DATE: 3rd January 2023
MY REF: Planning Committee
YOUR REF:
CONTACT: Nicole Cramp
TEL NO: 0116 272 7708
EMAIL: committees@blaby.gov.uk

To Members of the Planning Committee

Cllr. Louise Richardson (Chairman)
Cllr. Nick Chapman (Vice-Chairman)

Cllr. Cheryl Cashmore	Cllr. Trevor Matthews	Cllr. Phil Moitt
Cllr. Roy Denney	Cllr. Sam Maxwell	Cllr. Mike Shirley
Cllr. Chris Frost	Cllr. Christine Merrill	Cllr. Bev Welsh

Dear Councillor,

A meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber - Council Offices, Narborough on **THURSDAY, 12 JANUARY 2023** at **4.30 p.m.** for the transaction of the following business and your attendance is requested.

Yours faithfully

Louisa Horton
Monitoring Officer

AGENDA

REFERENCING UP OF DECISIONS - COUNCIL CONSTITUTION PAGE 3-6-20

Any Committee or Sub-Committee may refer up any report for decision to its parent body. Referencing up shall be on the following basis:-

a) At the beginning of the relevant meeting, any Committee/Sub-Committee Member may move reference up of any item of business. The Member must identify the grounds of significance justifying so doing. If this is seconded, the proposition shall be open to debate.

b) There shall be no debate upon the contents of the report itself. Debate shall be limited to consideration as to whether the report item is of such significance as to justify its reference up to the parent body notwithstanding that the parent body has delegated its decision making powers.

c) If the referencing up motion is carried, the matter shall not be determined at the meeting. If the referencing up motion is not carried, the matter shall be dealt with in accordance with the Committee/Sub-Committee's delegated powers.

AGENDA

1. Apologies for absence

2. Disclosures of Interest

To receive disclosures of interests from Members (ie. The existence and nature of those interests in respect of items on this agenda).

3. Minutes (Pages 3 - 6)

To approve and sign the minutes of the meeting held on 15th December 2022 (enclosed).

4. Applications for Determination (Pages 7 - 30)

To consider the report of the Development Services Team Leader (enclosed).

MEMBERS SHOULD NOTE THAT ALL LETTERS OF REPRESENTATION AND CONSULTATION RESPONSES WILL BE SUMMARISED IN THE COMMITTEE REPORTS. BACKGROUND PAPERS TO REPORTS WILL BE AVAILABLE TO VIEW ON THE COUNCIL'S WEBSITE.

PLANNING COMMITTEE

Minutes of a meeting held at the Council Offices, Narborough

THURSDAY, 15 DECEMBER 2022

Present:-

Cllr. Nick Chapman (Vice-Chairman)

Cllr. Cheryl Cashmore	Cllr. Christine Merrill	Cllr. Bev Welsh
Cllr. Chris Frost	Cllr. Phil Moitt	
Cllr. Trevor Matthews	Cllr. Mike Shirley	

Substitute:-

Cllr. Nigel Grundy (In place of Cllr. Louise Richardson)
Cllr. Janet Forey (In place of Cllr. Roy Denney)

Officers present:-

Cat Hartley	-	Planning & Strategic Growth Group Manager
Ian Davies	-	Development Services Team Leader
Stephen Dukes	-	Development Services Team Leader
Tom White	-	Senior Planning Officer
Linda Durham	-	Solicitor
Sandeep Tiensa	-	Senior Democratic Services & Scrutiny Officer
Nicole Cramp	-	Democratic & Scrutiny Services Officer
Isaac Thomas	-	Democracy Support Officer

Apologies:-

Cllr. Sam Maxwell

1. DISCLOSURES OF INTEREST

No disclosures were received.

2. MINUTES

The minutes of the meeting held on 24 November 2022, as circulated, were approved and signed as a correct record.

3. APPLICATIONS FOR DETERMINATION

Considered – Report of the Development Services Team Leader.

22/0606/FUL
Erection of 2 two storey buildings consisting of 15 1-bed self-contained support housing apartments for adults with an ancillary office, central courtyard, cycle shelter, bin store, vehicular access, car parking and associated infrastructure, Land off Grove Road, Blaby.

Public Speaking

Pursuant to Part 4, Section 7 of the Councils Constitution in relation to public rights of participation in planning applications, the Chairman allowed the following to give a 5 minute presentation:

- Alison Morley – Applicant/ Agent (Norton Housing)

DECISION

THAT APPLICATION 22/0606/FUL BE APPROVED SUBJECT TO THE APPLICANTS FIRST ENTERING INTO A LEGAL AGREEMENT TO RESTRICT THE OCCUPATION OF THE UNITS AND SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory time limit.
2. List of approved plans.
3. Materials as specified unless otherwise agreed.
4. Approved landscaping to be implemented and retained.
5. Finished floor levels to be agreed and implemented.
6. External lighting details and CCTV to be submitted and agreed.
7. Car parking and cycle parking and servicing areas to be provided as shown on the submitted drawings.
8. Archaeological trial trenching to be undertaken and results submitted.
9. Existing trees to be protected during construction works.
10. Ecological mitigation works (on-site) to be undertaken and retained thereafter.
11. Scheme of off-site ecological mitigation works to be submitted, agreed and subsequently implemented and thereafter retained/maintained.
12. Construction Method Statement to be submitted, agreed and subsequently adhered to.
13. No above ground construction to take place until details submitted and agreed detailing the new maintenance access to the adjoining land.

14. Existing eastern access serving adjoining land to be permanently closed.
15. No unit to be first occupied until the approved access works have been undertaken/provided.
16. Visibility splays of 2.4m x 43m to be provided at site access.
17. No gates or barriers to be erected to the site access.
18. No surface water drainage to the highway.

Considered– Report of the Senior Planning Officer.

Erection of 1x residential houseblock, 1x ancillary building, along with associated Multi-Use Games Area (MUGA), car park, landscaping and associated structures

HMYOI Glen Parva, 10 Tigers Road, Glen Parva, Leicestershire

Public Speaking

Pursuant to Part 4, Section 7 of the Councils Constitution in relation to public rights of participation in planning applications, the Chairman allowed the following to give a 5 minute presentation:

- Nick Hardy – Applicant/ Agent (Avison Young)

DECISION

THAT APPLICATION, 22/0949/FUL, BE APPROVED SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1. Statutory 3 year condition to commence work.
2. Approved plans.
3. Details of materials to be agreed.
4. Notwithstanding the proposed details, hard and soft landscaping scheme to be submitted including boundary treatments.
5. Landscaping scheme to be carried out.
6. Tree protection measures to be undertaken in accordance with plans within the Arboricultural assessment.
7. Notwithstanding the submitted details, a biodiversity net gain strategy (and associated plans) and 30 year Landscape and Ecology management plan to be submitted and agreed and adhered to.
8. All cell windows shall be fixed shut with the exception of a ventilation system.
9. Details of the Multi-Use Games Area (MUGA) and its hours of use to be submitted and agreed.
10. No occupation until details of fixed plant / equipment have been agreed.

