

To Members of the Planning Committee

Cllr. Lee Breckon JP (Chairman)
Cllr. Susan Findlay (Vice-
Chairman)

Cllr. Tony Deakin
Cllr. Roy Denney
Cllr. Janet Forey

Cllr. Helen Gambardella
Cllr. Richard Holdridge
Cllr. Bob Waterton

Cllr. Neil Wright

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber - Council Offices, Narborough on **THURSDAY, 4 SEPTEMBER 2025** at **4.30 p.m.**. Please find attached a supplemental item that are required for the meeting and are in addition to the agenda and report pack that has already been circulated.

Yours faithfully



Gemma Dennis
Corporate Services Group Manager

SUPPLEMENTAL ITEMS

4. Applications for Determination (Pages 3 - 8)

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24/0398/FUL

Supplemental Information

Images From Report

Residential development (Class C3) of 154 dwellings (accessed off Peers Way and Preston Way) with landscaping, open space, access works and associated infrastructure.

Land To The South Of Ratcliffe Drive, Peers Way And Preston Way Huncote

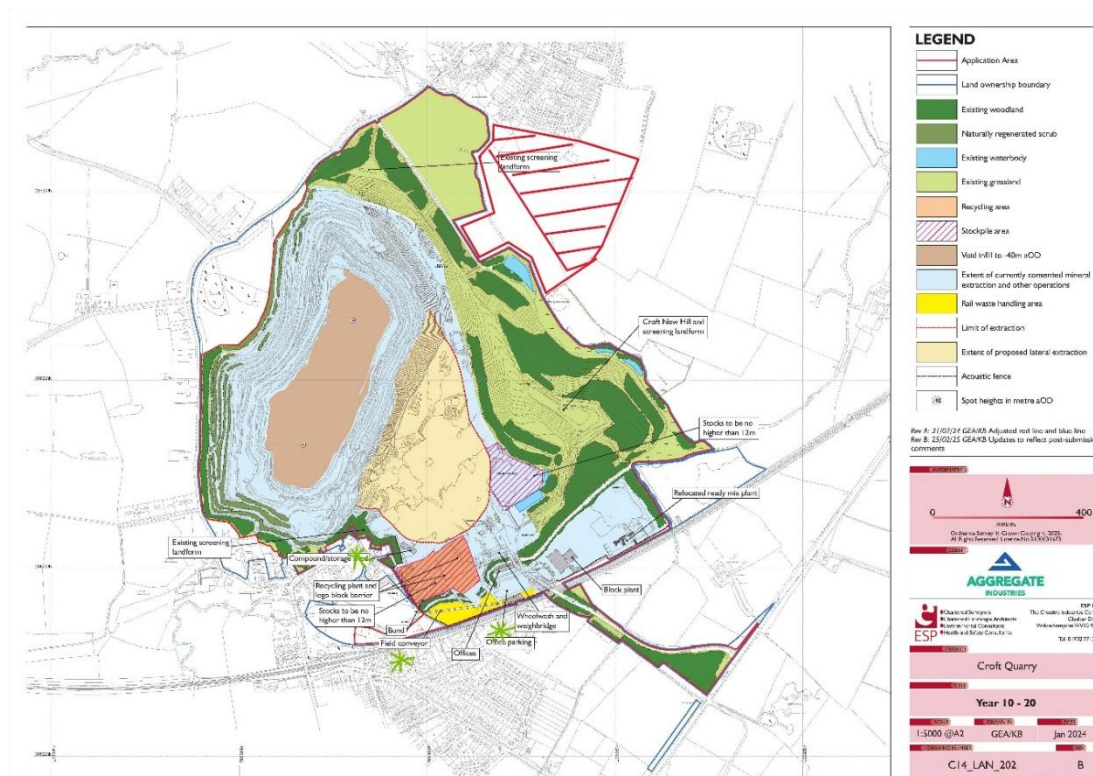
On Page 59 of The Committee Report, the below tables should be placed below 'The representations from the Council's Housing Strategy team states the following ideal housing mix based upon 154 units:'

| Market Mix Based on 115 Units | 1 bed | 2 bed | 3 bed | 4+ bed | Bunglaow |
|-------------------------------|-------|-------|-------|--------|----------|
| Market | 6 | 29 | 40 | 29 | 11 |
| | 5% | 25% | 35% | 25% | 10% |

