



Planning Committee

To All Members of the Committee on Monday, 13 July 2026

Date of meeting: Tuesday, 21 July 2026

Time: 18:30

Venue: Council Chamber

Council Offices, Adam and Eve Street, Market Harborough.

Members of the public can access a live broadcast of the meeting from the [Council website](#), and the meeting webpage. The meeting will also be open to the public.

Agenda

- 1 Apologies for Absence
- 2 Declarations of Members' Interests
- 3 Draft Minutes of Planning Committee - 16 June 2026 3 - 8
- 4 Referral up to Council by the Planning Committee.
To consider any referrals under Section 3.3.16 of the Council's Constitution.
- 5 25/00291/VAC - Land at Uppingham Road, Billesdon 9 - 50
- 6 25/01236/FUL - Land at the end of Crowfoot Way, Broughton Astley 51 - 152
- 7 25/01537/OUT - Land to the South of Station Road, North Kilworth 153 - 196
- 8 25/01615/OUT - Land East of Zouche Way, Bushby 197 - 278
- 9 Any Urgent Business
To be decided by the Chairman.

JOHN RICHARDSON
CHIEF EXECUTIVE AND HEAD OF PAID SERVICE
HARBOROUGH DISTRICT COUNCIL

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And all other Councillors for information

Minutes of the Planning Committee Meeting

Location: Council Chamber, The Symington Building,
Adam & Eve Street Market Harborough, LE16
7AG.

Date: 16th June 2026 commencing at 6.30pm.



Present:

Councillors: Austin, Bannister (Chair), Burrell, Elliott, Galton, James, Mahal, Modha.

Officers: David Atkinson – Director of Planning.

Adrian Eastwood – Head of Development Management.

Nicola Parry – Development Management Team Leader.

Mark Patterson – Strategic Growth Manager.

Ruth Meadows-Smith – Planning Officer.

Docras Ephraim – Senior Planning Lawyer.

Alec Swatton - Democratic Services Officer.

1. Apologies for Absence

Apologies were received from Councillors Hollick and Scott.

2. Declaration of Members' Interests

There were no declarations of interests.

3. Draft Minutes of Planning Committee – 12 May 2026

The Committee considered the minutes of the meeting held on 12th May 2026. It was proposed by Councillor Modha and Seconded by Councillor Burrell and it was **agreed** that they be approved and signed as a true and accurate record.

One of the Councillors noted that he raised an issue over compliance, and had a very useful meeting.

4. Referral up to Council by the Planning Committee

There were no referrals.

5. 25/01444/FUL – Monument Farm, Cranoe Road, Hallaton

The Development Management Team Leader introduced the report in respect of application 25/01444/FUL, Monument Farm, Cranoe Road, Hallaton, erection of an agricultural building and associated works to farm track and yard (part retrospective).

The Development Management Team leader highlighted the amended conditions within the Supplementary Paper and also advised Condition 8 needed to be amended as not allowing any outside storage “within the site” would be unreasonable.

Representations were heard from objectors, Alice Measom and Robert Waite; the applicant’s agent, Harry Fowler; and a representative of Hallaton Parish Council, Councillor Jeremy Mears.

The Committee then had the opportunity to question speakers and officers, and to make comments on the application, and after debate it was proposed by Councillor Burrell and seconded by Councillor Elliott that the application be approved, subject to the removal of wording ‘within the site’ from Condition 8 as outlined in the report.

In accordance with the provisions of the Council’s Constitution, a recorded vote was required, the results of which were as follows:

For: 5 (Bannister, Burrell, Elliott, Galton, James).

Against: 1 (Modha).

Abstain: 2 (Austin, Mahal).

Therefore, Planning Permission was **approved** for the reasons set out in the report and supplementary paper, subject to Planning Conditions as outlined and removal from Condition 8 (No outside storage) of the wording ‘within the site’. Condition 8 would therefore read as below.