11. Obscure glazing of ancillary building/ workshop to northwest elevation.
12. Details of any lighting and CCTV provision to be agreed.
13. Prior to its construction, details of the proposed substation to submitted and agreed.
14. Construction Management Plan to be submitted and agreed and adhered to during construction.
15. Parking and turning to be implemented in accordance with block plan and retained in perpetuity.
16. Cycle parking to be submitted and agreed and implemented.
17. No above ground construction until a remediation strategy has been submitted to and agreed to deal with risks associated with contamination.
18. Approved remediation scheme to be implemented during development and a verification report to be submitted for approval.
19. Recommendations to be followed from the Land Contamination Report .
20. Foul and surface water drainage details to be submitted and agreed and implemented in accordance with agreed details.
21. Details of surface water management on site during construction to be submitted and agreed.
22. Long term maintenance of the surface water drainage system to be submitted and agreed.
23. Details of waste management arrangements to be agreed.
24. Development only to be used as a prison (within Use Class C2A) and no other purpose.

THE MEETING CONCLUDED AT 5.35 P.M.

Blaby District Council

Planning Committee

Date of Meeting	**12 January 2023**
Title of Report	**Applications for Determination**
Report Author	Group Manager – Planning & Strategic Growth

1. What is this report about?

1.1 To determine planning applications as listed in paragraph 3.2 below and detailed in the attached report.

2. Recommendation

2.1 That the recommendations listed within paragraph 3.2 below and detailed in the attached report be approved.

3. Matters to consider

3.1 To avoid unnecessary delay in the processing of planning applications, the recommendations included in this list must often be prepared in advance of the closing date for the receipt of representations. This list was prepared on **03 January 2023** and information of representations received will be updated at your meeting. This updating will also cover any other information which may come to hand in the intervening period. Closing dates are given where they fall on or after the day of preparation of the list.

3.2

Application No.	Page No.	Address	Recommendation
22/0248/OUT	**9**	**Land at Wardens Walk, Leicester Forest East**	**Approve**

3.3 Appropriate Consultations

Details of organisations / persons consulted in relation to the applications are included in the reports for each individual application. Members will be aware that full copies of correspondence received are available to view on the respective planning file and through the planning portal https://w3.blaby.gov.uk/online-applications/

3.4 Resource Implications

There are no specific financial implications arising from the contents of this report.

4. Other options considered

These are included where appropriate as part of the reports relating to each individual application.

5. Background paper(s)

Background papers are contained in files held in the Planning Division for each application being considered and are available for public inspection.

6. Report author's contact details

Ian Davies Development Services Team Leader
planning@blaby.gov.uk 0116 272 7705

22/0248/OUT **Registered Date 20th May 2022** **Harris Land Management**

Outline planning application for the development of up to 58 new residential units with associated landscaping, parking and vehicular access (All Matters Reserved).

Land Off Wardens Walk, Leicester Forest East

Report Author: Charles Ebden, Senior Planning Officer
Contact Details: Council Offices. 0116 272 7691

RECOMMENDATION:

THAT APPLICATION 22/0248/OUT BE APPROVED SUBJECT TO THE APPLICANTS ENTERING INTO A S106 AGREEMENT TO SECURE THE FOLLOWING:

- **i) 25% Provision of Affordable Housing**
- **ii) Secondary Education**
- **iii) Library facilities**
- **iv) Contributions toward civic amenity and waste facilities**
- **v) Healthcare facilities**
- **vi) Contributions or provision of open space provision/enhancement**
- **vii) Contributions towards, travel packs, travel plan monitoring and bus pass provision**
- **viii) S106 Monitoring contributions – District and County Councils**

AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. Statutory outline time limit
2. Reserved Matters details to be submitted
3. In accordance with approved plans
4. No approval to illustrative layout
5. Development restricted to a maximum of 2.5 storey development only.
6. Provision of appropriate mix of market and affordable housing in accordance with adopted SPD.
7. Provision of a scheme for 5% of the dwellings to be accessible and adaptable homes
8. Details of all external materials to be agreed
9. Noise Assessment to be submitted and agreed. Development to be implemented in accordance with any recommendations.
10. Construction Management Plan to be submitted to and agreed and adhered to during development.
11. Finished floor levels to be submitted and agreed and adhered to.
12. Details of external lighting to public areas to be submitted and agreed and adhered to.
13. Landscaping Management Plan to be submitted and agreed and adhered to.
14. Arboricultural Impact Assessment and Method Statement including tree protection measures to be submitted to and agreed and adhered to.

15. Approved landscaping scheme shall be carried out.
16. Biodiversity Management Plan for all retained and created habitats, including SuDs, to be submitted and agreed and adhered to.
17. Scheme for the provision and management of Biodiversity Net Gain on or off site to be submitted to and agreed and implemented.
18. Development shall be carried out in accordance with the submitted Ecology report.
19. Details for the provision and management of a minimum 5 – 10 m buffer zone along western boundary hedgerow and tree line to be submitted to and agreed and adhered to.
20. All existing protected trees and boundary hedges shall be retained and protected during construction.
21. Surface water drainage scheme to be submitted and agreed and implemented.
22. Foul water drainage scheme to be submitted and agreed and implemented.
23. Details for the long-term management and maintenance of the surface water drainage scheme to be submitted and agreed and implemented.
24. Infiltration testing to be carried out.
25. Programme of archaeological work to be completed, submitted and agreed and implemented.
26. Historic Buildings Investigation/Recording and an Options Appraisal for the existing buildings of the site to be completed, submitted, agreed and implemented.
27. Phase II Intrusive Ground Investigation Report to be submitted and agreed and recommendations implemented.
28. Scheme to address the management and/or safe disposal of asbestos to be submitted and agreed and adhered to.
29. Unidentified contamination remediation strategy to be agreed.
30. Travel Plan to be submitted to and agreed and adhered to.
31. The submission of a detailed scheme for the site access and highway improvements.
32. Details of development to comply with LCC design standards.
33. Drainage to be provided within the site such that surface water does not drain into the public highway including private access drives.
34. A waste collection strategy to be submitted and agreed as part of any Reserved Matters application.

