

Application reference: 25/0758/FUL

Proposal: Change of use of land and erection of Primary Care Building (Health Centre) with pharmacy. Proposed new access and parking area. External works including hardstanding, landscaping, cycle and bin store and proposed fencing.

Site address: Adult Education Centre, Townsend Road, Enderby, Leicester, Leicestershire, LE19 4PG

Applicant: One Medical Property

Case officer: Helen Wallis, Senior Planning Officer

Recommendation: That application 25/0758/FUL be approved subject to the applicant entering into an agreement pursuant to section 106 of The Town and Country Planning Act to secure the following:

Section 106 Contributions:

1. Travel Plan monitoring contribution
2. On-site biodiversity net gain, management and monitoring provisions and related monitoring contribution (if necessary and justified).
3. Travel Plan monitoring fee of £6,000 for Leicestershire County Council's (LCC) Travel Plan Monitoring System.
4. Appointment of a Travel Plan Co-ordinator
5. Provision of six-month bus passes, one per employee.
6. A £7,500 contribution toward the consultation process for the installation of waiting restrictions on George Street, Enderby.

And subject to the statutory biodiversity net gain condition and imposition of conditions relating to the following:

Conditions:

1. Statutory time period condition (3 years)
2. Development to be built in accordance with approved plans and documents.
3. Materials (samples to be submitted and approved)
4. Details of all external plant and machinery to be submitted, approved and implemented and maintained in accordance with agreed scheme.
5. Details of waste storage management, approved and implemented.
6. Details of finished floor levels to be submitted and approved.
7. Obscured glazing to be installed on first floor windows of western elevation and retained
8. Soft and hard landscaping to be submitted, implemented and maintained for five years (including details of site levels and boundary treatments).
9. Development to be carried out in accordance with the approved Arboricultural Method Statement.
10. Tree planting to be carried out in accordance with submitted details.

11. Construction environmental management plan for biodiversity (CEMP: Biodiversity) to be submitted, approved and adhered to during construction.
12. Biodiversity enhancement strategy to be submitted, approved and implemented and retained thereafter.
13. Wildlife sensitive lighting design scheme to be submitted, approved and any lighting implemented in accordance with the agreed scheme with no alterations permitted.
14. Details of surface water drainage scheme to be submitted, approved and implemented prior to first use.
15. Details of management of surface water drainage during construction to be submitted, approved and implemented.
16. Details of maintenance of surface water drainage system to be submitted, approved and adhered to in perpetuity.
17. Construction method statement to be submitted, approved and adhered to.
18. Construction traffic management plan to be submitted, approved and adhered to.
19. Access arrangements to be implemented prior to development being operational.
20. No gates within 6m of the highway boundary.
21. Off-site highway works to be implemented prior to development being operational.
22. Travel plan measures to be implemented.
23. Parking and turning to be implemented be implemented prior to development being operational.
24. Cycle parking to be implemented prior to development being operational.
25. No tree/shrub planting within 1m of public right of way.
26. Restricted hours of operation 08:00 to 18:30 Mondays to Fridays, no weekends or bank holidays.
27. Building to be used as a primary care health centre only and no other Class E use.
28. Pharmacy to be ancillary to primary care health centre.
29. Details of CCTV to be submitted and approved prior to its installation.

1. The site

- 1.1. The site extends to approximately 0.26ha and is located immediately behind and to the west of the Enderby Adult Learning Centre (GoLearn!), which fronts George Street, in Enderby. The site is located within the settlement boundary of Enderby as defined by the adopted Local Plan Policies Map. The site is currently accessible via a mesh gate from George Street or via the car park access from Townsend Road. It is noted that George Street is a narrow one-way street with on-street parking. The Adult Education Centre was opened in September 2018 utilising the buildings of the former Danemill Primary School, which is an Edwardian building. The existing centre provides range of facilities

including IT suites, a specialist craft room and a main hall with sprung floors for dance and ballet fitness classes.

- 1.2. Surrounding the site is a mix of educational, residential and commercial uses including various business units and 'Fraser James Blinds' located off Townsend Road. George Street provides amenities such as a children's nursery, hair salon and various businesses within the King Street Buildings. The site is located a short walk (6-8 minutes) from the centre of Enderby and its other shops and business.
- 1.3. There is a residential property located close to the northern boundary of the site, which is Redclyffe House. The amenity space for this property abuts the site's boundary.
- 1.4. On George Street, next to the western boundary of the application site, there is a dwelling, which provides yoga classes and a turf company appears to utilise the garage.
- 1.5. The site is also located close to 1A George Street, Enderby, which is a Grade II Listed Building originally built in the 1860s as the first steam powered hosiery manufacture in Leicester. The building is currently used as a children's day nursery.
- 1.6. Enderby Adult Learning Centre is constructed with a red brick exterior and has the features of a traditional Edwardian school building. The roof is pitched with slate over. The window frames are a mix of uPVC or timber frames, painted white. Solar panels are installed on the roof.
- 1.7. Materials within the surroundings include brick walls or mostly red or brown brick, traditional clay brick, and pitched roofs with tile coverings, either clay tiles or concrete tiles.
- 1.8. Perimeter fencing is located around the site; these fences are chain link or welded mesh. Gates are present at vehicle entrances off Townsend Street and George Street. Low level metal fencing can be found at the entrance to the Adult Education Centre. Currently the development site and Adult Education Centre have no fencing between them.
- 1.9. Levels across the site rise from approximately 98.7 AOD adjacent to George Street to approximately 101.5 AOD adjacent to the northern boundary of the site.
- 1.10. There are hedges, shrubbery or trees present along parts of the edges (especially between property/back yards) which soften the boundary visually, they contribute to the overall edge definition. There are large trees located along the western boundary of the site and along the south site boundary.
- 1.11. The site is located to the east of a TPO (The Blaby District Council (Rear of 2 - 14 George Street) Tree Preservation Order 1999). This TPO is located to the west of the footpath (reference W19) that runs north to south part way along the western boundary. The site itself also contains a Tree Preservation Order

covering a group of trees in the north western corner and two individual trees located on the western boundary (The Blaby District Council (Adult Education Centre, Townsend Road, Enderby) Tree Preservation Order 2025).

1.12. The following constraints have been identified for this site:

- Flood Zone 1
- Public Right of Way to western boundary of the site.
- Proximity to Grade II listed 1A George Street, Enderby
- Blaby District Council (Adult Education Centre, Townsend Road, Enderby) Tree Preservation Order 2025.
- Mapped as in the Open Space Audit 2019 as an education open space typology.

2. The Proposal

- 2.1. The application proposes the erection of a new medical centre with pharmacy, associated car parking, alterations to the existing George Street access and other ancillary buildings and structures including a bin store and fencing. Some alterations to the existing land levels will be required to provide a suitable development plateau for the proposals.
- 2.2. It is intended the new facility will replace the existing Enderby Medical Centre premises on Shortridge Lane/King Street (which does not have a pharmacy) and which is considered by the GP Partners at Enderby Medical Centre to be unsuitable for modern primary care and cannot be modified to accommodate long term clinical requirements.
- 2.3. The proposal has evolved significantly since its original submission. The building was initially placed against the northern boundary of the site with car parking to the front, with resulting problematic impacts upon residential amenities and manoeuvrability for both pedestrians and vehicles within the site.
- 2.4. The applicant and their team have worked with officers to make substantial changes to the scheme, addressing key areas of concern with the original scheme.
- 2.5. The application now proposes the construction of a rectangular shaped building alongside the eastern boundary of the site, adjoining the Adult Education Centre car park. The building has a footprint of circa 562m² and contains approximately 960m² of internal floorspace across two floors. The ground floor comprises the main reception area, pharmacy, toilets, five consulting/treatment rooms as well as a meeting areas. The first floor contains staff areas, office spaces and a further eight consulting rooms.
- 2.6. The building is two storeys in height with a maximum height of 10.5m. The building has been designed with pitched roofs, with the exception of a small flat roofed area on the eastern elevation. The building's elevations will be constructed from a combination of red brickwork, render and composite vertical cladding with a standing seam roof system in dark grey (RAL 7012) utilised for the roof areas. Photovoltaic panels are proposed to the south facing roof slope

on the building. At ground floor level, a wrap-around aluminium curtain walling system will provide a clear entrance to the public areas of the building.