8. No Outside Storage

No materials, goods, plant, equipment or any waste materials shall be stored within the blue land.

Reason: In the interest of visual amenity and the character and appearance of the development and the surrounding area including adjacent heritage assets, having regard to Harborough Local Plan Policies GD5, GD8 and HC1, and the National Planning Policy Framework.

6. 25/00550/OUT – Land at Lambcote Hill Farm, Swinford Road, Walcote

The Planning Officer introduced the report in respect of application 25/00550/OUT, Land at Lambcote Hill Farm, Swinford Road, Walcote, hybrid planning application consisting of full planning application for the reception and operation and an energy storage system including associated infrastructure, engineering works, and formation of vehicular access from highway; and outline planning application (with all matters reserved) for the erection and operation of a transmission substation with associated infrastructure, engineering works and internal access arrangements.

Representations were heard from the applicant's agent, Harry Briggs.

The Committee then had the opportunity to question the speaker and officers and to make comments on the application, and after debate it was proposed by Councillor Burrell and seconded by Councillor Modha that the application be approved.

In accordance with the provisions of the Council's Constitution, a recorded vote was required, the results of which were as follows:

For: 8 (Austin, Bannister, Burrell, Elliott, Galton, James, Mahal, Modha).

Against: 0

Abstain: 0

Therefore, Planning Permission was **approved** for the reasons set out in the report and subject to the Planning Conditions set out in Appendix A of the report, with Condition 33 on the Supplementary Paper replacing Condition 28 in the report and numbering adjusted accordingly. Condition 28 would therefore read as below:

28. Skylark Mitigation Strategy

Prior to the commencement of any development, a Skylark Mitigation Strategy shall be submitted and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include provision of the evidenced number of Skylark nest plots to be secured and:

- a) Propose and conservation objectives for the proposed measures;
- b) Detailed methodology for measures to be delivered;
- c) Location of the proposed measures shown on scaled maps and/or plans;
- d) Mechanism for implementation and monitoring of delivery;
- e) Agreement of third-party landowners if necessary.

The Skylark Mitigation Strategy shall be implemented in accordance with the approved details and retained for the lifetime of the development unless superseded by details provided by condition 6 or unless otherwise agreed in writing by the Local Planning Authority.

Reason: To compensate for the loss of Skylark territories in accordance with the Harborough Local Plan policy GI5 and the National Planning Policy Framework.

7. 25/00915/FUL – Land at Horninghold Road, Hallaton

The Development Management Team Leader introduced the report in respect of application 25/00915/FUL, Land at Horninghold Road, Hallaton, erection of 12 dwellings and associated infrastructure and landscaping.

Representations were heard from objectors Graham Wort, James Palfreyman and Victoria Henson; the applicant's agent, Helen Prangley; and a representative of Hallaton Parish Council, Councillor Jeremy Mears.

The Committee then had the opportunity to question speakers and officers and to make comments on the application, and after debate it was proposed by Councillor Burrell and seconded by Councillor Modha that the application be approved.

In accordance with the provisions of the Council's Constitution, a recorded vote was required, the results of which were as follows:

For: 7 (Austin, Bannister, Burrell, Elliott, James, Mahal, Modha).

Against: 1 (Galton).

Abstain: 0

Therefore, Planning Permission was **approved** for the reasons set out in the report, and subject to the Planning Conditions contained in Appendix A and the Planning Obligations contained in Appendix B.

Thereafter, at the discretion of the Chair, the Committee adjourned for a comfort break at 9:04pm and reconvened at 9:10pm.

After reconvening, Councillor Bannister proposed, seconded by Councillor Burrell, that the meeting be extended under Part 4.1.4. of the Constitution to consider Agenda Item 8, entitled; '21/01548/OUT – Land at Gaulby Road, Billesdon' and Agenda Item 9, entitled; 'Any Urgent Business'. Following a vote, the Committee agreed to extend the meeting accordingly.