NOTES TO COMMITTEE

<u>Relevant Planning Policies</u>

National Planning Policy Framework (NPPF)

Planning Practice Guidance (NPPG)

National Design Guide - Planning practice guidance for beautiful, enduring and successful places

Blaby District Local Plan (Core Strategy) Development Plan Document (February 2013)

Policy CS1	Strategy for locating New Development
Policy CS2	Design of New Development
Policy CS5	Housing Distribution
Policy CS7	Affordable Housing
Policy CS8	Mix of Housing
Policy CS10	Transport Infrastructure
Policy CS11	Infrastructure, services and facilities to support growth
Policy CS12	Planning Obligations and Developer Contributions
Policy CS14	Green Infrastructure
Policy CS15	Open space, sport and recreation
Policy CS19	Biodiversity and geo-diversity
Policy CS20	Historic Environment and Culture
Policy CS21	Climate Change
Policy CS22	Flood Risk Management
Policy CS23	Waste
Policy CS24	Presumption in favour of sustainable development

Blaby District Local Plan (Delivery) Development Plan Document (Adopted February 2019)

Policy SA2	Housing Provision – New Allocations
Policy DM1	Development within the Settlement Boundary
Policy DM8	Local Parking and Highway Design Standards
Policy DM11	Accessible and Adaptable Homes
Policy DM12	Designated and Non-Designated Heritage Assets
Policy DM13	Land Contamination and Pollution

Leicester Forest East Neighbourhood Plan (July 2022)

Policy H1	Housing Mix
Policy H2	Affordable Housing
Policy H3	Housing Design

Other Supporting Documents

- Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Guidance, February 2010.
- Blaby District Council Housing Mix and Affordable Housing Supplementary Planning Document
- Leicestershire Highways Design Guide

<u>Consultation Summary</u>

Blaby District Council, Environmental Services – No objections subject to conditions

Blaby District Council, Housing Options – No objections subject to the submission of a suitable housing mix at detailed Reserved Matters stage.

Blaby District Council, Neighbourhood Services – No objections. Referred to Waste Collection Guidance.

Leicestershire County Council, Archaeology – No objections subject to conditions.

Leicestershire County Council, Ecology – No objections subject to conditions, however noted the requirements for Biodiversity Net Gain.

Leicestershire County Council, Developer Contributions Officer – Requested developer contributions as follows:

- **Waste** – £1,384.46 towards Whetstone RHWS
- **Libraries** – £1,756.01 towards Leicester Forest East Library
- **Secondary Education (11-16)** – £173,146.94 towards The Winstanley School

Leicestershire County Council, Forestry – No objections subject to conditions

Leicestershire County Council, Heritage Officer – No objections.

Leicestershire County Council, Highways (LHA) – No objections subject to conditions. Also requested developer contribution towards, travel packs, travel plan monitoring and bus pass provision.

Leicestershire County Council, Lead Local Flood Authority (LLFA) – No objections subject to conditions.

Leicestershire Fire and Rescue – No comments.

Leicester Forest East Parish Council – No objections, subject to the provision of a suitable construction access.

Leicestershire Police – No objections.

National Health Service Leicestershire – Requested £12,821.89 contributions towards local primary health care in the area, specifically, Forest Medical Centre, Leicester Forest East.

National Highways – No objections.

Severn Trent Water Authority – No objections.

<u>Third Party Representations</u>

15 letters of representation were received, 14 of which objected to the application and 1 neither supported nor objected to the application. The objections were centred around the following issues:

- The single, constrained and narrow nature of the access off Wardens Walk
- General highway and pedestrian safety, traffic and parking implications in relation to the development,

- Pressure on facilities and services, including schools, public transport and health care facilities,
- Pressure on existing infrastructure, including foul and surface water drainage – noting problems with the existing sewage system and water pressure,
- Need for housing,
- Habitat loss and ecological impacts associated with the development,
- Loss of boundary trees and hedgerows,
- Loss of open space,
- Responsibility for the management of retained trees and vegetation,
- Flooding risks,
- Noise pollution,
- Air pollution,
- Light pollution,
- Disturbance during the construction phase,
- Creation of a 'rat run' through the site,
- Antisocial behaviour,
- Impacts on residential amenities of existing residents, including privacy, loss of light, and noise and disturbance,
- Loss of property value,
- Loss of views,
- Loss of landing site for the air ambulance.

Relevant Planning History

P977	Residential Development	Refused	02.11.1955
P2103	Residential Development	Approved	07.07.1962

EXPLANATORY NOTE

The Site

The application site is a vacant field known as Grange Farm which is to the west of Wardens Walk within Leicester Forest East. The site is located with Leicester Forest East's Settlement Boundary as defined by the Policies Map of the Blaby District Council (Delivery) Development Plan Document (2019) and is situated on land allocated for residential development in the Blaby District Local Plan DPD (2019) Proposals Map where policy SA.2a applies.

The site is an irregular vacant area of land measuring some 2 Ha in area with Wardens Walk, South Avenue and Marriott Close bordering the site along the eastern edge. These are residential streets predominantly comprising of traditional two storey semi-detached dwellings backing onto to the site.

Baines Lane borders the western edge of the site with the M1 motorway situated beyond this. Hinckley Road borders the site to the north leading into Leicester City to the east.

A Premier Inn is located to the northwest of the site, with the Leicester Forest East services situated to the south off Baines Lane.

The application site is a former farm, known as Grange Farm dating from the early 1900's. The farmhouse and outbuildings, sheds and associated structures are accessed off an existing entrance off Hinckley Road and Baines Lane. The farmhouse and outbuildings, sheds and associated structures are vacant with the farmhouse showing evidence of fire damage. Forest Grange which dates from the late 1800s is situated to the west of the site beyond Baines Lane.

The site is bound by mature hedgerows along the eastern and northern edge, with a well-established tree line bordering the western edge of the site. Several large mature trees are situated throughout the site. The site is covered by the Blaby District Council (Land to the West of Wardens Walk, Leicester Forest East) Tree Preservation Order 2022.

An existing Public Right of Way (PROW) (W3) follows Baines Lane to the west of the site leading over the M1 Bridge.