- 2.7. Car parking will be positioned predominantly to the western and northern sides of the building and will provide a total of 36 standard parking spaces. To the front (south) of the medical centre an additional four disabled parking are shown, as well as an ambulance space. Cycle parking is to be provided for eight cycles. A manual arm barrier is to be installed at the site entrance to ensure that the parking remains available for users of the medical centre.
- 2.8. Given the rising land levels across the site (south to north), the need to provide a level area for the building and the car parking, earthworks will be required to level the site, particularly towards its northern end. Retaining gabion cage structures of approximately 1.2m in height of are proposed around the excavated area.
- 2.9. To the western boundary, the plans indicate that the existing wire mesh fence will be retained. To the eastern boundary a new 2.4m high wire mesh fence will be installed to define the boundary with the Adult Education Centre. Gabion structures will also be provided along this boundary.
- 2.10. In addition to the drawings of the proposed development (including site access), the application has been submitted with the following supporting documents:

General

- Supporting Planning Statement
- Statement of Need

Design

- Townscape and Visual Appraisal
- Design and Access Statement – Rev B (dated 14.05.2026)

Ecology and Biodiversity/Trees

- Biodiversity Metric Tool
- Biodiversity Net Gain Assessment
- Preliminary Ecological Appraisal
- Arboricultural Survey and Tree Constraints Report

Environmental (relating to originally submitted proposals)

- Specification for 4-way blow ceiling cassette system
- Specification for Multi R2 heat recovery system - specification
- Specification for Air conditioning units
- Lighting proposals

Flood Risk and Drainage

- Flood Exceedance Route
- Proposed Impermeable Areas Plan
- Drainage Strategy
- Flood Risk Assessment and Drainage Strategy

Highways

- Transport Assessment
- Travel Plan
- Road Safety Audit Stage 1
- Road Safety Audit – Designer’s response

3. Relevant Planning History

- 3.1. There is no relevant planning history for this application site. Planning history relates to the former Danemill School (Adult Education Centre).

4. Consultation Responses

Full copies of the representations received are available to view at <https://pa.blaby.gov.uk/online-applications/>

The consultation responses comments are précised. If conditions are proposed, these are included within the conditions at the beginning of the report unless stated otherwise.

The numbers in brackets signifies the amount of times consultees have responded to the application.

4.1. Blaby District Council Consultees

4.1.1. Principal Planning and Conservation Officer (2)

Site makes a limited contribution to the setting and significance of designated and non-designated heritage assets and proposals result in a lower level of less than substantial harm.

4.1.2. Environmental Services (4)

No objections subject to conditions relating to construction management, installation of plant and lighting.

4.2. Leicestershire County Council Consultees

4.2.1. Archaeology (2)

No archaeological actions required – no direct or indirect impacts.

4.2.2. Ecology (3)

No objections subject to conditions, including the statutory Biodiversity Gain Plan.

4.2.3. Forestry (3)

No objections subject to conditions requiring implementation of the Method Statement and replacement tree planting.

4.2.4. Lead Local Flood Authority (2)

No objections subject to surface water drainage conditions.

4.2.5. Local Highway Authority (5)

4.2.6. Comments provided on revised scheme submitted in May 2026. Further full response awaited on revisions to off-site highway proposals submitted 11th August.

4.3. **Others**

4.3.1. Enderby Parish Council (3)

Supports the application subject to Highway Authority approval in relation to access. Concerns raised about impact of and on existing on street car parking.

4.3.2. Leicestershire Fire and Rescue Service (2)

Comments only provided at Building Regulations consultation stage for commercial premises.

4.3.3. NHS (Leicester, Leicestershire and Rutland Integrated Care Board)

No comments to make on proposal.

4.3.4. Ward Councillor

No representation received.

5. **Representations**

5.1. As part of the consultation process and in accordance with the Council's Statement of Community Involvement (2020); adjacent residents were notified.

5.2. 16 representations were made regarding the application as originally submitted; four provided comments neither objecting to nor supporting the application and 12 supported the application. The comments highlighted the following:

Comments neither supporting or objecting:

- Concerned about the entrance off George Street and the loss of on-street parking, noting limited parking along George Street.
- Concerns on increase traffic flow along George Street.
- Noted poor road conditions (kerbs loosening, road sinking and potholes)
- Feels that there should be an entry gate at the east end of the frontage and in/out route.
- Concerns that people leaving the Medical Centre will forget that George Street is a one-way street.
- It is a large and utilitarian building.
- Proposal exceeds that of the existing Medical Centre.
- Made comments that the design does not respond sensitively to the existing context.
- Comments regarding high eaves height.
- Notes that the existing trees are to be felled and that the development would not lend any green credentials to the proposal. Made comments on the proposed hedgerow planting.
- Questioned the need for two pharmacies in Enderby.
- The size of the car park is small when compared to large staff numbers, patients and size of the building.

- Notes proposed air conditioning and heat pumps and states that they should be quiet.
- Asks that opaque glass is provided across the western elevation.
- Asks for a brick wall rather than wire mesh fence.
- Against lighting, which might impact their property and the same for CCTV monitoring their property.
- Current medical centre in need of expansion
- The plan is modern and efficient.
- Modern design can sit well with heritage buildings. Other comments made regarding the design and considered that an imitation Edwardian or Victorian construction would be necessary or appropriate.
- Design will be built efficiently, referred to energy consumption.
- Provide desperately needed parking.
- Sensible use of land.
- Compares the use of the site to a housing development.
- George Street is a well-established one-way street and parking restrictions could readily be introduced to facilitate easy entrance into the site.
- Made comments on the parking at the existing Enderby Medical Centre.

Supporting comments:

- Support a new medical centre.
- New build is essential for us to be able to stay at Enderby Medical Centre.
- Vital for the community and surgery offers excellent care.
- Design is sympathetic to varied character of surrounding area
- In support but why not widen the current access gate to allow one way in and one way out with a one-way system and loop around within the car park and with curved entrance and exit flows complementary to the one way road system?
- Inadequate parking at current doctors' surgery.
- Disappointed to see that a resident's concern regarding privacy is an issue, considering solutions.
- Will be submitting a FOI.
- Need a doctors in Enderby so that can access without a car.
- Housing development on site would generate more traffic.
- Parking restrictions could be implemented to facilitate easy access to the site.
- Will address current lack of space at current medical centre.

5.3. Further consultation was carried out on the revised scheme proposals. Two representations were received neither objecting to nor supporting the application. The following comments were made:

- External lighting should be masked and switched off at 9.30pm.
- Security features should ensure that access is limited to working hours.
- Comments re location of security cameras and audible security alarms
- Double yellow lines should be provided along entrance flares to control parking and allow better visibility for access/egress.

