

UPDATE SHEET

PLANNING COMMITTEE – 7 May 2025

**To be read in conjunction with the
Report of the Head of Planning and Infrastructure to Planning
Committee**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions; and**
- (c) Changes to Recommendations.**

- A1 21/00494/OUTM Outline application for the erection of up to 105 dwellings with public open space, landscaping and sustainable drainage systems (SuDS) (all matters reserved except for part access).**

Land Off Wash Lane, Ravenstone, Coalville, Leicestershire.

Additional Information

Committee Technical Briefing

At the Committee Technical Briefing on 29th April 2025, Members raised the following questions / issues based on the contents of the Committee Report:

- 1) Whether the walking distance stated in the Committee Report (of 295 metres) to the bus stops on Coalville Lane was from the centre of the application site or the site entrance off Wash Lane.
- 2) Whether there was the potential for a condition / financial obligation to be imposed on any outline permission to be granted to secure double yellow lines in the proximity of the traffic signals at the junction of the A447 (Wash Lane) with Leicester Road and the A447 (Ibstock Road) given the parking of vehicles on the eastern side of the carriageway restricts vehicle flows.
- 3) Concerns were raised about an increase in vehicular movements at the junction of Coalville Lane / Church Lane / A447 (Wash Lane) and A447 (Swannington Road) and the dangers this would pose to highway users and whether mitigation was required.

The County Highways Authority (CHA) were asked to provide comment in relation to the above matters and their response and officer comments in respect of the questions / issues raised are as follows:

- 1) The CHA has confirmed that the measurement of 295 metres stated within the Committee Report is from the centre of the application to the site access off Wash Lane, then north along Wash Lane to its junction with Coalville Lane and then east on Coalville Lane. As the crow flies the distance to the bus stops on Coalville Lane would be 120 metres.

As the layout of the development is reserved for subsequent approval the delivery of footways / cycleways would be a matter to be considered further at the reserved matters stage(s), but the submitted Indicative Development Framework plan suggests that a footway connection would be provided in the north-western corner of the application site onto Coalville Lane which would therefore reduce the walking distance.

- 2) Paragraphs 57 and 58 of the NPPF outline the 'tests' which any condition / financial obligation would need to meet in order to be imposed / secured as part of any outline permission to be granted. The CHA considers that the imposition of a condition, or the securing of a financial obligation, would not

meet the tests outlined in Paragraphs 57 and 58 given that it would not be necessary to make the development acceptable in planning terms or directly related to the proposed development given that it is an existing issue.

Notwithstanding this, the CHA has outlined that separate to the planning application, double yellow lines could be implemented but this would need to be considered in more detail, including any potential extent of restrictions and the displacement this may cause in relation to on-street vehicle parking. In addition, third-party funding would be required. However the CHA has advised that any enquiries about this matter should be submitted to them via <https://www.leicestershire.gov.uk/roads-and-travel/road-maintenance/report-a-road-problem>.

- 3) The CHA has outlined that this junction was assessed as part of the consideration of the application and was predicted to operate well within capacity in the future assessment year (of 2027) with the development. The CHA has also indicated that there have been no recorded Personal Injury Collisions recorded at this junction within the last five years. Based on this information, the CHA has determined that there would be no reasonable ground for mitigation to be sought.

Ecology

Whilst the proposed development is not subject to the mandatory 10% biodiversity net gain (BNG), criterion (d) of both Paragraphs 187 and 193 of the NPPF set out a requirement for developments to provide 'net gains' in respect of biodiversity.

The applicant has submitted a BNG Metric Calculation (based on the national template) which calculated that the development would result in a habitat loss of 2.21 units which would calculate as a 17.04% net loss. Whilst the applicant has acknowledged the loss in habitat units, it is noted that the BNG Metric Calculations are based on no enhancements being made given that the application is an outline application with only part access for approval. Consequently, consideration has not been given to the ecological, biodiversity and landscaping enhancements which would be delivered as part of the overall development as these are not known at this stage and would only be developed when the layout and landscaping reserved matters were progressed.

In officer discussions with the County Council Ecologist, it has been acknowledged that the BNG Metric Calculations do not demonstrate a 'net gain' but given the information detailed within the Ecological Impact Assessment it is considered that a 'net gain' could be delivered on the application site. Therefore, there are no objections subject to the imposition of a condition which would require the submission of an Ecological Constraints and Opportunities Plan (ECOP) prior to the submission of any reserved matters application. The main purpose of the ECOP would be to inform and lead the overall design process by identifying the key biodiversity constraints and opportunities associated with the development. Following the approval of any information submitted to comply with the terms of such a condition, the reserved matters application(s) would then be designed in accordance with the ECOP.

The applicant has confirmed their acceptance to the ECOP condition being imposed should outline permission be granted.

Officer Comment

In terms of ecology, it is noted that no objections are raised by the County Council Ecologist in respect of BNG subject to the imposition of a condition on any outline permission granted requiring the submission of an ECOP prior to the submission of any reserved matters application. As the applicant is agreeable to such a condition it would be imposed should outline permission be granted.

It is also noted that draft condition 20 within the Committee Report would also require the submission of a revised BNG Metric Calculation which would be required to demonstrate a 'net gain' in line with the requirements of criterion (d) of both Paragraphs 187 and 193 of the NPPF and would be informed by the ECOP.

Communication sent to Members since publication of the Committee Report

Members of the Planning Committee have received a communication from the applicant, which relates to a briefing note for Members of the Planning Committee.

Officer Comment on Briefing Note

No comments in respect of the submitted briefing note.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION SUBJECT TO AN ADDITIONAL CONDITION BEING IMPOSED TO SECURE THE ECOLOGICAL CONSTRAINTS AND OPPORTUNITIES PLAN (ECOP).