8. 25/01548/OUT – Land at Gaulby Road, Billesdon

The Development Management Team Leader introduced the report in respect of application 25/01548/OUT, Land at Gaulby Road, Billesdon, outline application for up to 62 dwellings, including 36 custom housebuild plots and 26 affordable First Homes, with associated vehicular access, landscaping, and drainage infrastructure (access only to be considered).

Representations were heard from the applicant's agent, Chris Green.

The Committee then had the opportunity to question speakers and officers and to make comments on the application, and after debate it was proposed by Councillor Elliott and seconded by Councillor Bannister that the application be approved.

In accordance with the provisions of the Council's Constitution, a recorded vote was required, the results of which were as follows:

For: 8 (Austin, Bannister, Burrell, Elliott, Galton, James, Mahal, Modha).

Against: 0.

Abstain: 0.

Therefore, Planning Permission was **approved** for the reasons set out in the report, subject to a Section 106 agreement and the conditions set out in Appendix A of the report.

9. Any Urgent Business

There was no urgent business considered.

The meeting ended at 9.29pm.

DRAFT

Planning Committee Report

Applicant: Hazelton Homes (Midlands) Ltd

Application Ref: 25/00291/VAC

Location: Land at Uppingham Road, Billesdon

Parish/Ward: Billesdon / Billesdon

Proposal: Erection of residential development (Reserved Matters of 16/01819/OUT, including details of access, appearance, landscaping, layout and scale) (Variation of Condition 1 (Approved Plans) of 21/02089/REM for design changes to the layout, mix, and number of dwellings)

Application Validated: 13.06.2025

Weekly List Expiry Date: 25.07.2025

Consultee Expiry Date: 02.02.2026 (re-consultation with LHA and LLFA)

Neighbour Expiry Date: 03.12.2025 (re-consultation, amended plans)

Site Notice Expiry Date: 21.07.2025

Advertisement Expiry Date: 31.07.2025

Target Date: 12.09.2025 (EOT Agreed)

Reason for Committee Decision: Major Application (>25 units)

Recommendation

Planning Permission is **APPROVED** for the reasons set out in this report and subject to the suggested Planning Conditions detailed in Appendix A and the completion of a legal agreement to secure the planning obligations as set out.

1. Site & Surroundings

- 1.1 The application site is formed by two former agricultural grazing fields. The site is approximately 2.38ha in size.
- 1.2 The site lies to the northern side of the Selected Rural Village settlement of Billesdon. Immediately to the north of the site is the A47 culvert.
- 1.3 Outline planning permission was granted in December 2018 (16/01819/OUT) for 35 dwellings in line with Policy BP4 of the original Billesdon Neighbourhood Plan. Reserved Matters was approved in 2022 (21/02089/REM). Development has lawfully commenced on site and as such these permissions are extant.
- 1.4 Vehicular access to the site will be from Uppingham Road. An existing field access which runs between Nos 9 and 11 Uppingham Road would be upgraded. In the

southwest corner of the site a secondary access has been approved serving just pedestrians / cyclists, to provide optimal linkages to village shops and services.

- 1.5 Mature hedgerows and hedgerow trees define the boundaries of the two fields. This foliage is generally well established and provides a strong degree of enclosure. An established hedge line runs through the site, separating the two fields.
- 1.6 There are significant levels changes across the site, with the northeastern corner of the site representing the highest land (~194.68m AOD**) and levels falling towards the southwestern corner of the site where it is proposed to link to Long Lane (~176.41m AOD). This is a substantial fall of 18.27m across this 230m diagonal span of the site (1 in 12.6).

(**AOD = "above ordnance datum". Mean sea level is used for the datum.)