- Continued concerns traffic, traffic speed access and parking along George Street

6. Planning Policies and Material Considerations

6.1. Development Plan

Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be considered in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan in relation to this proposal consists of:

- Blaby District Local Plan (Core Strategy) Development Plan Document (adopted 2013)
- Blaby District Local Plan (Delivery) Development Plan Document (adopted 2019)
- Leicestershire Minerals and Waste Local Plan 2019-2031

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

Policy CS1 – Strategy for locating new development

Policy CS2 – Design of new development

Policy CS10 - Transport infrastructure

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

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

Updated Policy CS15 – Open space, sport and recreation

Policy DM1 – Development within the Settlement Boundaries

Policy DM8 – Local Parking and Highway Design Standards

Policy DM12 – Designated and Non-designated Heritage Assets

Policy DM13 – Land Contamination and Pollution

6.2. Material Considerations

National Planning Policy Framework (NPPF) - National Decision-Making Policies (NDMP) (2026)

S3 – Presumption in favour of sustainable development

S4 - Principle of development within settlements

L2: Making effective use of land

DP3: Key principles for well-designed places

DP4: The design process

TR3: Locating development in sustainable locations

TR4: Street design, access and parking

TR6: Assessing transport impacts

HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

HC7: Development affecting existing recreational land and facilities

F4: Assessing flood risk for decision-making

F7: Ensuring development is safe from flooding

N2: Improving the natural environment

N3: Trees in new development

HE4: Securing the conservation of heritage assets

HE5: Assessing effects on heritage assets

HE6: Proposals affecting designated heritage assets

HE7: Decisions on non-designated heritage assets

HE9: Conservation areas

Planning Practice Guidance (PPG)

National Design Guide - Planning practice guidance for beautiful, enduring and successful places (2021)

Leicestershire Highways Design Guide

Blaby Landscape and Settlement Character Assessment (2020)

Blaby Strategic Flood Risk Assessment Level 1 Final Report (2020)

Blaby Strategic Flood Risk Assessment Level 2 Final Report (2021)

Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Document (2024)

Emerging Blaby Local Plan 2025 - 2042 – Proposed Submission Version

The emerging Local Plan, published under Regulation 19 and currently subject to consultation, is a material consideration in the determination of this application. However, as the Plan has not yet been independently examined or adopted, it can only be afforded very limited to limited weight.

In accordance with paragraph 48 of the NPPF, the weight attributed to emerging policies depends on: (i) the stage reached in the plan-making process, (ii) the extent of unresolved objections to relevant policies, and (iii) the degree of consistency with national planning policy. As the Plan has reached the Regulation 19 stage, weight can now be applied in decision making. Nevertheless, the weight afforded can only be very limited to limited at this stage, depending on consistency with the NPPF, pending examination by an independent Inspector.

Weight to policies will increase as we take the document through the formal submission and examination stages with the Planning Inspectorate, who will be assessing whether our Local Plan should be adopted, but much depends on whether there are objections to the policies within it.

7. Consideration of Application

7.1. The main issues to be considered in the assessment of this planning application are as follows:

- The principle of the development
- Need for medical centre
- Design and impact on the character of the area
- Historic environment and archaeology
- Transport and highway safety
- Arboricultural impacts
- Residential Amenity
- Flood risk and drainage
- Ecology and Biodiversity
- Environmental Implications

7.2. The Principle of the Development

7.2.1. Policy CS1 states that most new development in the District of Blaby, including housing and employment, will take place within and adjoining the Principal Urban Area (PUA) of Leicester. Outside of the PUA, development will be focussed within and adjoining Blaby (the District's only settlement with a town centre) and within and adjoining the settlements of Enderby, Narborough, Whetstone and Countesthorpe, referred to as the 'Larger Central villages', as identified in the Housing Distribution Policy CS5. The policy states that in each settlement, encouragement will be given to the use of Previously Developed Land (brownfield) and underused land and buildings.

7.2.2. Policy DM1 states that within the Settlement Boundaries as set out on the Policies Map, development that is consistent with other policies of the Local Plan will be supported where certain criteria are met.

7.2.3. The proposed development would be located within the settlement boundary of Enderby, as defined by the adopted Policies Map. This is a larger central village containing a range of services and facilities and access to public transport. Indeed, the village already has a medical centre on Shortridge Lane/King Street, which it is intended would be replaced by the proposed new facility.

Enderby is considered a settlement of an appropriate scale and character to accommodate a medical centre of this size and in this location, close to the village centre.

- 7.2.4. The Blaby District Open Space Audit 2019 (OSA 2019) identifies the site (including the Adult Education Centre) as education open space and it is mapped as such on the emerging local plan policies map. Education open space has no related standards of provision, as this is often not accessible and there is limited opportunity for the Council to influence their provision and management. Furthermore, the space has not been associated with a school since the Adult Education Centre opened in 2018. It is apparent from the appearance of the site that it does not perform any recreational/formal or informal open space function. Furthermore, the scope for introducing a recreation/sport or other open space facility on the site would seem limited.
- 7.2.5. The proposal would make use of an underused area of land close to the centre of Enderby. Whilst the site falls within the grounds of the Adult Education Centre, it does not appear to be used for any purpose connected with the centre and does not presently seem to have a defined function. Development of the site would accord with the aims of the NPPF to make effective use of land for homes and other uses. It would also provide public service infrastructure (which includes health care facilities), the benefits of which should be given substantial weight in accordance with NDMP HC4.
- 7.2.6. The proposed development is suitably located and an appropriate use for the settlement. Whilst there is a loss of education open space this needs to be balanced against the provision of new public service infrastructure in a sustainable location and the lack of existing open space uses on the site. Overall, the proposed is deemed acceptable in principle and compliant with policies CS1 and DM1 of the development plan.

7.3. Need for the medical centre

- 7.3.1. The development plan does not contain any policies that explicitly support the provision of new health care facilities beyond those that relate to new housing development and developer contributions. NDMP HC4 supports the provision of new or improved community facilities, public service infrastructure and development providing public health benefits. The policy states that substantial weight should be given to the benefits where new public infrastructure is provided and where proposals would make demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community.
- 7.3.2. In this case, the applicants have submitted a 'Statement of Needs' to provide context to the development proposals. It is advised that the lease on the existing building is due to end in March 2027 and that the current GP Partners do not intend to renew this lease as the property is fundamentally unsuitable for modern primary care and cannot be modified to meet long-term clinical requirements. The statement specifically notes that the building is undersized and presents clinical and accessibility problems due to the lack of a lift,

preventing those with reduced mobility from accessing the upper floor spaces. These issues are reflected in letters of representation.

