

Appendix B

Extract from Extras Report 28 September 2023

Item No. 5c

Planning Application Number: P/23/0668/2

Site Address: Land at Watermead Business Park, Thurmaston

Updates

Item 1

Applicant makes the following requests:

- (i) to clarify the onsite BNG, making it clear that further information was submitted by the applicant following initial responses and that the Council Ecologist considers the proposal to be acceptable in the circumstances.
- (ii) the extant permission could be built (as referred to elsewhere in the report) so deleting the reference to “a lack of prospect” in para 9.12.3.
- (iii) In Recommendation A that bus passes are limited to one third of expected employees (as noted in Para 9.5.9 of the report).

Item 2

A petition received 26.9.2023 containing 2217 signatories with names and postcodes provided, ‘say no to Warehouses around Watermead Country Park’ opposing the development on the following grounds:

- The building work will cause much disruption to surrounding land and lakes, heavy construction traffic ensuing noise and dust;
- The tranquil nature of the Park will be transformed; and
- The Country Park is a haven for wildlife in the urban area. It is home to hundreds of species and rare Cetti’s Warbler. Leicestershire has amongst the poorest sites for conservation values and it is madness for development to take place around Watermead.

Officer Response

Item 1: The requests of the applicant

- (i) The Council’s Senior Ecologist’s response to the revised BNG is reported at para. 7.1, page 11 and further referred to at para. 9.9.6. This is correct and relates to the most recent (final) submission. Assessment of it as a material consideration, taking into account other factors including the extant permission on the site, is addressed in subsequent paragraphs 9.5.7 – 9.9.11

and is concluded upon in the 'planning balance' at para 10.8. No further update is intended.

- (ii) In para 9.12.3 amend the wording "a lack of prospect" to "has not progressed since the granting of the permission".
- (iii) The reference to "all employees" regarding bus pass provision is intended and follows the advice of the Local Highways Authority reported at para. 7.1, page 10. No amendment is proposed.

Item 2: Petition

The application is accompanied by reports addressing wildlife implications both within the site itself and in the Park, separated by the canal. These include mitigation for species within the site, but 'off site' implications were found to be largely avoidable and limited to light spillage, which can be controlled by the design of the scheme and associated lighting at 'reserved matters' stage (recommended conditions 4, 17 and 19 refer). No amendment is proposed.

The potential for dust and other forms of pollution during construction is recognised and conditions therefore require a Construction Environment Management Plan be submitted for approval for the entire development (condition 4 refers). No amendment is proposed.

The impact on the Country Park, including tranquillity is addressed at section 9.10 of the report and within the 'planning balance' and conclusion at 10.5 No amendment is proposed.

Recommendation

No change to recommendation