

UPDATE SHEET

PLANNING COMMITTEE – 12 August 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 24/01618/OUTM Development of site to provide for up to 75 dwellings with associated landscaping, open space, drainage infrastructure and associated works (outline, all matters reserved except for the principal means of vehicular access off Midland Road).

Land West of Midland Road, Ellistown.

Additional Information

An additional third party representation has been received objecting to the application, which is AI generated, the contents of which would be summarised as follows:

- The development of the application site is premature and speculative when accounting for the allocation status of the site in the draft North West Leicestershire Local Plan.
- The scale and density of the proposed scheme is excessive in comparison to the surrounding settlement pattern.
- The proposed development would generate significant volumes of traffic which would impact adversely on the highway network and create safety risks to pedestrians and cyclists. It is not compliant with the Leicestershire Highways Design Guide (LHDG).
- There are inadequate assessments in relation to the impact the development would have to ecology and biodiversity.
- There is no evidence submitted as part of the application which demonstrates that the proposed development would not impact adversely on the surface water drainage issues within Ellistown.
- There is insufficient evidence with the application to demonstrate how it would impact on local services such as schools, healthcare and transport infrastructure.

A full copy of the representation received is available to view on the District Council's website.

Officer Comment

It is considered that the assessment section of the Committee report covering the *'Principle of Development and Sustainability'*; *'Draft North West Leicestershire Local Plan (2024 to 2042) – Proposed Housing Allocation E7 (Land at Midland Road, Ellistown)'*; *'Landscape and Visual Impact'*; *'Accessibility'*; *'Ecology'*; *'Flood Risk and Drainage'* and *'Developer Contributions and Infrastructure'* fully address the contents of the third party representation received.

RECOMMENDATION – NO CHANGE TO RECOMMENDATION.