- 7.3.3. In addition, housing expansion in the area has already led to an increase in the local population which has put the practice under pressure with a rise in registered patients exceeding the capacity of the current premises. Taking into account the practice's catchment area, as published on its website, it is noted that the area covers Whetstone, Narborough, Littlethorpe and Huncote; all settlements that are likely to see housing growth in future years due to further consented development and as set out in the emerging local plan.
- 7.3.4. Based on correspondence from the applicants, it is understood that the proposals have supported funding from the NHS. It is also explained in the supporting statement that the proposals would support the NHS 10 Year Health Plan for England by providing more care within the community rather than in hospitals, enabling the delivery of an "Integrated Neighbourhood Team" to allow GPs to work alongside pharmacists, mental health leads and physiotherapists under one roof.
- 7.3.5. The applicants have not provided detailed rationalisation for the size of the building and number of consulting rooms, etc., however, it is stated in the revised Design and Access Statement (May 2026) that the scale and quantum of development have been derived from the clinical brief and operations requirements of the healthcare provider. The application has also been submitted by a specialist NHS healthcare property provider, One Medical Property, in partnership with the GP Practice (who will then lease the facility from One Medical Property over a long-term lease period). Whilst the views of the NHS Integrated Care Board were sought on this application no comments were offered as the proposal does not relate to residential development.
- 7.3.6. Nonetheless, in the context of future housing growth in the practice catchment area, the identified limitations of the existing premises and the direction of travel in the NHS delivery of healthcare services, the proposed scale of development is considered to be appropriately justified for the purposes of assessment of this planning terms.
- 7.3.7. Although the applicants have stated that they are not planning on renewing their lease on Shortridge Lane/King Street, the authorised planning use of the building would continue and, in theory, another medical practice could occupy the premises resulting in two medical practices in close proximity. In this case, there is no robust basis on which to consider revocation of the operative planning permission (87/0469/1/PY) and it is your officers' view that it would not be expedient to pursue this. The development is therefore considered on the basis that the existing medical centre could be continued to be used, alongside the new development.
- 7.3.8. Despite the limited information presented by the applicants to explain the precise form of the development proposals, it is accepted that the constraints of the existing premises make the building unsuitable for meeting long-term clinical requirements and that the proposals would be of a benefit to the local community, as well as being delivered in a suitable location. This remains the

case even were the existing premises to continue in use as a medical centre. Accordingly, substantial weight is given to the provision of the new medical centre in accordance with policy set out in the NPPF.

7.4. Design and impact on the character and appearance of the area

7.4.1. Policies CS2 and DM1 seek to ensure that a high-quality environment is achieved in all new development proposals, respecting distinctive local character, and ensuring that design contributes towards improving the character and quality of an area and the way it functions. They further seek to create places of high architectural and urban design quality to provide a better quality of life for the district's local community. It is considered that Policies CS2 and DM1 are consistent with the NPPF NDMP DP3: Well Designed Places and can therefore be given full weight.

7.4.2. The development site is located within the village centre of Enderby but not located within the historic core of the settlement, which is designated as a Conservation Area. The Blaby Landscape and Settlement Character Assessment 2020 (BLSCA) provides some context regarding Enderby Village and describes the key settlement characteristics of Enderby, as:

- *“Historic village centre with a winding street pattern, surrounded by modern suburban housing development.*
- *Set on rising topography the roofline of the village is visible in the surrounding landscape.*
- *Slightly fragmented urban centre with a strong division between the older and more modern centres.*
- *Mixture of cottage terraces, terraces and thatched properties often fronting directly onto the street or behind small front gardens.*
- *Thatched properties are landmark buildings within the village.*
- *Property boundaries mostly use a combination of granite and brick.*
- *Small walled footpaths link between roads.*
- *Urban fringes are defined by the disused railway to the west and agricultural parkland to the east*
- *The southern part of the settlement is effectively merged with the adjacent settlement of Narborough.”*

7.4.3. In respect of built form and settlement character, the BLSCA highlights the following:

“The village centre is defined by its tight enclosed street pattern which winds around the rising topography. This provides a continuous frontage and variety along the street with buildings such as the thatched New Inn pub providing focal points along the street. Most buildings are two storeys in height, although roof styles vary. The historic core contains some commercial and retail development; however, the contemporary village centre is located slightly further south. There have been modern infill developments and shops which have partly fragmented the character creating a wider street pattern with buildings set back from the road. Terraced housing development is located

adjacent to the centre and the dense nature of this style of built form contributes to the enclosed character.”

7.4.4. The assessment also notes that:

“Enderby has a varied roofline created by the varied topography and range of building types and heights within each street. Towards the south the skyline becomes more uniform where the built form becomes predominantly terraced.

The village was expanded in the 19th century, with Victorian terraces characteristic to the south of the village core. Further expansion occurred in the 20th century onto allotments and fields to the south and west of the historic core. These dwellings have a suburban character with cul-de-sacs and semi/detached dwellings, which contrast with the Victorian terraces and historic village core.”

7.4.5. The BLSCA goes on to describe the specific architectural styles found within Enderby:

“The older historic buildings such as the church and former school are characterised by granite stone construction. These buildings are in prominent positions and have ornate detailing around windows, doorways and along the roofline. Shop frontages within this older core generally integrate well with their buildings and have ornate detailing around windows and doors. The old bank still retains its ornamental detailing around large ground floor windows and a simple painted archway over the door.

Most buildings within the village are small brick terraced cottages. There are some larger townhouses at the intersection of High Street, Cross Street and Chapel Street. Several thatched properties occur within the village, the most prominent located on the corner of Broad Street and Cross Street within the village centre. These buildings tend to have steeply pitched rooflines and contrasting black and white colouring. Smaller cottages are more varied in character, and front directly onto the street.

Windows in older buildings tend to have architectural highlights provided either by a brick detailing, arched windows or wider lintels. The most common building materials are red brick and slate or dark grey tiles. Granite is restricted to the eastern periphery of the village adjacent to the church. A small amount of white render or paint is used on buildings, but this is not a prominent feature within the village. Property boundaries are often constructed using granite with brick pillars. Evergreen and ornamental hedgerows occasionally enclose the fronts of houses’.

7.4.6. Whilst noting the limited capacity for infill development within the village centre, the assessment provides recommendations for development within Enderby, the most relevant recommendations are noted below:

- Conserve and in places restore small walled footpaths and connecting routes through the village centre and encourage their inclusion within new development.

- Restore the tight urban form within the southern part of the village centre through careful placement of new infill development and sensitive and integrated public realm treatment.
- Ensure that new development reflects the existing character of the village in terms of building style and materials used.
- Any development within the village centre should reflect the distinctive winding street pattern and mix of building styles which complement the scale and form of existing terraces. Buildings should front directly on to the street or be set behind small front gardens. Feature buildings which reflect the characteristics of black and white thatched properties should be included within any proposals

7.4.7. As originally submitted, the application proposed a contemporary, flat roofed structure on a L-shaped footprint. The building was positioned close to the northern boundary of the application site, away from George Street, with a large car park to the front (south) of the building. This design and layout of the site was not considered to sufficiently respect the site's context and character and the layout itself presented accessibility problems, particularly for pedestrians.

7.4.8. The National Design Guide states that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

7.4.9. Having regard to these points, the applicants have worked with the Council's officers to significantly revise the proposals, submitting amendments that change the position of the building on the site, its footprint and design character. An updated Design and Access Statement has also been submitted explaining the scheme's design evolution.

7.4.10. The building has been repositioned adjacent to the eastern boundary of the site, abutting the car parking of the Adult Education Centre. This has addressed previous concerns about the proximity of the building to the boundary with the residential property Redclyffe House (3 Townsend Road) and consequent impacts upon its amenities.

7.4.11. The building's revised position also brings it closer to George Street, with the principal, publicly accessible part of the building addressing the streetscene in a more direct way than previously. Nonetheless, the medical centre is still set back approximately 15m from George Street behind a bank of disabled parking bays and an ambulance parking area. This is not fully reflective of the nearby commercial and residential buildings in the area (King Street, George, and part of Townsend Road) which are typically sited closer to the road. However, it is noted that the school is set back from Townsend Road and that the sense of enclosure in the area to the east of the south is significantly fragmented. On balance, the proposed siting is considered to strike an acceptable balance

between meeting the practical requirements for parking and creating an active frontage that will be sympathetic to the surroundings.