- 1.7 Three residential properties adjoin the southern boundary of the site (No's 8 and 9 High Acres and No.9 Uppingham Road). There is also an open paddock adjoining the southern boundary of the site which has an extant consent for 3 dwellings (25/00712/FUL) (also within the Applicant's ownership)
- 1.8 No.11 Uppingham Road lies to the east of the proposed site access, with The Coplow Centre beyond this dwelling. The rear grounds of the Coplow Centre contain an Area Tree Preservation Order (Area TPO 115). The Area TPO would not be affected by the proposal.
- 1.9 At the top of Long Lane on the small parcel of land adjacent to the southwest corner of the site, there is a now lapsed consent for demolition of the existing storage sheds and erection of a single dwelling (Ref: 17/01448/FUL - allowed on appeal)
- 1.10 The Conservation Area of the settlement runs along part of the southern boundary of the site and incorporates the aforementioned paddock, Long Lane and the 17/01448/FUL site. The closest Listed Building curtilage lies approximately 87m to the south of the site along Long Lane. Given this distance and intervening buildings, it is judged that the proposal would not affect the setting of Listed assets.
- 1.12 Public Footpath C60 runs northwards from the top of Long Lane, through the field to the west of the site, across rising ground, before dropping down to cross the A47. A short section of Bridleway C58A is noted running along the eastern boundary of the site. Both Rights of Way would provide opportunities to observe the proposed development, although established boundary foliage provides a reasonable degree of screening even during non-leaf bearing months.
- 1.13 A high voltage overhead line cuts through the northwestern corner of the site.

Planning Officer Site Visit Photographs



Image 1: Approved route of site access from Uppingham Road



Image 2: View left and right from approved site access



Image 3: Approved route of site access towards Uppingham Road



Image 4: Southeast corner of site, looking along the back of No.s 8 and 9 High Acres and No.9 Uppingham Road



Image 5: Looking north from south-east corner of site



Image 6: Looking south from north-east corner of site

Image 7: Looking south and north from second field parcel – Note – area of archaeological investigation and installation of temporary drainage pond





Image 8: View from Public Footpath C60, looking south towards Long Lane.



Image 9: View northwards and southwards along Long Lane – approved pedestrian route from site towards village centre.

2. Site History

2.1 The site has the following relevant planning history:

- **25/00564/NMA** - Amend the description of development of planning permission reference 16/01819/OUT and 21/02089/REM so it reads "Erection of residential development (including details of access, appearance, landscaping, layout and scale)" **APPROVED**
- **25/00238/NMA** - Amend description from erection of 35 dwellings to erection of minimum of 35 dwellings (proposed nonmaterial amendment for 21/02089/REM and 16/01819/OUT) **REFUSED**
- **24/01211/PCD** - Discharge of Condition 10 (Construction Method Statement) of 16/01819/OUT **APPROVED**
- **24/01212/PCD** - Discharge of Condition 21 (Risk Based Land Contamination Assessment) of 16/01819/OUT **APPROVED**
- **24/01209/PCD**- Discharge of Condition 5 (Landscape Management Plan) of 16/01819/OUT **APPROVED**

- **24/01193/PCD** - Discharge of Conditions 13 (Surface Water Drainage Scheme), 14 (Surface Water During Construction), 15 (Long Term Maintenance) and 16 (Infiltration Testing) of 16/01819/OUT **APPROVED**
- **24/00900/PCD**- Discharge of Condition 12 (Archaeology) of 16/01819/OUT **APPROVED**
- **21/02089/REM** - Erection of 35 dwellings (Reserved Matters of 16/01819/OUT, including details of access, appearance, landscaping, layout and scale) **APPROVED**
- **19/00148/PCD** - Discharge of Condition 11 (archaeology WSI) of 16/01819/OUT **APPROVED**
- **16/01819/OUT** - Erection of 35 dwellings (access only to be considered) **APPROVED**

3. The Application Submission

a) Summary of Proposal

- 3.1 This is a Section 73 application to vary the approved plans permitted under 21/02089/REM and to increase the number of dwellings from 35 to 44 (originally proposed as 46).
- 3.2 The proposed layout has been amended (November 2025) following the original submission (March 2025) following discussions with the Case Officer. An amended Site Plan was submitted in May 2026 to address a plan anomaly identified by the Local Highway Authority.
- 3.3 The approved planning layout and proposed site layout are shown below.