The site is situated within flood zone 1 which has been shown to be at less than 0.1% chance of flooding in any year.

The Proposal

The proposed development seeks Outline planning permission with all matters reserved for the erection of up to 58 dwellings.

Indicative plans have been submitted which show the proposed areas for built development and green infrastructure.

A Transport Assessment has been submitted which shows that the access to the site will be provided via a continuation of Wardens Walk into the site. The submitted plans also show an access off Hinckley Road serving a small number of houses. Opportunities for pedestrian links onto Baines Lane are also shown.

The following documents have been submitted in support of the planning application:

- Flood Risk Assessment;
- Transport Statement;
- Transport Technical Note;
- Transport Statement Addendum;
- Noise Assessment;
- Noise Addendum;
- Air Quality Assessment;
- Phase 1 Contaminated Land Report;
- Arboricultural Assessment;
- Design and Access Statement;
- Planning Statement;
- Heritage Assessment;

- Ecological Report;
- Flood Risk Assessment.

The applicant has confirmed a willingness to enter into a Section 106 Agreement to secure, where appropriate, any Developer Contribution requests, and has set out draft heads of terms which includes affordable housing, secondary education, healthcare, library, civic amenity and waste facilities, open space provision, travel packs, travel plan monitoring and bus passes, including any off-site commuted sums as applicable, and any other contributions identified which meet the appropriate tests of necessity, being directly related to the development, and being fair and reasonable.

Planning Considerations

Section 38(6) of the Town and Country Planning Act 1990, requires planning applications to be determined in accordance with the provisions of the Development Plan unless there are other material considerations which indicate otherwise. This section of the report will first consider the proposed development against the policy background and then consider any other material considerations.

There are a number of themes which run through national guidance as expressed in the National Planning Policy Framework and these are generally in line with local policies expressed through the Development Plan.

NATIONAL PLANNING GUIDANCE

National Planning Policy Framework (NPPF)

The National Planning Policy Framework establishes the key principles for proactively delivering sustainable development through the development plan system and the determination of planning applications. It sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives.) These objectives are:

- An economic objective;
- A social objective; and
- An environmental objective.

For decision taking, this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or

- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless;

    i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    ii. 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.

The National Planning Practice Guidance (NPPG) provides supporting guidance to the interpretation of the NPPF.

DEVELOPMENT PLAN

Blaby District Local Plan (Core Strategy) Development Plan Document (2013)

The adopted Core Strategy (February 2013) is now part of the Development Plan for the District of Blaby. It is an up-to-date plan that is consistent with National Policy. Therefore, the policies of the Core Strategy should be given full statutory weight. The following policies are the most relevant to the proposed development.

Policy CS1 – Strategy for Locating New Development

Policy CS1 seeks to focus new development, including housing in the most sustainable locations in the district, primarily within and adjoining the Principal Urban Area (PUA) of Leicester. The application site is located within the built-up area of Leicester Forest East, which is identified in the Council's Core Strategy as being within the PUA defined by Policy CS5.

The application site has been allocated for housing under Policy SA.2a in the Blaby District Council DPD (2019). Thus, the principle of residential development in this location is established.

Policy CS2 – Design of New Development

Policy CS2 seeks to ensure that a high-quality environment is achieved in all new development proposals, respecting distinctive local character and contributing towards creating places of high architectural and urban design quality, including layout and street design, contributing to a better quality of life for the local community. The design of new development should also be appropriate to its context.

The application seeks Outline permission for up to 58 dwellings with all matters reserved, including access, scale, appearance and landscaping. Design details will be submitted and considered as part of any future Reserved Matters application

Policy CS5 – Housing Distribution

Policy CS5 aims to focus new development in the most appropriate locations. The District Council seeks to distribute housing by settlement in accordance with the figures contained within the Core Strategy. Policy CS5 sets a minimum requirement of 5,750 dwellings (including 4,250 with the new Sustainable Urban Extension at Lubbesthorpe) within the PUA. In order to meet the minimum requirements for the number of housings within the District as set out in the Core Strategy over the plan period (2006-2029) an outstanding need for at least 605 dwellings has been identified.

The application site has been identified and was allocated for up to 55 houses by the District Council as a suitable site for housing under Policy SA2.a of the Blaby District Council DPD (2019) Local Plan.

Policy CS7 – Affordable Housing

Policy CS7's strategic objective is to ensure that new housing developments provide the appropriate quantity and mix of housing for the District's current and future needs. Policy CS7 states that where financially viable, new housing developments of 15 or more dwellings will provide a minimum of 25% of the total number of dwellings as affordable housing in order to meet those needs.

The applicant has agreed to the provision of 25% of the dwellings being affordable housing, which will be secured by Section 106 agreement. Details of the location and mix of housing will be included in any future Reserved Matters application, with an appropriate mix of housing to be secured by condition.

Policy CS8 – Mix of housing

Policy CS8 seeks to ensure that new housing developments provide the appropriate quantity and mix of housing for the District's current and future needs. Policy CS8 states that residential proposals for developments of 10 or more dwellings should provide an appropriate mix of housing types, tenures and sizes to meet those needs.

Whilst the application is in Outline only, the submitted application form and accompanying Design and Access Statement refer to the suggested housing mix which is proposed to comprise a mix of 21 No. 2 bedroom dwellings, including 3 bungalows and 4 flats, 27 No. 3 bedroom dwellings and 10 No. 4/5 bedroom dwellings.

Blaby District Council's Housing Strategy Officer has not objected to the proposal subject to an appropriate mix of market housing being provided. These details are subject to change and will be included in any future Reserved Matters application. Accordingly, the proposal accords with Policy CS8.

Policy CS10 – Transport Infrastructure

Policy CS10 seeks to deliver the infrastructure, services and facilities required to meet the needs of the population of the District of Blaby including those arising from growth and to make services accessible to all, including locating new development so that people can access services and facilities without reliance on private motor vehicles.

The application site is located within the PUA and Leicester Forest East Settlement Boundary and in reasonable proximity to its associated services and facilities on Hinckley Road with direct linkages to Leicester City along the A47 Hinckley Road and to the Motorway network via the Leicester Outer Ring Road. The site is also within reasonable walking distance of both primary and secondary schools, with a number of frequent bus services to Leicester City and beyond located opposite the site along the A47. Open space and sport and recreation facilities at Holmfield Park and Kings Walk Park are located to the east and west respectfully. Potential pedestrian and cycle linkages are also achievable across the site.