- 7.4.12. The revised layout has also resolved other issues of poor design relating to pedestrian accessibility to the site from George Street and across the car park. A segregated footpath will be provided from George Street into the site which will connect with a pedestrian crossing providing direct access into the reception area of the centre. A path is proposed to the western elevation of the building providing a logical route from the parking area to the building and reducing scope for potential conflict with vehicles.
- 7.4.13. The architectural design and materials palette have also been substantially changed to respond more positively to the character of buildings in the vicinity of the site. The adjacent Edwardian buildings, notably the Adult Education Centre (1906) and King Street Buildings display a strong and well-defined character with pitched roofs, expansive use of red brick and grey roofs. These design characteristics are also represented more widely in the vicinity of the site in the terraced housing, noted within the BLSCA.
- 7.4.14. The amended design has drawn on this established character, replacing the flat roof form of the original proposals with pitched roofs. The massing has also been reduced by use of two perpendicular sections of roof and some single storey elements. Whilst the effectiveness of this roof form in reducing overall massing is perhaps less successful than achieved through the Adult Education Centre's multiple pitch roofspace, the significant improvement made is in the scheme's design is acknowledged. It is also recognised that in form and massing, the proposed building is not dissimilar to the King Street Buildings on the opposite side of George Street and that this works well with the long, narrow character of the site. In addition, the proposed ridge height of 10.5m is not significantly higher than the three storey buildings opposite (Imperial House) which have a ridge height of 10m.
- 7.4.15. The proposed medical centre is to be constructed predominantly from red brick in recognition of the prevailing character of Enderby (large areas of the previously proposed building were to be rendered). The grey roofing typical of the surrounding buildings will be replicated through use of a proposed dark grey standing seam roof system. Elements of off-white render, cladding and the standing seam system will also be used on the southern and western elevations of the building. Whilst these materials are not commonly found on elevations in the surrounding area, their use is not extensive and they serve to break up the façade of the building, add visual interest and highlight the public entry point to the building, improving the building's legibility. It is also acknowledged that taking into account the site's context and integrating with the surroundings does not necessarily require slavish adherence to all identified local characteristics. It is considered that the amended proposals acceptably balance the aspiration for the medical centre to have contemporary and individual identity with the need for the development to respect distinctive local character.
- 7.4.16. Whilst materials have been indicated on the plans, precise details of the type of brick to be used is not given and given the prominence of the site, it is considered necessary to require further information and samples of all materials

to be used in the construction of the building. A condition is therefore recommended to secure this (condition 3).

- 7.4.17. It is recognised that making effective use of the land (as discussed in section 7.2 above) should be balanced against the character of the area. Whilst underused and somewhat neglected in appearance, the site does have a verdant character, significantly enhanced by the highly visible mature trees and vegetation that are present along the western boundary of the site with public right of way W19 and 2A George Street and along the George Street site frontage. The recently made Blaby District Council (Adult Education Centre, Townsend Road, Enderby) Tree Preservation Order 2025 recognises the amenity value of these trees.
- 7.4.18. The proposed building footprint and associated access and car parking area would occupy almost the full extent of the site, requiring removal of the former school playing field as well as the loss of a number of mature trees (further consideration is given to this below in section 7.7, arboricultural impacts). Whilst some new tree planting is proposed along the retained area of green adjacent to the western boundary, this will not fully compensate for the loss of the mature trees and vegetation. This will result in harm to the character of the site itself as well as having a detrimental impact upon the appearance of the surroundings and loss of the sense of enclosure along the George Street streetscene. As discussed below, the potential for greater tree retention on the site has been explored with the applicant but it has not been possible to make significant changes to improve this. To ensure that opportunities to enhance the appearance of the development are maximised, it is considered necessary to impose a condition requiring implementation of a landscaping scheme (see condition 11)
- 7.4.19. On balance, whilst there are some negative aspects to the development due to the loss of the verdant character of the site, overall, the proposals are considered to comply with the requirements of policies CS2 and DM1 of the development plan in respect of design and impact upon the character of the area.

7.5. Historic environment and archaeology

- 7.5.1. Policies CS20 and DM12 seek to preserve and enhance the cultural heritage of the District and recognise the need for the Council to take a positive approach to the conservation of heritage assets. Policy CS20 goes on to state that proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.
- 7.5.2. In the determination of applications for development which affects a listed building or its setting, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) places a statutory duty upon the Council to have “*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”

- 7.5.3. In relation to Conservation Areas, section 72 of the LBCA requires that in the exercise of any planning function *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*
- 7.5.4. The development would be sited some 65-70m from the designated Enderby Conservation Area and is separated from it by intervening buildings and physical features. The Adult Education Centre (former school buildings) appears on the Leicestershire and Rutland Historic Environment Record and could be considered a non-designated heritage asset owing to its historic importance and architectural interest. The site also lies to the north of and adjacent to a Grade II listed building known as the Workshop 10m east of Junction with Shortridge Lane and George Street (now known as 1A George Street, presently occupied by Harlequins Nursery).
- 7.5.5. Leicestershire Council (LCC) Archaeology were consulted on the application and provided the following comments: *‘Having reviewed the application against the Leicestershire and Rutland Historic Environment Record (HER), we do not believe the proposal will result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets. We would therefore advise that the application warrants no further archaeological action.’*
- 7.5.6. Comments have also been provided by Blaby District Council’s Principal Planning and Conservation Officer on both the original and proposed schemes. Given the separation distance and intervening features, the development of the site is not considered to make a significant contribution to the setting of the Conservation Area.
- 7.5.7. It is specifically noted in the consultation response that the amended scheme would bring the footprint of the building closer to the boundary with the Adult Education Centre, a non-designated heritage asset, as well as closer to the setting of the Grade II listed building at 1A George Street. Nonetheless, the Conservation Officer acknowledges that the positioning and design of the amended proposals are an improvement to the development that is more reflective of the surrounding context. The loss of mature vegetation and verdant character remains regrettable, however, in light of the site’s limited contribution to the setting and significance of heritage assets and the improved design the Conservation Officer advises that development would result in lower level of less than substantial harm.
- 7.5.8. The balancing exercise outlined in paragraphs NPPF NDMP HE6: Proposals affecting designated heritage assets should therefore be undertaken. This requires that where a development proposal would harm the significance of a designated heritage asset, the effect should be weighed against any public benefits of the proposals. In this case, the low level of harm identified is considered to be outweighed by the clear public benefits that would arise from the provision of a new healthcare facility in a central and accessible location in Enderby.

7.5.9. There are no archaeological matters raised regarding the site and based on the assessment by the Principal Planning and Conservation Officer, the low level of harm is outweighed by the proposal's public benefits. The development is therefore considered compliant with Policies CS20 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013) and DM12 of the Blaby District Local Plan (Delivery) Development Plan Document (2019).

7.6. Transport and Highway Safety

7.6.1. 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 and to ensure that appropriate measures are taken to mitigate the transport impacts of new development.

7.6.2. 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.

Access

7.6.3. The proposed development will be accessed from George Street via a single point of access, located to the west of the existing double gates into the site, which will be permanently closed. George Street is an adopted, unclassified road, subject to a 30mph speed limit. It is also a one-way road running east to west with a public footway on either side of the carriageway.

7.6.4. The proposed vehicular access will have a 5.8m width. Existing vegetation shall be cleared to ensure the footway width, on either side of the access is commensurate with the width of the existing footway at the uncontrolled pedestrian crossing to the east of the site. Where required footway widening will be implemented without reducing the width of the carriageway. Representations have suggested an in/out access and discussion has taken place about the potential of an access to Townsend Road, however, these alternatives are either not achievable for the revised layout or not deliverable for the applicant. The access has been designed to allow an ambulance to enter and exit the site. and the application submissions note that refuse collection will occur at the roadside.