21/02089/REM - Approved Planning Layout



Amended Proposed S73 Site Plan (Dwg P01 Rev G) - May 2026 (44 dwellings)

c) Amended Plans and/or Additional Supporting Statements/Documents

- 3.6 During the course of the application, additional information and amended plans have been submitted to address consultee and case officer comments. The amendments include:

07.08.2025

- Revised drainage strategy and calculations

18.11.2025

- Revised site layout and house types
- Decrease in house numbers from 46 to 44
- Site sections

16.01.2026

- Drainage Technical Note and associated revised drainage drawings
- Site access drawing
- Amended House Type N (bungalows)

30.03.2026

- Financial Viability Assessment

05.2026

- Site Plan (Rev G)

07.07.2026

- South of Site Cross Section
- Section DD
- Proposed Site Plan – Combined
- Accommodation Schedule - Comparison

Consultation

- 4.1 A Site Notice was placed on site on 30.06.2025 and the application was advertised in the Leicester Mercury 10.07.2025



Copy of Posted Site Notice

- 4.2 In addition, consultation letters/emails were sent to technical consultees and the local community on this planning application.
- 4.2 A summary of the technical consultee and local community responses which have been received is set out below. If you wish to view comments in full, please request sight or search via: www.harborough.gov.uk/planning

a) Statutory & Non-Statutory Consultees

Consultee	Date	Summary
<i>National / Regional Bodies</i>		
LL&R Integrated Care Board	13.03.2026	Financial contribution requested – updated based on 9 additional units only
	29.06.2026	Thank you for sharing the viability assessment and update on the application. The ICB acknowledges the findings of the appraisal and the viability constraints identified. However, we would strongly emphasise that healthcare infrastructure contributions remain essential to mitigate the impact of the proposed development and should not be removed. The proposed scheme will generate additional population, which will directly increase demand on primary care services used by residents in the Harborough area. Existing GP practices and wider primary care infrastructure are already operating under sustained pressure, with constraints relating to both physical estate capacity and workforce availability. Without appropriate mitigation, the additional demand arising from this development will further impact patient access, including increased waiting times and reduced appointment availability.
<u>LCC</u>		
Ecology	11.07.2025	LCC Ecology comments regarding the use of native and locally appropriate speices is still relevant
	08.12.2025	Similarly to the previous consultation, there are no comments regarding the discharge of Condition 1 (Approved Plans), however, previous LCC comments regarding the use of Native and locally appropriate planting species is still relevant.
Highways	06.08.2025	Objection to the variation of condition 1. Main concern raised:
	04.12.2025	-The Applicant has removed the footway to the east of the access which was included as part of both the application 16/01819/OUT AND 21/02089/REM. The LHA requires this to be re-instated. Objection to the variation of condition 1. Main concern raised:
	19.01.2026	-The Applicant has removed the footway to the east of the access which was included as part of both the application 16/01819/OUT AND 21/02089/REM. The LHA requires this to be re-instated.

		No objection to variation of condition 1 (Approved Plans) attached to 21/02089/REM. Officer Note: The LHA have raised numerous technical issues that require further information or need to be overcome. Whilst this will not prejudice this application, they will need to be addressed at the detailed design stage as part of the Section 278 agreement Officer Note 2: The LHA have advised the internal road layout is not suitable for adoption. This is the same for the approved scheme.
LLFA	09.07.2025 04.09.2025 27.11.2025 02.02.2026	Leicestershire County Council as the LLFA advises the LPA that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage in relation to the proposed variation. In order to provide a substantive response, the following information is required: --Updated location of swales --Revised drainage strategy and calculations if required Leicestershire County Council as the LLFA advises the LPA that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage in relation to the proposed variation. In order to provide a substantive response, the following information is required: --Consideration of management of offsite flows from the north --Revised overland flow routing plan Leicestershire County Council as the LLFA advises the LPA that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage in relation to the proposed variation. In order to provide a substantive response, the following information is required: --Consideration of management of offsite flows from the north -- Revised overland flow routing plan The information previously requested by the LLFA has been provided. The Drainage Technical Note sets Finished Floor Levels (FFLs) for all dwellings at 150mm above adjacent external ground levels.

