

Carl Stott

From: Carl Stott
Sent: 07 September 2021 12:05
To: 'Scott Ann'
Cc: 'Oliver Purday'; 'silverfoxdevconsultancy@gmail.com'; 'noelmanby@ealane.com'; Ben Williams
Subject: Land off Leconfield Road, Nanpantan (P/20/2199/2)
Attachments: RE: P/20/2199/2 - Land off Leconfield Road, Nanpantan; Natural England 08.03.2021.pdf; LCC Developer Contributions - Education Secondary Map 19.01.2021.pdf; LCC Developer Contributions - Libraries 21.01.2021.pdf; LCC Developer Contributions - Libraries Plan 21.01.2021.pdf; LCC Developer Contributions 27.02.2021.pdf; LCC Highways 30.04.2021.pdf; CCG 09.02.2021.pdf; LCC Developer Contributions - Civic Amenities 14.01.2021.pdf; LCC Developer Contributions - Education 19.01.2021.pdf; LCC Developer Contributions - Education Primary Map 19.01.2021.pdf

Ann

Thank you for meeting with us yesterday, which we all found to be a useful exercise.

In terms of actions from our side, I advised I would forward you a copy of the email from Jeremy Eaton, dated 7th June 2021, which I summarised verbally yesterday (copy attached). In that email, Jeremy advised that the emerging Local Plan (the Reg 19 version had been published online at that point) would comprise a material consideration, though of little weight in the assessment of our application. Jeremy's email also advised that the currently adopted Development Plan would also hold only limited weight due to their age and the fact that the Council can demonstrate only a 3.34 year supply of housing land, adding support to residential development on sites within the Development Limits of Loughborough, which is considered to comprise a sustainable settlement within the defined settlement hierarchy.

Statutory Consultees

I explained that, in terms of affordable housing, highways, flood risk/drainage and ground conditions/contamination, no objections have been received from the respective statutory technical consultees. You will recall we discussed the comments as received from the following statutory consultees:

- **CBC Landscape Officer** - I provided a summary of how the adverse comments of the landscape officer did not align with the Council's own evidence base or site assessments appended to the Sustainability Appraisal for the Reg 19 Local Plan and explained that our submission of 26th August included a specific rebuttal from our client's landscape consultant, Golby + Luck.
- **CBC Open Space Officer** - Ben and I explained how the various open space typologies required by the officer had been incorporated into the Landscape Masterplan, POS Provision Plan and Illustrative Layout Plan as submitted on 26th August.
- **CBC Ecologist** - I explained that brief comments had been received from the Council's ecologist and that these highlighted a need for a BIA, the undertaking of outstanding surveys for Reptiles and Bats and a request for the buffer to the Wood to be increased to 30m. I also explained that the information we submitted on 26th August included a BIA (prepared to the Defra metric) showing net gains on-site, an updated Ecological Impact Assessment (including Reptile and Bat surveys) and a Construction Ecological Management Plan in order to address ecological-related comments as received. In terms of the buffer to the wood, I explained that Natural England's consultation response of 8th March 2021 (copy attached) welcomed the buffer as proposed in the application, with no objections being raised by the Woodland Trust or Forestry Commission in their consultation responses either, so we do not consider it necessary to increase the buffer further in width. I also explained that the Ecological Summary Note submitted on 26th August

suggests the D-rating afforded to the site in the site appraisals appended to the Sustainability Appraisal for the Reg 19 Local Plan is exaggerated.

- **CBC Conservation Officer** - Ben and I explained how our updated plans addressed the matters highlighted by the officer and with the Built Heritage Assessment also submitted on 26th August concluding the proposed development will result in no harm to heritage assets.

Contributions

In terms of contributions sought by consultees, you thought it would be helpful if I was to provide you with a summary list, which is as follows (also see attached consultation responses):

CBC Open Space

- £28,620 towards Provision for Young People. NB: we have previously highlighted that we consider this requirement to be rather high on the basis that this would be to meet needs and mitigate the impact of development on existing facilities through new young people's provision within 1,000 metres of the site, when there is already existing provision within 1,200 metres of the site.
- £9,881 towards outdoor sports facilities.
- £3,388 towards allotments.

LCC

- £89,558.76 towards secondary education.
- £4,000 towards bus stop improvements.
- £52.85 per dwelling towards travel packs.
- £1,020 per dwelling towards 2no. 6-month travel passes.
- £42.71 per dwelling towards civic amenities.
- £910 towards library services.

CCG

- £15,189.37 towards healthcare, based on 30no. dwellings.

It would be helpful if you were able to advise as to what you will need from us in respect of Heads of Terms, etc. in order to, firstly, be in a position to complete your report and take the application to committee and, secondly, formally determine the application - for example, a pro-forma, draft legal agreement, etc.

Next Steps

You advised that you were reconsulting on the updated information submitted on 26th August for a 14-day period, after which I will contact you to establish your own balanced thoughts on the application. You will notify me of any key consultation responses that were received in the meantime but I will, in any case, review the Council's website myself.

Ben advised that he will finalise and submit an Addendum to the DAS, which will effectively provide a visual summary of yesterday's discussion.

I trust this provides a useful overview of yesterday's meeting, though please do not hesitate to get in touch if you have any queries.

Kind Regards

Carl Stott

Director

nineteen47

CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

t: 0330 818 1947

w: www.nineteen47.co.uk

York Office: 106 Micklegate | York | YO1 6JX

Sheffield Office: Acero | 1 Concourse Way | Sheffield | S1 2BJ

Midlands Office: Unit 4 | Innovate Mews | Lake View Drive | Sherwood Park | Nottingham | NG15 0EA

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