The Local Highway Authority (LHA) are satisfied that the impacts of the development on highway safety and capacity would not be unacceptable, and when considered cumulatively with other developments and that the impacts on the road network would not be severe.

The LHA are also satisfied that safe and suitable accesses are achievable at the proposed Wardens Walk and Hinckley Road entrances, subject to the submission of detailed access design drawings at Reserved Matters stage.

The proposed development is therefore considered to be located in a sustainable location with reasonable access to public transport and within walking distance of local services and is therefore considered to comply with the aims and objectives of Policy CS10.

<u>Policy CS11 – Infrastructure, Services and Facilities to Support Growth and Policy CS12 – Planning Obligations and Developer Contributions.</u>

Policy CS11 indicates that new developments should be supported by the required physical, social and environmental infrastructure at the appropriate time.

Policy CS12 seeks to ensure that the requirements for infrastructure, services and facilities arising from any development will be sought in accordance with the Council's latest Planning Obligations and Developer Contributions SPD.

This proposal will generate the need to provide financial contributions towards essential infrastructure, services and facilities. Contributions have been requested towards affordable housing, secondary education, healthcare, library, civic amenity and waste facilities, open space provision, travel packs, travel plan monitoring and bus passes and off-site commuted sums as applicable details of which are provided earlier in the report. The applicant has confirmed a willingness to enter into a legal agreement to secure the required developer contributions. Accordingly, the application is considered to comply with policies CS12.

<u>Policy CS14 – Green Infrastructure and Policy CS15 – Open Space, Sport and Recreation</u>

Policy CS14 seeks to ensure that the District's natural environment, wildlife, habitats, landscape and geology are considered and protected through good design practices, seeking to protect existing green spaces and provide new good quality, multi-

functioning green networks and corridors. Green Infrastructure can include formal open spaces for sport and recreation and Policy CS15 indicates that Blaby District Council will seek to ensure that all residents have access to sufficient, high quality, accessible open space, and sport and recreation facilities. These Policies state that new on-site provision or financial contributions to improve the quality of, or access to existing open space, will be expected and commuted maintenance sums will be sought.

As discussed above contributions for open space provision or improvements within the parish will be sought in line with the provisions of Policy CS12 and the Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Guidance, February 2010.

The scale of development is required to provide 0.89 hectares of on-site open space. A quantum of open space provision is anticipated to be provided on-site, however, the level of provision is not currently specified as the layout is to be assessed at the detailed design reserved matters stage.

The application site is located within Leicester Forest East Settlement Boundary with direct linages to its associated services and facilities on Hinckley Road, with open space and sport and recreation facilities at Holmfield Park and Kings Walk Park located to the east and west respectfully. Opportunities to link to the W3 footpath leading to Kings Walk Park will be sought at reserved matters stage. Accordingly, it is considered that the development accords with policies CS14 and CS15.

Policy CS19 – Bio-diversity and Geo-diversity

Policy CS19 seeks to ensure that the district's natural environment, wildlife, habitats, landscape and geology are considered and protected through good design practices, seeking to protect existing green spaces and provide new good quality, multi-functioning green networks and corridors.

Leicestershire County Council Ecology have confirmed that they are satisfied that no significant ecological impacts will arise because of the development. They have requested conditions to retain hedgerows and trees on the site. A 5m – 10m buffer has been requested between any future development and the western boundary tree line.

The submission of details showing the provision of Bio-diversity Net Gain, on or off site, were also requested by Ecology. Such provisions can be secured via condition should the application be approved.

Accordingly, and subject to the imposition of suitable conditions, it is considered that the development could accord with Policy CS19.

Policy CS20 - Historic Environment and Culture

Policy CS20 of the Core Strategy (2013) seeks to preserve and enhance the cultural heritage of the District. It recognises the need for the Council to take a positive approach to the conservation of heritage assets by considering proposals for

development on, in, or adjacent to historic sites, areas and buildings against the need to ensure the protection and enhancement of the heritage asset and its setting. Policy CS20 goes on to state that proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.

Leicestershire County Council's Principal Heritage Officer has noted that the existing farmhouse and associated outbuildings appear to date from the early twentieth century. The heritage significance of the group is considered to be relatively limited and have suffered from fire damage and vandalism. The Heritage Officer however noted that the retention and inclusion of all or some of the farmstead structures could be beneficial as they could potentially enrich the local distinctiveness of the development and provide a focal point and tangible link with the previous use of the site. The reuse of the buildings would also avoid the total loss of the existing craftsmanship and carbon embodied within the historic structures.

The developers propose to demolish the existing farm buildings arguing that they have no historic interest, are derelict and structurally unsound and as such would be unviable to retain.

Whilst it is acknowledged that the buildings have been damaged by fire, no substantive supporting evidence of the structural integrity of the buildings has been provided, and given the Heritage Officer's comments, it is considered prudent to impose a condition requiring a Historic Buildings Investigation/Recording and an Options Appraisal for the existing buildings to ascertain their suitability for retention and potential options of appropriate future use.

Leicestershire County Council Archaeologist consider that the area is of archaeological interest and has the potential for unidentified archaeological deposits to be situated in the site. Based upon the available information, they consider that these remains whilst significant and warranting further archaeological mitigation prior to the impact of development, are not of such importance to represent an obstacle to the determination of the application.

They have therefore recommended a condition requiring further post-determination trial trenching in order to define the full extent and character of any deposits and determine the scope of any necessary archaeological mitigation programme whilst ensuring any deposits encountered are suitably recorded to advance the understanding of the significance of any heritage asset.

Accordingly, and subject to the imposition of suitable conditions, it is considered that the development could accord with Policy CS20.

<u>Policy CS21 – Climate Change</u>

Policy CS21 seeks to support new development which mitigates and adapts to climate change. New development should be focussed in the most sustainable locations in accordance with Policies CS1 and CS5 and use sustainable design principles which reduce energy demand and increase efficiency.

Under Policy CS1 and CS10 the application site is located within the PUA which is the most sustainable location for new development in Blaby District and where access to public transport and local services is within reasonable walking distance. The development will comply with government requirements with regard to building design and energy efficiency and suitable ecological mitigation and enhancements will be incorporated into the design of the proposal. A sustainable drainage system will be provided to ensure flood risk and surface water drainage within the site is managed appropriately. It is therefore considered that the development will complies with the requirements of Policy CS21.