		Properties along the northern boundary have elevated thresholds where overland flow routes pass nearby Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the application documents as submitted are sufficient for the LLFA to support the variation.
Archaeology	14.07.2025	The archaeological site works have taken place and we believe the post-excavation works are currently being undertaken and the Mitigation Report is being worked on. We note that limited new impact on the site is proposed and would advise the applicant that the archaeological conditions of the previous permission should be adhered to.
Planning Obligations	27.03.2026	Financial contribution requested – updated based on 9 additional units only
HDC		
Environmental Services	05.08.2025	We would only enter the site if there was a signed indemnity agreement in place, vehicles should be fine getting in/exiting having looked at the plans.
Strategic Housing Officer	23.07.2025	The numbers of AH proposed with the inclusion of the two bungalows on a 1:2 basis meets with our 40% requirement. The scheme presented is: --2x Type N Bungalows (2 bed) - 4 AH Units --10 x Type M (2 bed must be 4 person units) - 10 AH Units --4 x Type K (3 Bed must be 5 person units) - 4 AH Units Total 18 AH Units.
	13.03.2026	The revised unit number approximates to the reduction in the overall site density so this is fine. I had been in consultation prior with the applicant / agent to agree the affordable housing mix and again this relates to matters agreed. The siting of the affordable units is fine and the applicant should be aware of our tenure split of 60% rented and 40% SO / intermediate. Given the current very challenging climate for affordable housing and lack of RP take up on S106 site I hope the applicant is able to progress this quickly.
Green Spaces Officer	13.05.2026	Financial contribution requested – updated based on 9 additional units only

S106 Grant Officer	16.01.2026	Financial contribution requested – updated based on 9 additional units only
<i>Cllrs / Parish Councils</i>		
Billesdon		Consulted - No comments received
<i>Other interested Parties</i>		
N/A		

Summary of responses from technical consultees

b) Local Community

- 4.3 5 letters of objection have been received. Officers note that several of the representations are very detailed and whilst regard has been had to these in assessing this application, it is impractical to copy these verbatim and therefore a summary of the key points is provided below. Full copies of all representations can be viewed at www.harborough.gov.uk/planning.

Issues of Principle raised through representations	1) The number of houses exceeds the 35 agreed as part of the neighbourhood plan 2) Increasing the dwellings from 35 to 46 represents an increase of over 30% in the number of properties. As such, the plans go way beyond the development that was envisaged or presented when the original planning application was submitted.
Highways issues raised through representations	1) I note that the pavement on the right-hand side of the access road (looking towards the development) has been removed. No pavement strikes me as very dangerous. 2) It is a legal requirement to provide a specified width pavement on both sides of the access road. This is now even more imperative with the additional houses requested in this application 3) With the additional traffic, LCC Highways must reconsider the access onto the main road through the village
Flood risk issues raised through representation	1) There has yet been no communication from Hazelton Homes about the issue of drainage and flooding to the village, already caused, and as promised at January 2025 residents meeting, to confirm the drainage and work plan for the site. 2) Long Lane, before building the houses, whilst digging on the land has had flooding 3) The winter has highlighted the problems of the drainage of the site and sewage disposal 4) The run off from the 46 houses will produce volumes of water affecting all the dwellings below the site 5) A detailed revised drainage plan must be produced and agreed with the authorities
Residential Amenity issues raised through representations	1) An additional 11 dwellings means I will likely face an additional 11 to 15 vehicles entering and exiting the development each day. This is a significant additional intrusion into my privacy, and will substantially increase the noise impact of the development.
Socio-Economic issues raised through representations	1) Services in the village are not able to support additional people and properties on top of other developments signed off in the local area. The school is at capacity, the doctors is over capacity with appointments being already challenging to get. 2) The scale of this development is too large for the services in the village. The water supply and treatment works are already beyond capacity with

