

**24/0001/OUT**

**Registered Date  
2 January 2024**

**Davidsons Developments Limited,  
Leicester Diocesan Board**

**Outline planning application for the development of up to 205 dwellings (access only) with vehicular access point from Willoughby Road, with all other matters (relating to appearance, landscaping, scale and layout) reserved**

**Land East of Willoughby Road, Countesthorpe**

**Report Author: Stephen Dukes,  
Development Services Team Leader  
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### **Committee Update**

#### **Section 106 Agreement**

The applicant does not consider the request from Leicestershire Police for contributions to be compliant with Regulation 122 of the Community Infrastructure Regulations 2010 (the CIL Regulations) (i.e. necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development).

Officers will continue to engage with Leicestershire Police and the applicant in respect of this contribution and should the Police provide further information to demonstrate the request would comply with the CIL Regulations before the Section 106 Agreement has been completed, this could be included. It is therefore recommended that the final decision on the contribution to Leicestershire Police be delegated to officers.

#### **Conditions**

The following condition is not necessary and can be removed from the recommendation, with the other conditions renumbered accordingly:

- Condition 7 (requiring a landscaping scheme to be submitted and agreed) is not necessary as this is one of the reserved matters which is required to be submitted as part of Condition 2).

#### **Corrections to the Committee Report**

- Page 56 states that density of the development equates to 26 dwellings per hectare whilst page 76 refers to it being 39 dwellings per hectare. It should be clarified that the 26 dwellings per hectare is calculated based on the entirety of the

land within the red line (including open space), whilst 39 dwellings per hectare is based on just the 'net developable area' of the site (i.e. excluding open space).

- Page 87 states that no allotments are to be provided on the site. This is incorrect as allotment provision is indicatively shown on the illustrative masterplan. However, in order for the primary street to extend to the east site boundary it would be necessary for the allotments to be moved from the location currently shown in the illustrative masterplan to an alternative location on the site.