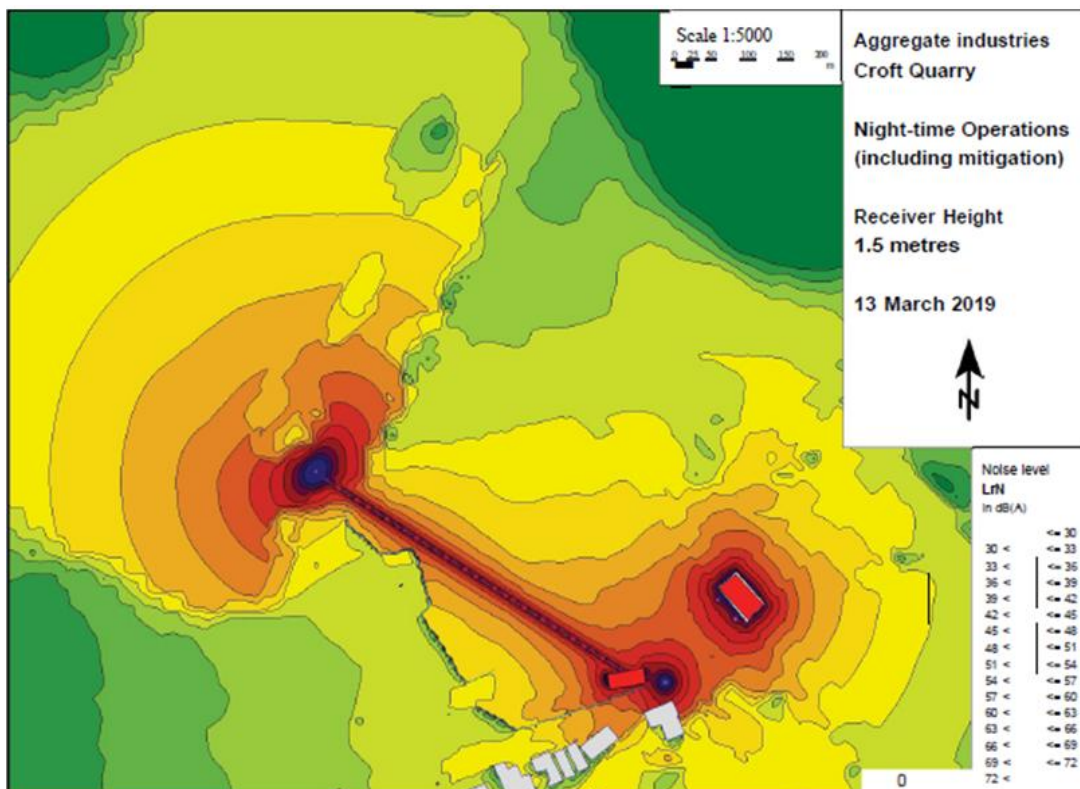
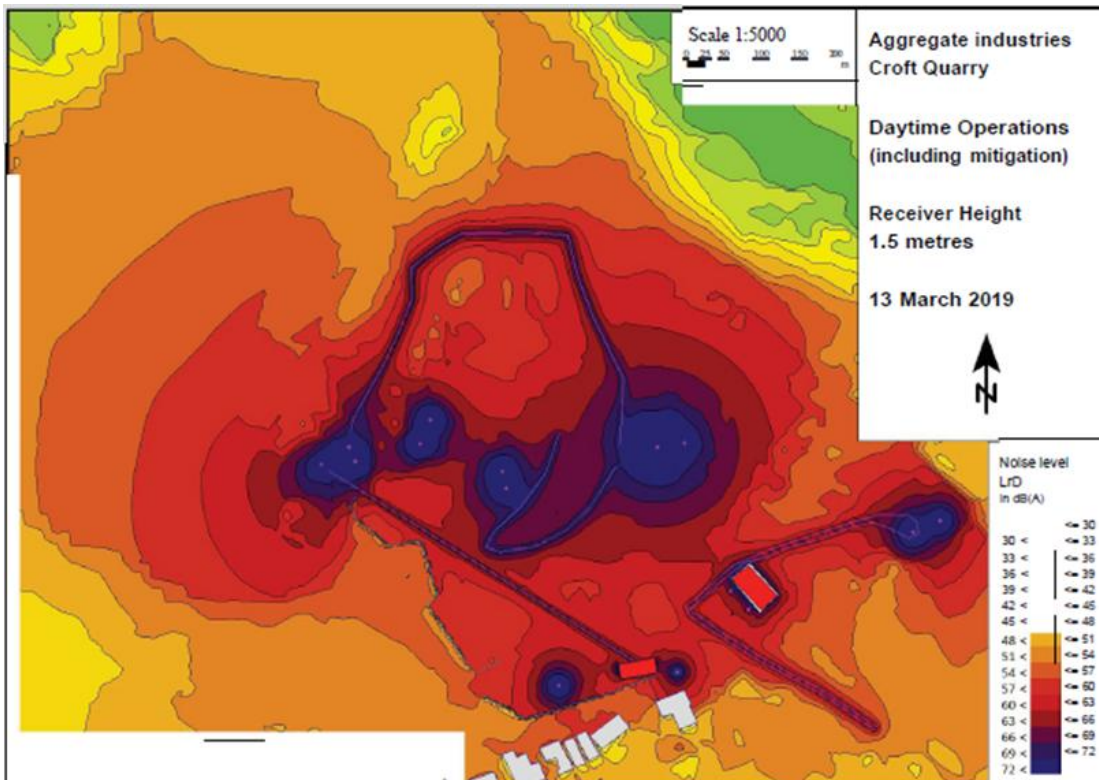
| Affordable Mix Based on 39 Units | 1 bed | 2 bed | 3 bed | 4 bed | Bungalow | Total | % |
|----------------------------------|----------|-----------|-----------|----------|----------|-----------|-------------|
| Social Rent | 6 | 13 | 7 | 2 | 3 | 31 | 80% |
| Shared Ownership | 0 | 3 | 3 | 2 | 0 | 8 | 20% |
| Total | 6 | 16 | 10 | 4 | 3 | 39 | 100% |