	the overflow of raw sewage from the local treatment works one of the highest in the country. Electricity supply maxed out. School already at maximum capacity.
Other issues raised through representations	1) Questions still remain about the pathway to the top of Long Lane, considering. - is on a blind bend and poses risk to pedestrians as there is no pavement when exiting the path onto the road. - the risk of the path acting as a channel for surface water and in colder months freezing and being a danger to pedestrians. - the plan for protection of the protected trees in the area that is close to the proposed pathway

Issues raised in Objection through consultation with local residents

5. Planning Policy Considerations

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 instructs that planning applications must be determined in accordance with the provisions of the Development Plan (DP), unless material considerations indicate otherwise.

a) Development Plan

- 5.2 The DP for Harborough, as relevant to this site, comprises:

- Harborough Local Plan (adopted, April 2019)
- Billesdon Neighbourhood Plan Review

Harborough Local Plan

- 5.3 The following Policies are of relevance to the decision-making process for this application:

SS1 – The Spatial strategy
 GD1 – Achieving sustainable development
 GD2 – Settlement Development
 GD4 – New housing in the countryside
 GD5 – Landscape character
 GD8 – Good design on Development
 H1 – Provision of new housing
 H2 – Affordable housing
 H4 – Specialist housing
 H5 – Housing density, mix and design
 RT1 – Provision of new retail uses
 HC2 – Community Facilities
 HC3 – Public houses, post offices and village shops
 GI1 – Green Infrastructure networks
 GI2 – open space, sport and recreation
 GI5 – Biodiversity and geodiversity
 CC1 – Mitigating Climate Change
 CC3 – Managing flood risk
 CC4 – Sustainable drainage
 IN1 – Infrastructure provision

Billesdon Review Neighbourhood Plan (made on 10 June 2024).

5.4 The Plan was made with material modifications requiring examination but not referendum.

5.5 The following Policies are of relevance to the decision-making process for this application:

- BPr1: Housing Requirement
- BPr2: Infill
- BPr4: Housing Mix
- BPr12: Infrastructure
- BPr20: Design

Material Considerations

5.6 The following documents are all material considerations in the decision-making process.

- National Planning Policy Framework (December 2024)
- National Planning Policy Guidance
- Draft National Planning Policy Framework: proposed reforms and other changes to the planning system” – Consultation ended March 2026
- Written Ministerial Statement
- Leicestershire County Council Highways Design Guide
- Harborough District Council Development Management SPD
- Harborough District Landscape Character Assessment and Landscape Capacity Study (Sept 2007)
- Harborough District Local Plan, Regulation 19 Publication Version, March 2025
- Harborough District Council Landscape Sensitivity Assessment for potential residential and employment sites (2024)
- HDC Declaration of Climate Emergency

5.7 The weight to be attributed to these considerations is for the decision maker to consider.

- National Planning Policy Framework (December 2024)
- National Planning Policy Guidance
- Draft National Planning Policy Framework: proposed reforms and other changes to the planning system” – Consultation ended March 2026
- Written Ministerial Statement
- Leicestershire County Council Highways Design Guide
- Leicestershire County Council Planning Obligations Policy
- Leicestershire County Council Local Transport Plan 3 (LTP3)
- HDC Development Management SPD (December 2021)
- Harborough District Council Development Management SPD
- Harborough District Landscape Character Assessment and Landscape Capacity Study (Sept 2007)
- Harborough District Local Plan, Regulation 19 Publication Version, March 2025
- Harborough District Council Landscape Sensitivity Assessment for potential residential and employment sites (2024)