Policy CS22 – Flood Risk Management

Policy CS22 seeks to ensure that all new development minimises flood risk vulnerability, providing resilience to flooding by directing new development to locations at the lowest risk of flooding within the district, using sustainable drainage systems (SuDS) where practical and managing surface water run-off.

The development site is located within a Flood Zone 1, which indicates a minimal risk of flooding. The application has been accompanied by a Flood Risk Assessment.

Leicestershire County Council, as Lead Local Flood Authority has not objected to the proposal subject to the imposition of conditions in relation to surface water drainage. The proposal therefore complies with Policy CS22.

Policy CS23 – Waste

Policy CS23 refers to a hierarchy of dealing with waste. A condition is recommended to ensure that the applicant submits a waste management plan for the site to ensure that the development complies with the requirements of Policy CS23.

Blaby District Council's Neighbourhood Services department have not raised an objection with regard to waste collection on the site, subject to the adequate provision of an adoptable access into the site and suitable provision of bin presentation points within the site. Such details are to be dealt with at any future Reserved Matters application and via the submission of a Waste Collection Strategy. It is considered therefore that the proposal complies with Policy CS23.

Policy CS24 – Presumption in Favour of Sustainable Development

Policy CS24 reflects the overarching principle of the NPPF that the Government wishes to see in relation to the planning system, with the golden thread running through the decision-making process being the presumption in favour of sustainable development. Policy CS24 requires that when considering development proposals, the District Council always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible.

Your Officers have worked proactively with the applicant to ensure that the development is as far as possible to be in accordance with adopted policies and thus the development is in accordance with Policy CS24.

Blaby District Local Plan (Delivery) Development Plan Document (2019)

The following policies are the most relevant to the proposed development.

Policy SA2 – Housing Provision – New Allocations

The strategic objective of Policy SA2 is to provide the appropriate quantity and mix of housing to meet the needs of the District's current and future populations and to optimise the provision of affordable housing to meet local needs.

In order to meet the minimum requirements for the number of housing within the District as set out in Policy CS5 of the Core Strategy over the plan period (2006 – 2029) an outstanding need for at least 605 dwellings has been identified within the PUA. In order to in part meet this residual requirement in the PUA, a number of smaller sites, including the application site have been identified to be allocated for housing to meet this outstanding requirement.

The application site has been identified as a suitable site for housing and was allocated for up to 55 houses by the District Council at the adoption of the Blaby District Council DPD (2019) Local Plan under Policy SA2.a by Members. This Policy therefore establishes the principal of residential development on the application site.

Having established the principle of residential development on the site the Policy goes on to states that the development should:

a) Be accessed from Warden's Walk;
b) Provide affordable units in accordance with Core Strategy policy CS7;
c) Retain the important trees and hedgerows along the northern boundary and fronting Baines Lane; and
d) Provide design solutions and mitigation measures to protect important areas of biodiversity.

Policy SA2.a states in Paragraph 3.19 that the site could "accommodate some 55 houses and has two potential access points off Warden's Walk and Hinckley Road. The Local Highway Authority has indicated a preference for access to be gained from Warden's Walk. The site could deliver some 13 affordable houses and would be required to make contributions towards open space, education provision, library services and residential travel packs to encourage the use of sustainable transport".

Paragraph 3.20 goes on to state that "the trees and hedges fronting Baines Lane are species rich and should be retained in the interests of ecology and character of the urban form."

The development proposes up to 58 dwellings of which at least 25% will be required to be provided as affordable units in line with the provisions of Policy CS7. Whilst Policy SA2.a states the site is allocated for 55 houses, the application is seeking permission for up to 58 houses. The Outline Application seeks permission for up to a maximum of 58 dwellings; this is therefore not a fixed figure and subject to change during the detailed design stage at reserved matters. Should the site overprovide by

three dwellings it is considered this will help add to the provision of houses in the district on a comprehensive development in an area of housing need.

Leicestershire County Council Highways Authority are satisfied that the impacts of the development on highway safety and capacity would not be unacceptable and that safe and suitable accesses are achievable at the proposed Wardens Walk and Hinckley Road entrances.

Contributions towards affordable housing, secondary education, healthcare, library, civic amenity and waste facilities, open space provision, travel packs, travel plan monitoring and bus passes and off-site commuted sums as applicable, will be provided subject to the signing of a S106 agreement.

As noted previously Leicestershire County Council's Ecologist is satisfied that no significant ecological impact would arise from proposed development, subject to the protection of hedges and trees and the inclusion of a 5-10m buffer zone protecting the western tree line. Bio-diversity net gain is proposed to be secured via condition to be provided on or off site.

Leicestershire County Council Archaeology Officers have recommended that further archaeological investigations should take place prior to the commencement of development on site with finding to be submitted for assessment and dissemination.

The indicative internal layout show dwellings orientated in a suitable manner to limit the impact upon neighbouring properties at the adjoining residential development and which would respect the existing grain and character of the area. The indicative layout shows the provision of a quantum of onsite open space and show the integration of the development with its surrounding and connections to the wider settlement and landscape beyond.

Accordingly, it is considered that the development accords with the provisions of Policy SA2a.

<u>Policy DM1 – Development within the Settlement Boundaries</u>

Policy DM1 sets the principle for built development within the Settlement Boundary provided it is consistent with the other policies of the Local and Neighbourhood Plans, and has a satisfactory relationship with nearby uses that would not be significantly detrimental to the amenities enjoyed by existing and nearby residents, including but not limited to, consideration of, privacy, light, noise, disturbance and an overbearing effect and considerations including vibration, emissions, hours of working and vehicular activity. Policy DM1 further requires development to have a satisfactory layout, design and appearance.

The indicative layout of the proposed development shows that the suitable orientation of dwellings is achievable which would help to limit its impact upon neighbouring properties at the adjoining residential development along Warden's Walk, South Avenue and Marriot Close. It is also considered that suitable separation distances are achievable between the proposal and adjoining dwellings to ensure the protection of the amenities of existing residents and future occupiers of the site are minimised.

Given the application only seeks Outline planning permission with all matters reserved, it is not possible to determine the degree of impact upon the amenities of future occupiers of this adjoining housing site, without final details of layout, scale and appearance which will be fully assessed at the detailed Reserved Matters stage.

Policy DM8 – Local Parking and Highway Design Standards

Policy DM8 seeks to provide a consistent approach to local car parking standards and highway design. It goes on to state that the Leicestershire Highways Design Guide sets out, amongst other things, standards and policies for parking and highway design that will need to be considered for all new development.