On Page 67 of The Committee Report, the below images should be placed below the paragraph that begins with “I have captured this on the drawing below which shows the rough locations of the residential receptors (green star), the proposed works which you can see are contained within the southern portion of the site and the location of Jelson’s site (outlined red with the developable area hatched).”



Page 67 of the Committee Report, the below images should be placed below the paragraph that begins with ‘To further supplement the above I also refer you to Appendix E of the Croft Quarry NIA which depicts the noise contours across the quarry site. I have included a screenshot below for reference. This confirms Jelson’s site is will not be negatively impacted by the noise arising from the quarry operations.’



On Page 72 of The Committee Report, the below table should be placed below the paragraph that begins with: ‘No parks and recreation grounds, or allotments and community gardens will be provided on-site. Table 1 (see below) in the Planning Obligations and Developer Contributions SPD (2024) demonstrates that such open space typologies are required to be provided off-site for development proposals between 100 – 199 dwellings..’

Table 1: Open space requirements by number of units per site

| Typology of Provision | 1-19 dwellings | 20-49 dwellings | 50-99 dwellings | 100-199 dwellings | 200+ dwellings |
|---|----------------|-----------------|-----------------|-------------------|----------------|
| Parks and Recreation Grounds | Off-site | Off-site | Off-site | Off-site | On-site |
| Natural Greenspace | Off-site | Off-site | Off-site | On-site | On-site |
| Informal Open Space | Off-site | On-site | On-site | On-site | On-site |
| Provision for children and young people | Off-site | Off-site | On-site (LAP) | On-site (LEAP) | On-site (NEAP) |
| Allotments and community gardens | Off-site | Off-site | Off-site | Off-site | On-site |

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