

**23/0182/OUT**

**Registered Date  
6th March 2023**

**Jelsons Limited**

**Outline planning application for the development of up to 200 dwellings including provision of public open space, associated infrastructure all matters reserved except for access.**

**Land Off Croft Road, Cosby**

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### **Committee Update**

#### **Additional Information**

Since the publication of the Planning Committee agenda, the following additional information has been received:

- Updated Developer Contributions request from Leicestershire County Council.
- Revised condition requested from Leicestershire County Council.
- Additional condition required for the provision of a pedestrian crossing at Narborough Road
- Additional condition requiring the submission of details for the provision of play equipment.

#### **Consultations**

Since the publication of the Planning Committee agenda, the following additional consultation responses have been received:

##### **Leicestershire County Council, Developer Contributions –**

Given the length of time taken place between the initial request, Leicestershire County Council have reviewed their S106 contribution requests in relation to the development and subsequently have amended the primary education request.

The new Primary Education request is £513,968.00

##### **Leicestershire County Council, Highways Authority**

Leicestershire County Council have reviewed their suggested condition to secure the access provision (condition 33 in the report) and have requested this is amended to ensure that the traffic calming measures are suitably secured.

##### **Narborough Road Pedestrian Crossing**

Following negotiation with the developer, they have stated that they are willing to provide a pedestrian crossing across Narborough Road leading off the existing footpath from Victory Park. Leicestershire Highways Authority have indicated they would welcome such if proposed.

By way of context, a footpath was previously put forward as part of the 16/0639/OUT application (which was refused), but that the Local Highway Authority supported the provision of a crossing on Narborough Road which they indicated would not only benefit the development site but also facilitate crossing movements for the nearby primary school.

Given the route across Victory Park would form the most direct walking route to the primary school for all residents of the proposed development, and the existing path leading out onto Narborough Road has no crossing facilities and there is poor visibility at this point, it is the view of your officers that a crossing facility is necessary to provide a safe sustainable walking route to the primary school and is justified to make the development acceptable.

Leicestershire County Council have since reviewed the provision for a pedestrian crossing and have requested an additional condition (condition 38) requiring that details of a pedestrian crossing at Narborough Road, including appropriate survey data, shall be submitted to and agreed by the District Planning Authority and the pedestrian crossing be implemented in accordance with the agreed details.

### **Play Equipment**

The development seeks to provide incidental play equipment and 'play on the way' equipment throughout the site within and around the footpath network. In order to secure and ensure the appropriate quality and type of play equipment is provided an additional condition (condition 39) is considered necessary.

### **Revisions to Conditions**

**Condition 33** – traffic calming measures added to condition.

**Condition 38** – new condition requiring details of a pedestrian crossing on Narborough Road to be submitted and agreed and implemented.

**Condition 39** – details of play equipment to be submitted and agreed and implemented.

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