions being attached as set out below.

12. Recommendation

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

Recommended conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
 - Design and Access Statement (Roberts Limbrick)
 - External Lighting Layout
 - Proposed Gatehouse Plans and Elevations (10537-PL038)
 - On Plot Landscape Proposals (10860-FPCR-XX-XX-DR-L-0001-0007-P02-Landscape Proposals)
 - Key Planning Layout (MA11509-SP4-1004C)
 - Drainage Layout (MA11509-SP4-2000B, 2002B, 2003B)
 - Site sections (MA11509-SP4-2004A)
 - 16.5m Articulated Vehicle Track Analysis (MA11509-SP4-1000C)
 - Proposed Visibility Splays, Forward Visibility And Anticipated Adoption Extents (MA11509-SP4-1005)
 - Proposed Site Master Plan (10537-PL022A)
 - Proposed S4A Elevations / Street Scenes (10537-PL025)
 - Proposed S4A Ground Floor Plan (10537-PL023)
 - Proposed S4A Proposed Building and Site Cross Sections (10537-PL026)
 - Proposed S4A Office Elevations (10537-PL030)
 - Proposed indicative street scenes visualisation (10537-PL033)
 - Proposed S4A Office ground Floor Plan (10537-PL027)
 - Proposed S4A Office First Floor Plan (10537-PL028)
 - Proposed S4A Office Second Floor Plan (10537-PL029)
 - Proposed S4A Office Roof Plan (10537-PL024)
 - Proposed S4B Plans and Elevations (10537-PL031)
 - Proposed indicative site aerial visualisations (10537-PL032)
 - Proposed S4A Office Indicative Visualisation (10537-PL034)
 - Designated Smoking Area Associated with Car Park (10537-PL035)
 - Designated Smoking Area Associated with Terrace (10537-PL036)
 - Proposed Cycle Park Typical Shelter (10537-PL037)

REASON: To provide certainty and define the terms of the permission in accordance with Development Plan policy CS2 of Charnwood Development Plan (2011-2028), Saved Policies EV/1 of Charnwood Local Plan (2004), Design SPD and the NPPF.

2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and / or the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders revoking and re-enacting those Orders), the development site shall not be used for any purpose other than Timber Frame Property Manufacturing Facility as described in the Roberts Limbrick Design and Access Statement dated November 2022.

REASON: In the interests of general highways safety and in accordance with the National Planning Policy Framework (2021) as a more traffic-intensive development at this site would be inappropriate due to the limitations of the on site parking, vehicular access and / or the local road network.

3. No part of the development hereby permitted shall be occupied until such time as the main, easternmost, site access arrangements shown on MCE drawing number MA11509/SP4/1004 Revision B drawing number 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 (2021).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 4.5 metres by 47 metres have been provided at the main, easternmost, 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.

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 (2021).

5. No part of the development hereby permitted shall be occupied until such time as the warehouse, westernmost, site egress arrangements shown on MCE drawing number MA11509/SP4/1004 Revision B drawing number 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 (2021).

6. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 4.5 metres by 47 metres have been provided at the warehouse, westernmost, site egress. 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.

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 (2021).

7. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with MCE drawing number MA11509/SP4/1004 Revision B. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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 (2021).

8. The development hereby permitted shall not be occupied until such time as a minimum of 10 secure (and under cover) cycle parking spaces have been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use(s) in perpetuity

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2021).

9. The development hereby permitted shall not be occupied until such time as a minimum of 10 secure powered two wheeler (motorcycle, scooter) parking spaces have been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite parking provision shall be kept available for such use(s) in perpetuity.

REASON: To promote travel choice in accordance with the National Planning Policy Framework (2021).

10. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 60 metres of the highway boundary.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2021).

11. No part of the development hereby permitted shall be first occupied until a car park management plan has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed car park management plan shall be implemented in accordance with the approved details.

REASON: To manage parking demand to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

12. Prior to commencement of development an Energy and Sustainability Statement shall be submitted to the Local Planning Authority and agreed in writing. The Statement shall contain details of on-site energy generation, including siting, layout and design of solar panels and associated infrastructure, together with measures to ensure sustainable design and construction methods are utilised for the buildings. The development shall be implemented in accordance with the approved details.

REASON: To ensure that reasonable measures are implemented to secure sustainable energy generation and the development adapts to and mitigates against the effects of climate change in accordance with Core Strategy CS16 and CS22 and emerging policy CC4.

- 13.** Prior to commencement of development details of boundary treatment, including height, materials, design, colour and location shall be submitted to the Local Planning Authority and agreed in writing. The development shall be implemented in accordance with the approved details.

REASON: To ensure an appropriate landscape impact in accordance with the provisions of CS2, CS11 and CS22.

- 14.** Prior to commencement of development, details of signage and / or advertisements and any associated illumination shall be submitted to the Local Planning Authority and agreed in writing. The development shall be implemented in accordance with the approved details.

REASON: To ensure protection of the landscape setting and setting of heritage assets in accordance with CS 2, CS11, CS14 and CS22.

- 15.** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure protection of the landscape setting and setting of heritage assets in accordance with CS 2, CS11, CS14 and CS22.

- 16.** The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no.:

- Proposed S4A Elevations / Street Scenes (10537-PL025)
- Proposed S4A Office Elevations (10537-PL030)
- Proposed S4A Office Roof Plan (10537-PL024)
- Proposed S4B Plans and Elevations (10537-PL031)

REASON: To provide certainty, to ensure that the development is completed in accordance with approved plans and to mitigate impact on the landscape and heritage setting of the area in accordance with CS1, CS, CS11, CS14 and CS22 and emerging policy DS5 and LUC2.

- 17.** Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further plant or machinery shall be erected on the site under or in accordance with Part 7 of Schedule 2 to that Order.

REASON: To protect residential amenity of existing and future residents in the vicinity of the development in accordance with CS2, EV/1 and emerging policy DS5.

18. Prior to use of the site hereby granted permission, the Strategic Link Road (as defined by the outline permission ref. P/14/1833/2 and subject to details as may be agreed through discharge of condition 20 of P/14/1833/2) shall be completed and made available for use for access onto the A6.

REASON: To ensure that suitable access for HGVs associated with the hereby approved employment use is available and to avoid adverse impacts on residential amenity.

19. Prior to use of the site hereby granted permission a vehicular routing plan shall be submitted and agreed in writing with the Local Planning Authority. The vehicle routing plan will make provision to ensure that impacts of traffic and vehicular routing associated with the employment use will be managed to avoid unreasonable impacts on residential amenity of residential properties. The details submitted shall include:

- a. HGV routing plans
- b. Means to control third party deliveries

REASON: To ensure that suitable access for HGVs associated with the hereby approved employment use is available and to avoid adverse impacts on residential amenity.

APPLICATION SITE