The application seeks Outline permission with all matters reserved, and as such the internal layout is yet to be determined. Any future Reserved Matters application will be required to provide an internal road network and parking provision in accordance with the Leicestershire Highways Design Guide.

DM11 - Accessible and Adaptable Homes

Development proposals for housing of 20 dwellings or more must meet the Building Regulations Standard M4(2) for 5% of the dwellings unless: site specific factors make a specific site less suitable for M4(2) compliant dwellings; and/or the applicant can demonstrate that the use of this Building Regulation Standard is not viable through an independent viability assessment to be submitted with the application.

Blaby District Council's Housing Strategy Officer has not objected to the proposal subject to an appropriate mix of market housing being provided. These details, including provision of accessible and adaptable homes will be included in any future Reserved Matters application.

Policy DM12 - Designated and Non-Designated Heritage Assets

Policy DM12 seeks to preserve and enhance the cultural heritage of the District. They recognise the need for the Council to take a positive approach to the conservation of heritage assets by considering proposals for development on, in, or adjacent to historic sites, areas and buildings against the need to ensure the protection and enhancement of the heritage asset and its setting. Policy DM12 recognises the positive contribution that heritage makes to local distinctiveness and where dealing with development within such sensitive locations indicates that design solutions should be sought which preserve and enhance heritage assets.

Leicestershire County Council's Principal Historic Buildings Officer has not objected to the application on heritage grounds but has noted that the retention and inclusion of all or some of the farmstead structures could be beneficial as they could potentially enrich the local distinctiveness of the development and provide a focal point and tangible link with the previous historic use of the site. Conditions requiring a Historic Buildings Investigation/Recording and an Options Appraisal for the existing buildings to ascertain their suitability for retention and options of appropriate for their future use are to be imposed.

Leicestershire County Council Archaeology is satisfied that the relevant archaeological investigations have taken place, but have required further intrusive investigations and reporting prior to commencement of any development.

Policy DM13 – Land Contamination and Pollution

Policy DM13 seeks to ensure that development proposals are not affected by, or cause, land contamination or pollution. Development proposals where land contamination may be an issue are required to clearly demonstrate that any unacceptable adverse impacts can be satisfactorily mitigated.

Blaby District Council's Environmental Services Team are satisfied with regards to land contamination at the site, subject to the submission of a satisfactory Phase 2 intrusive land contamination survey and suitable mitigation measures for the removal of asbestos on the site. These are required as part of prior commencement conditions attached to the planning permission.

Leicester Forest East Neighbourhood Plan (July 2022)

Policy H1 - Housing Mix and Policy H2 - Affordable Housing

Policy H1 states that proposals for new housing must demonstrate how they provide dwellings with 1, 2 or 3 bedrooms; or homes suitable for older people, including 2- or 3-bedroom bungalows; or dwellings suitable for people with restricted mobility, unless the latest assessment of local housing needs indicates otherwise.

Policy H2 states that development proposals that contribute to the provision of affordable homes that are suited to the needs of older people and those with disabilities will be supported.

Blaby District Council's Housing Strategy Officer has not objected to the proposal subject to an appropriate mix of market and affordable housing being provided at Reserved Matters. Accordingly, the proposal accords with Policy H1 and H2.

Policy H3 - Housing Design

Policy H3 states that to be supported, housing development (including extension of existing dwellings) must; (a) be of a size, scale, and massing that is sympathetic to the character of surrounding development; (b) be of a design and materials that enhance the character of the local area; c) Not necessitate on-road parking; and d) Include landscaping proposals that ensure the development integrates with its surroundings.

The application seeks Outline permission for up to 58 dwellings with all matters reserved, including access, scale, appearance and landscaping. Design details will be submitted and considered as part of any future reserved matters application.

Other material considerations

Planning applications must be determined in accordance with the provisions of the Development Plan unless there are material considerations which indicate otherwise, and whether those material considerations are of such weight that the adopted policies of the Development Plan should not prevail in relation to any proposal. The following are material planning considerations in the determination of this planning application:

- Highway Implications
- Developer Contributions and Section 106 Agreements
- Environmental Implications
- Ecological Implications
- Arboricultural implications

Highway Implications

The application site is located with the Principal Urban Area where development is focused towards and has been identified as a suitable site for housing and was allocated for up to 55 houses by the District Council at the adoption of the Blaby District Council DPD (2019) Local Plan under Policy SA2.a.

The application seeks Outlining Planning Permission for up to 58 houses, with all matters reserved. The LHA confirm that given that access is to be dealt with at Reversed Matters stage the LHA only seek to provide observations that confirm a safe and suitable access in accordance with local design guidance

Wardens Walk, which is an unclassified road, subject to a 30mph speed limit, is located on the eastern boundary of the site. Hinckley Road (A47) which is a classified A-road subject to a 40mph speed limit, is located on the northern boundary of the site.

Baines Lane is located along the western boundary of the site, is an unadopted road serving vehicles accessing the Leicester Forest East Services, the Premier Inn and existing dwellings. Baines Lane is also the route of Public Right of Way (PRoW) Footpath W3.

The Applicant seeks to provide the main access via Wardens Walk with a secondary access for a limited number of dwellings via Hinckley Road (A47). The illustrative layout also shows a pedestrian connection to Baines Lane.

Wardens Walk measures approximately 5m wide and footways are present on both sides of the carriageway. The submitted details show an internal access leading off Wardens Walk which measures 5m in width and shows 2m footways either side of the carriageway.

The LHA confirm that residential access roads should measure 4.8m in width for developments up to 50 dwellings, and 5.5m for those serving 50-400 dwellings.

The LHA note that they would require a 5.5m carriageway width to comply with the LHDG with the widening ideally taking place gradually over 5.0m with suitable traffic calming measure in place after it has fully widened within the site.

It is also acknowledged that the existing Warden's Walk carriageway leading to the site has an effective width of 5.0m beyond the junction with South Avenue where is widens to some 5.5m. The section of Wardens Walk leading to the site benefits from footways in excess of 2.0m on either side too, therefore providing sufficient space for widening to 5.5m should this be required.