7.6.5. To the east of the access a 2.4m x 43m visibility splay is to be provided and to the west a 2.4m x 28.7m splay giving visibility of the George Street/Shortridge Lane junction is proposed. These take into account the one-way nature of the road and the Local Highway Authority (LHA) is satisfied that these are appropriate for the likely 85th percentile speeds of passing traffic.

7.6.6. As a new access is proposed, a Stage 1 Road Safety Audit (RSA) has been undertaken and has been subject to a Designer's response. George Street is noted to experience on-street parking along the northern side of its length which has the potential to make it difficult for development traffic to manoeuvre safely

in and out of the site. To address the manoeuvrability concerns raised in the RSA, it is proposed that on-street parking controls are implemented (double yellow lining) to prevent parking in the area immediately around the access. The site access drawing indicates 30m of George Street around the access would be subject to parking controls (approximately six vehicle spaces). This will require a Traffic Regulation Order (TRO) to be implemented which is subject to a separate public consultation process to be carried out by the LHA.

- 7.6.7. Given the existing parking pressures within Enderby, the LHA consider there may be local resistance to the proposed TRO/ parking controls. Whilst it would be the preference of the LHA for parking controls to be implemented as this would be beneficial for both visibility and manoeuvrability, the applicant has demonstrated an ambulance can enter the site and exit the site without the parking controls in place. Furthermore, Manual for Streets (paragraph 7.8.5) and Manual for Streets 2 (paragraph 10.7.1) acknowledges that parking in visibility splays in built-up areas is quite common and does not appear to create significant problems. The LHA therefore consider the proposals could still be implemented without the TRO if this were not successful. A contribution of £7,500 is requested towards the TRO process.

Public Rights of Way

- 7.6.8. Public footpath W19 runs adjacent to the development from George Street to Alexandra Avenue. The LHA is satisfied that the development will not significantly affect the use and enjoyment of the path. Details of any works to the boundary treatment separating the site from the right of way and measures to safeguard users of the path during construction are necessary to ensure that the development is acceptable and can be secured by condition.

Highway Safety

- 7.6.9. The LHA note in their comments that there have been Personal Injury Collisions (PICs) in the previous five years (data currently available until April 2026) within 500.0m of the site access. The LHA is satisfied that there are no patterns in the data that are likely to be exacerbated by the proposals.

Trip Generation

- 7.6.10. The proposals will intensify the use of the access from George Street in comparison to any extant use. Furthermore, the trip generation of the proposals cannot be offset against the closure of the existing practice premises on King Street/Shortridge Lane as this it not to be secured through the planning process.
- 7.6.11. The proposed development is likely to generate 526 daily two-way movements with 57 during the AM highway network peak hour and 52 during the PM peak hour. All traffic will arrive from the site from the east and depart to the west to the junction with Shortridge Lane. The junction at George Street/ Townsend Road will be subject to 31 trips as a result of the development during the AM peak hour (all other peak hour trips are fewer than 30 movements).

- 7.6.12. A capacity assessment is typically required for junctions subject to an increase of more than 30 two-way trips during a peak hour. The LHA acknowledge, however, that the development will result in only one trip above the 30 two-way trip threshold and given the existing constraints of the surrounding junctions/ road network there is no scope to reasonably mitigate the impacts of the proposals. In addition, the increase represents the generation of up to one vehicular movement per minute during the highway peak hours. Accordingly, the LHA is satisfied that the residual impacts of the proposed development on the highway network will not be severe.

Internal Layout

- 7.6.13. The submission documents note that there will be 25 full-time equivalent staff and 12 consulting/treatment rooms. In accordance with the Leicestershire Highways Design Guide (LHDG) 49 car parking spaces should be provided. The site layout drawings indicate a total of 40 car parking spaces, four of which are accessible spaces. In light of the sustainable location of the site, the proposed parking provision is considered acceptable to the LHA.

7.6.14. Travel Plan

- 7.6.15. A travel plan has been submitted with the application which notes that the site is accessible on foot from the surrounding residential areas as is approximately 150m from the nearest bus stop on George Street, where the Arriva service 50 between Leicester and Narborough stops.
- 7.6.16. The Travel Plan Coordinator tenure has been listed in accordance with Leicestershire County Council (LCC) standards, and each member of staff is to be offered a six-month bus pass to encourage the use of public transport. The LHA is satisfied that a suitable action plan has been included and that the Travel Plan contains all necessary elements. A travel plan monitoring fee of £6,000.00 is to be secured by way of a Section 106 Agreement as set out at the beginning of this report and a condition recommended to secure implementation of the plan (condition 22).
- 7.6.17. In conclusion, the proposed access and use will not cause harm to highway safety or the capacity of the highway network and a travel plan is to be implemented to maximise sustainable travel opportunities. The development is therefore considered compliant with policies DM8 and CS10.

7.7. Arboricultural impacts

- 7.7.1. Policy CS14 of the Core strategy seeks to protect the important areas of the District's natural environment (species and habitats), landscape and geology and to improve bio-diversity, wildlife habitats and corridors through the design of new developments. Opportunities to incorporate key landscape features such as woodlands, ponds, rivers and streams and the local topography should be used to create high quality design incorporating a wide range of high quality, functional and useful open spaces and links.

- 7.7.2. The site contains a number of mature trees which were assessed as meriting a TPO last year due to their visibility, group value and expedience factor, given that the development proposals indicated removal of the group of trees. The Blaby District Council (Adult Education Centre, Townsend Road, Enderby) Tree Preservation Order 2025 was brought into force 1st December 2025 and has been subsequently confirmed. This protects a group of 7 trees in the north western corner of the site and an ash and Swedish whitebeam, both located along the western boundary. It was acknowledged in making this TPO that three of the protected trees are large poplars that are problematic to manage, particularly in a built-up area and prone to branch failure.
- 7.7.3. Significant concerns were raised about the impact of the previous layout on the mature trees on the site. Whilst the applicants have slightly reduced the building's footprint and relocated it away from the mature trees on site, the associated car parking requirement and site level changes required to deliver this, mean that the trees on the site are still adversely affected by the development.
- 7.7.4. The revised proposals have been supported by an arboricultural method statement, incorporating an arboricultural impact assessment and tree survey. In total 13 trees are to be removed as part of the development with six individual trees/stems and one group within the site shown to be retained.
- 7.7.5. The assessment identifies 4 individual trees for removal, including three Category B trees and one Category C tree. The three Category B trees include two of the protected poplar trees (8T and 11T) as well as a horse chestnut (13T) located on the western boundary. The Category C ash tree (16T) to be removed is located at the eastern end of the site frontage close to George Street. After further discussion with the applicant, it has only been possible to additionally retain the protected whitebeam.
- 7.7.6. Additionally, partial removal of two groups of trees on the site is also proposed, totalling 9 stems. One of these groups (15G) is located on the site frontage and 4 stems will be removed within this group to allow provision of the site access. One tree in this group will be retained adjacent to the proposed bin store.
- 7.7.7. The group of trees located in the north west corner of the site (12G) incorporates the trees protected by the TPO and is also heavily affected by the development. Of the trees within this group 5 stems will require removal; mostly due to the need to reduce levels to provide car parking; the extent of excavation needed within the root protection areas (RPAs) is not compatible with the retention of these trees. Four trees in this north western group of trees will be retained.
- 7.7.8. As noted above in section 7.4 the development proposals will result in the removal of mature trees on the site and consequent loss of verdant character of the site and loss of amenity within the surrounding area. To provide some compensation for this loss new tree planting is proposed as shown on a submitted planting plan. Two rowans (*Sorbus aucuparia*), one fastigate oak (*Quercus robur* 'Fastigiata'), two field maples (*Acer campestre*) and two

hawthorns (*Crataegus monogyna*) are proposed along the western edge of the site. All will be standard trees of 10-12cm girth.

- 7.7.9. Comments have been received from LCC Forestry on the revised proposals. These state:

“Whilst the removal of any trees within the site is regretful, it is acknowledged that the developer has attempted to amend the design to accommodate the mature tree group. It is also noted, that the original TPO for the site was served previously to reflect the fact that no alternative proposal for tree retention had been explored at the time. The TPO included two mature hybrid poplars which, whilst highly visible large specimens, are not ideal candidates for inclusion within a development. The removal of the proposed poplars and neighbouring trees would enable succession replanting to take place with appropriate species once the excavations for the site have been complete.

The proposed removal of the trees for the development would need to be weighed very carefully with existing local planning policies and needs. Where the removal is accepted to facilitate the development the LPA should require justification by way of appropriate onsite compensatory tree planting supported by a robust on-site landscape scheme to address any loss of local amenity.”

- 7.7.10. Tree planting proposals have been subsequently submitted and LCC Forestry have commented that the suggested species are sensible specimens that offer a range of different traits and benefits. The consultation response draws attention to the need for closely follow the monitoring and supervision section of the arboricultural method statement, arboricultural monitoring through the development and implementation of aftercare. Conditions 9 and 10 are recommended to ensure that this takes place.
- 7.7.11. The harmful impacts of the development on the arboricultural character of the site and surroundings is recognised. There is therefore some conflict with policies CS2 and DM1 of the Local Plan, although the conflict is slightly reduced due to the replacement tree planting proposed to compensate for the loss of the trees.

7.8. Residential Amenity

- 7.8.1. Policy DM1 states that development will be acceptable where it provides a satisfactory relationship with nearby uses that would not be significantly detrimental to the amenities enjoyed by the existing or new occupiers, including but not limited to, consideration of: privacy, light, noise, disturbance and overbearing effect; vibration, emissions, hours of working and vehicular activity.
- 7.8.2. The revised site layout now positions the proposed building adjacent to the boundary with the Adult Education Centre, setting the building away, as far as possible from neighbouring dwellings. The northern elevation of the building is located approximately 20m from the shared boundary with Redclyffe House (3 Townsend Road) and a further 19m from the rear elevation of this dwelling. The separation distance of nearly 40m between the two buildings is considered

sufficient to ensure that there are no harmful impacts in respect of overbearing impact, overshadowing, loss of light or loss of privacy.

- 7.8.3. Some increased disturbance is likely to result from comings and goings of vehicles within the car park, however, the site is close to the village centre where there are already a mix of uses and car parking areas and vehicular activity is not out of character with the area and is reasonably typical of a central village location. The applicants have outlined that the proposed hours of use for the medical centre are 8am to 6.30pm and that a barrier will be installed in the car park which will limit access at unsociable hours. Furthermore, the proposed car parking spaces adjacent to the northern boundary of the site will be positioned at a lower level than the prevailing land levels which may help reduce noise and disturbance. With hours controls in place (ref condition 26) and clarification on boundary treatments it is not considered that the development would have a harmful impact on Redclyffe House.
- 7.8.4. 2a George Street is located immediately adjacent to part of the western boundary of the site and has windows in the eastern elevation, albeit that these do not appear to serve habitable rooms. Its garden also runs alongside the site and is presently screened by the site's mature vegetation, which will be lost as part of the development proposals. The proposed two storey medical centre is sited parallel to and at a distance of approximately 16m from the shared boundary. Given the relationship to 2A George Street's rear garden area and the level and height of the building, it is considered necessary to require windows at first floor level in the western elevation of the building to be obscured glazed and suitable boundary treatment to be implemented in order to limit overlooking of this property. Conditions 7 and 8 are therefore recommended.
- 7.8.5. The proposed 10.5m height of the medical centre building and indicated ground and floor levels will result in a building that sits considerably higher than 2A George Street. However, given the oblique relationship between the two buildings, the separation distance and the fact the building will not be directly in front of principal windows on 2A George Street, it is not considered that it could be demonstrated that the proposed medical centre would have any overbearing effect or would result in significant loss of light or overshadowing.
- 7.8.6. This neighbour is also likely to be impacted by the proposed car parking to the east of this dwelling. The car park spaces are between 1.3m and 4.7m from the boundary of the rear garden to 2A George Street, therefore this dwelling is likely to experience some noise from cars and users of the car park within their rear garden area. It is considered that some of this impact could be mitigated by control on hours of use and a detailed landscaping and boundary treatment as referenced above in paragraph 7.8.4.
- 7.8.7. The development will have impacts upon the occupants of the properties located along George Street and directly opposite the site, due to the movement of vehicles in and out of the site, which would be substantially increased due to the proposed development. These properties include residential and commercial premises, however, in the context of existing traffic movements along the road and the proposed hours of operation, it is not considered that this would result in a detrimental impact on residential amenities. The proposed

medical centre is sited approximately 22m from the nearest properties on George Street this separation is considered sufficient to ensure that George Street neighbours will not be adversely affected in respect of privacy, overlooking or overbearing impact concerns.

- 7.8.8. On balance, the proposed development is not considered to result in significantly detrimental impacts on residential amenities, subject to the imposition of the conditions as set out at the head of this report. The proposed development is therefore considered to comply with policy DM1 of the Blaby Local Plan Delivery Plan DPD.

7.9. Flood risk and drainage

- 7.9.1. NPPF NDMP F7: Ensuring development is safe from flooding states that development proposals should not present a risk from flooding to potential occupiers, users, or visitors and should not increase flood risk elsewhere. Policy CS22 of the Core Strategy states that the Council will ensure all development minimises vulnerability and provides resilience to flooding, taking into account climate change. This includes directing development to locations at the lowest risk of flooding, giving priority to land in flood zone 1, using sustainable drainage systems (SuDS) to ensure that flood risk is not increased on-site or elsewhere, managing surface water run-off, and ensuring that any risk of flooding is appropriately mitigated, and the natural environment is protected.

- 7.9.2. The application site is located entirely within Flood Zone 1, being at a low risk of flooding from rivers, and is at low risk of surface water flooding. Nevertheless, due to the proposed application being a major development, a Flood Risk Assessment and Drainage Strategy has been submitted.

- 7.9.3. The proposals seek to discharge at 1.0l/s via an attenuation tank and permeable paving into an existing public surface water sewer in George Street, located 50m to the southwest of the site. Severn Trent Water have confirmed that if disposal via infiltration and watercourse is unviable a connection to the surface water sewer would be accepted; soakaway testing has confirmed that infiltration is not a viable option. The Lead Local Flood Authority (LLFA) have been consulted and have advised that sufficient detail has been provided at this stage, with the final drainage design and maintenance details to be secured by condition (see conditions 14, 15 and 16)

- 7.9.4. The proposed development has had no technical objections relating to surface water and foul drainage from the LLFA or BDC Environmental Service Officers. The application is considered acceptable in regard to drainage therefore accords with Policy CS22 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013).

7.10. Ecology and Biodiversity

- 7.10.1. Policy CS19 of the Core Strategy seeks to protect the important areas of the District's natural environment (species and habitats), landscape and geology and to improve biodiversity, wildlife habitats and corridors through the design

of new developments and the management of existing areas. Policy CS14 relates to green infrastructure and seeks to improve and enhance this network within the district.