Members should note that the application seeks Outline planning permission at this stage, with full details of the access to be determined at Reserved Matters stage. It should also be noted that whilst the development seeks permission for up to 58 houses, this is not a fixed number at this stage, but rather it is an upper limit. Constraints on the site and design considerations at Reserved Matters may limit the development to fewer than 58, and potentially fewer than 50 dwellings. Given the total number of dwellings cannot be determined at this stage, it is therefore not possible to determine the required width of the access to the site from Wardens Walk, or whether Wardens Walk will require widening at this stage. The LHA have confirmed that they are satisfied that the principle of the access from Wardens Walk to the site can be achieved which is all that is required at outline planning stage.

With regard to the proposed access off Hinckley Road which is anticipated to serve a limited number of dwellings, the LHA are satisfied that suitable visibility spays are achievable and that the proposals would not exacerbate any known highway concerns on Hinckley Road.

The LHA are also satisfied that there is sufficient capacity on the road network to accommodate the anticipated level of traffic arising from the development without requirements for offsite improvements of nearby junctions.

The LHA are also satisfied that the impacts of the development when considered cumulatively, on highway safety and capacity would be acceptable. The LHA are also satisfied that safe and suitable accesses are achievable at the proposed Wardens Walk and Hinckley Road entrances, subject to the submission of detailed access design drawings at Reserved Matters stage.

The LHA have further advised the applicants on their requirements for parking and the internal road network, details of which will be assessed upon submission of any future Reserved Matters application.

Highway England have not objected to the development in terms of its impacts on the Strategic Road Network.

Concerns has been raised regarding the use of Wardens Walk as an access point for construction traffic should the application be approved. It is anticipated that Baines Lane will be utilised for construction traffic, however details of such will be secured via condition and the submission of a Construction Management Plan prior to commencement of any development on the site.

Developer Contributions and Section 106 Agreements

Policy CS12 seeks to ensure that the requirements for infrastructure, services and facilities arising from any development will be sought in accordance with Blaby District Council's Planning Obligations and Developer Contributions Supplementary Planning Guidance (2010). This document sets the threshold for provision of such contributions as housing developments of more than 10 dwellings. This application is for 12 dwellings and as such, would meet the threshold for developer contributions.

A request for funding towards secondary education, library services, and civic amenity and waste facilities was received from Leicestershire County Council.

East Leicestershire & Rutland Clinical Commissioning Group (LC CCG) has also requested financial contributions towards improvements to Health Care facilities in Leicester Forest East.

Leicester County Council as the Local Highways Authority have also requested financial contributions towards travel packs, travel plan monitoring and bus passes.

Based on the above and in accordance with the requirements of Regulation 22 of the CIL Regulations we are seeking contributions for the following;

i) 25% Provision of Affordable Housing
ii) Secondary Education
iii) Library facilities
iv) Contributions toward civic amenity and waste facilities
v) Healthcare facilities
vi) Contributions or provision of open space provision/enhancement
vii) Contributions towards, travel packs, travel plan monitoring and bus pass provision
viii) S106 Monitoring contributions – District and County Councils

Environmental Implications

Blaby District Council's Environmental Services Team are satisfied with regards to land contamination at the site, subject to a Phase II ground investigation being carried out and the implementation of any recommendations therein and for the removal of asbestos on the site.

The submitted noise report highlighted the areas fronting Hinckley Road and Baines Lane, adjoining the M1 Motorway as being areas of concern for noise. Enhanced glazing, heightened boundary treatments and alternative ventilation methods, including closed windows along the critical elevations during peak noise periods have been suggested as mitigations measures. Blaby District Council's Environmental Services Team are not satisfied that these measures would provide future residents with adequate noise mitigation at the site that they would also provide suitable living conditions.

Blaby District Council's Environmental Services Team are however satisfied that these matters can be suitability addressed at the detailed design stage and have

requested via condition a further noise assessment which would include a scheme of sound insulation from external noise to provide suitable internal day time and night-time noise levels within the dwellings and associated private gardens. The assessment shall also consider the design, layout and orientation of residential buildings and include the acoustic specification of windows and ventilation within individual buildings. Consideration of noise impact during overheating conditions shall also be included.

The application site fronts Hinckley Roads with the M1 Motorway running along the western edge of the site beyond Baines Lane. The northern aspect of the site is designated as an Air Quality Management Area (AQMA 3).
Blaby District Council's Environmental Services Team are currently monitoring the levels of nitrogen dioxide within AQMA3 which show that the Air Quality Objective for nitrogen dioxide (NO2) do not exceed statutory levels (40 microgrammes per cubic metre as an annual mean value). They have stated that the increased traffic on the local roads, especially on BDC's AQMA 3 will also have an impact on existing residential properties alongside the affected road networks. However, predicted changes from operational development- generated traffic have been assessed as being 'negligible'.

Measures to control any dust and particulates arising during the construction phase will be outlined and assessed as part of the required Construction Management Plan. Blaby District Council's Environmental Services Team have not raised any objections with regard to land contamination, flooding and drainage subject to the submission of details via the conditions set out in the report above.

Leicestershire County Council, as Lead Local Flood Authority has not objected to the proposal subject to the imposition of conditions in relation to surface water drainage.

Ecological Implications

Leicestershire County Council Ecology have confirmed that they are satisfied that no significant ecological impacts will arise because of the development. They have requested conditions to retain hedgerows and trees on the site. A 5m – 10m buffer has been requested between any future development and the western boundary tree line.

The submission of details showing the provision of Bio-diversity Net Gain, on or off site, were also requested by Ecology. Such provisions can be secured via condition should the application be approved.

Arboricultural implications

Leicestershire County Council Forestry have not raised any objections on arboricultural grounds, subject to the submission via condition of an Arboricultural Impact Assessment and Method Statement including tree protection measures.

Conclusion

The three dimensions of sustainable development have been considered (economic, social and environmental) as set out in the NPPF and the proposal would provide housing contributing to the quality and choice of housing in the District.

The proposed development is approved would meet the identified need for housing in a site allocated for and will help meet and sustain the housing land supply of the District. There have been no technical objections to development of this site, subject to the submission of detailed design matters at Reserved Matters stage. Furthermore, the LHA are satisfied that the impacts of the development when considered cumulatively, on highway safety and capacity would be acceptable. The LHA are also satisfied that safe and suitable accesses are achievable. It is therefore considered that the development of this site accords with Development Plan policies and the aims of the National Planning Policy Framework.

It is for these reasons that your Officers are of the view that the proposal is acceptable and accordingly it is recommended that planning permission be granted subject to the applicants entering into the required Section 106 legal Agreement and subject to the imposition of the stated conditions.