- 7.10.2. Biodiversity Net Gain (BNG) is a strategy to develop land and contribute to the recovery of nature. It is a way of ensuring that habitats for wildlife are in a better state after development than before. A 10% provision of BNG became mandatory for planning applications for major development submitted from 12 February 2024 and for small sites from 2 April 2024.
- 7.10.3. The application has been supported by an updated biodiversity net gain metric, biodiversity net gain assessment and Preliminary Ecological Appraisal (all dated May 2026).
- 7.10.4. In respect of the ecological interests of the site, Leicestershire County Council Ecology advise that the Preliminary Ecological Appraisal provides sufficient information about likely impacts on designated site, protected and priority and species as well as appropriate suggested mitigation measures. These include the installation of bat boxes within the fabric of the new building, implementation of a lighting strategy, installation of a minimum of two bird boxes, use of precautionary working methods in respect of protected species. These are recommended to be secured by planning conditions relating to details and implementation of a construction environmental management plan for Biodiversity (CEMP:Biodiversity), biodiversity enhancement scheme and wildlife sensitive lighting scheme (conditions 11, 12 and 13 respectively).
- 7.10.5. *Biodiversity net gain*
- 7.10.6. The submitted statutory biodiversity metric and biodiversity net gain assessment report is supported by LCC Ecology and provides sufficient information at this stage to enable the application to be determined. It is noted that the development proposals will result in a significant net loss of -71.92 habitat units on the site. As biodiversity net gains of at least 10% on relevant developments is a statutory requirement, it will be necessary for the applicant to demonstrate how this is to be achieved through submission of the mandatory Biodiversity Gain Plan (BGP). At this stage it is expected that biodiversity net gain will be delivered through some on site enhancements and purchase of off-site credits.
- 7.10.7. The currently submitted post-intervention values shown on the metric do not indicate that significant on-site enhancements will be provided, however, this will ultimately be determined through the submission of the BGP. Where significant on-site enhancements are proposed, there is a requirement in the regulations that these are maintained and monitored for a period of 30 years, through an agreed Habitat Management and Monitoring Plan (HMMP). This can be secured as required as part of the S106 agreement, together with the relevant monitoring contributions as set out at the head of this report.
- 7.10.8. The applicant has set out how biodiversity net gains will be delivered notwithstanding the on-site losses and the imposition of conditions will secure ecological protections and enhancements. As such the proposals are deemed

compliant with policies CS19 and CS14 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013).

7.11. Environmental Implications

- 7.11.1. The proposed development includes the provision of 12 air source heat pumps on the eastern elevation of the building, facing onto the Adult Education Centre car park. The location of this fixed plant is therefore likely to limit its scope for harmful noise and disturbance impacts. Whilst details of plant were submitted with the originally proposed scheme, the most recent drawings indicate that the final design of this plant will be subject to MEP (Mechanical, electrical and plumbing) design. BDC Environmental Services have been consulted on the revised proposals and they are satisfied that these details can be suitably controlled by condition (condition 4).
- 7.11.2. In respect of lighting, BDC Environmental Services considered an indicative lighting scheme in conjunction with the original proposals and advised that this should be approved as indicated. This lighting scheme has not, however, been updated to support the revised scheme. Taking into account the advice of LCC Ecology (who require a lighting scheme to be submitted by condition, see condition 13), it is considered reasonable that details of any external lighting can be dealt with at the post decision stage.
- 7.11.3. It is recommended that waste collection and management details are secured by condition (condition 5). Given the proximity of the site to residential properties, BDC Environmental Services advise that a construction management plan condition is also necessary to ensure that neighbouring residents are not subject to unacceptable construction impacts (condition 16). No issues of contamination have been identified on the site.
- 7.11.4. It is considered that the development could be suitably conditioned to ensure its compliance with Policy DM1 of the Blaby District Local Plan (Delivery) Development Plan Document (2019) and policies CS2 and CS23 of the Blaby District Local Plan (Core Strategy) Development Plan Document (2013).

7.12. Sustainable Design

- 7.12.1. Policy CS21 of the Core Strategy supports development that mitigates and adapts to climate change, including through focussing development in the most sustainable locations and by seeking site layout and sustainable design principles which reduce energy demand and increase efficiency.
- 7.12.2. The submitted plans show that solar panels are proposed to the south facing roof slope of the proposed development and heating is to be provided through utilisation of air source heat pumps. A fabric first approach to the building is outlined in the Design and Access Statement. Whilst these measures accord with Policy CS21, it is likely that they will be required to ensure compliance with Building Regulation requirements.

8. Overall Planning Balance and Conclusion

- 8.1. When determining planning applications, the District Planning Authority is mandated to decide in accordance with the Development Plan, unless material considerations dictate otherwise. The National Planning Policy Framework (NPPF) national decision-making policies (NDMPs) are a material consideration of critical importance in this context. NDMP S4 requires planning authorities to grant permission for development within settlements unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision making policies in the Framework.
- 8.2. The development would be located within the settlement boundary of Enderby where development is considered acceptable in principle subject to consideration of the impacts of the development and compliance with other policies. The provision of a new medical centre would also make use of an underutilised area within the village, meeting requirements to make efficient of land within a suitable and sustainable location. Compliance with the development plan policies in these respects weighs in favour of the scheme in the planning balance.
- 8.3. The provision of a new, purpose built and modern medical centre, addressing existing deficiencies in the current premises, would bring significant public benefits to Enderby and surrounding communities and fulfils the social dimension of sustainable development. Whilst the evidence supporting the specific floorspace needs for the medical centre as proposed is limited, the overall benefits are still considered to attract substantial positive weight.
- 8.4. There would be limited economic benefits arising from the development, where Construction activity would generate short-term employment and investment, but these benefits are temporary and as such are afforded only moderate positive weight.
- 8.5. The public benefits that would be derived from the new medical centre would outweigh the lower levels of harm to the significance of heritage assets that would result from the development. Overall, this is a matter that attracts modest weight against the scheme.
- 8.6. In this case there are no technical matters that require addressing regarding flooding, ecology or biodiversity matters. The Local Highway Authority have raised no objections and confirm that the residual traffic impacts would not be severe. The proposed design of the medical centre has been significantly improved and is considered to be sympathetic to the character of the surroundings as required in both national and local policy. No harmful impacts on neighbouring properties have been identified with the proposals. Meeting baseline policy requirements on design and technical matters is a neutral factor which neither weighs for or against the proposal.
- 8.7. The development proposal would result in the loss of an area of land that is defined as education open space. However, the land has no existing recognisable open space function and substantial adverse impacts would not result from the development. Nonetheless, this is a negative aspect of the

proposal which is afforded moderate weight. The proposal requires the removal of a substantial number of trees that contribute positively to local character and public amenity from several viewpoints. The development also results in the loss of the present verdant character of the site which is considered an attractive part of the streetscene. This is a negative detracting factor for the development. Whilst replacement planting is proposed this does not fully mitigate the loss of the trees or green and open character of the site. Overall, significant weight is attributed to this matter.

- 8.8. Taking into account the assessment above, it is considered that the benefits of the scheme are not substantially outweighed by the harms identified. The proposed development is in overall conformity with the Development Plan. The three dimensions of sustainable development have been considered (economic, social and environmental) as set out in the NPPF, and taking into account the adopted Development Plan considerations and all other material considerations your officers are of the opinion that the proposal is acceptable, and accordingly it is recommended that planning permission is granted.