- HDC Declaration of Climate Emergency

5.8 The weight to be attributed to these considerations is for the decision maker to consider.

Relevant Legislation

5.9 The following relevant legislation places a statutory duty on the decision maker when assessing planning applications:

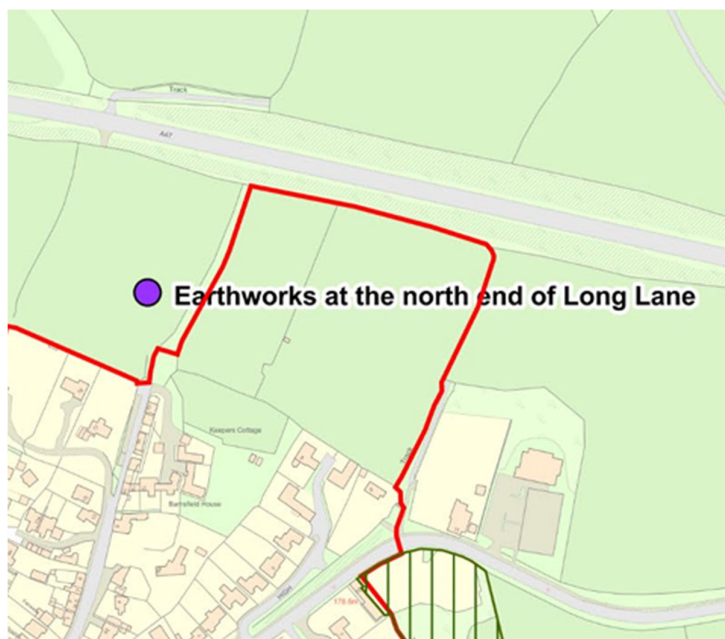
- Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (Development Management Procedure) Order 2015 (as amended)
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 'EIA Regs')
- Environment Act 2021 (as amended)
- The planning (Listed Building and Conservation Areas) Act 1990 (as amended)
- Climate Change Act 2008
- The Community Infrastructure Levy Regulations 2010 (No. 948) (as amended)
- Circular 11/95 Annex A - Use of Conditions in Planning Permission
- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (including any amendments)
- Public Sector Equality Duty

6. Assessment

Principle of Development

- 6.1 Outline planning permission (16/01819/OUT) for 35 dwellings was approved, with all matters reserved other than access, on 18 December 2018. An application for reserved matters (21/02089/REM), including details of appearance, landscaping, layout and scale, was approved on 26 October 2021. The principle of residential development on this site has therefore been established. The permission is extant.
- 6.2 This S73 application seeks to increase the number of dwellings from the originally proposed 35 units to 44 units (an increase in 9 units); which has resulted in a change to the previously approved reserved matters (scale, appearance, layout and landscaping)
- 6.3 Since the outline permission was approved, both the Harborough Local Plan (HLP) has been adopted (April 2019) and the Billesdon Review Neighbourhood Plan (BrNP) (June 2024) has been 'made'. These two documents make up the current Development Plan, to which this current S73 application will be assessed, together with any material considerations.
- 6.4 The outline consent was permitted as it was an allocation in the now superseded Billesdon Neighbourhood Development Plan (2014-2028): POLICY BP4: LAND TO THE NORTH OF HIGH ACRES, UPPINGHAM ROAD (Site A). *Development will be permitted subject to the following criteria: a. the development provides for a target of a minimum (Officer emphasis) of 35 dwellings.*
- 6.5 The site adjoins the existing built-up area of Billesdon and is judged to satisfy the criteria (a-g) of Harborough Local Plan Policy GD2.

- 6.6 The site is located within the Limits to Development as designated within the current Billesdon Review Neighbourhood Plan (see map extract below).



Extract of Policies Map, showing site within the 'Limits to Development' (Policy BPr2)

- 6.7 Policy BPr2 (Infill) supports housing development within the Limits if it:

- a. Is in keeping with the scale, form and character of its surroundings;
- b. Uses traditional materials of the local area;
- c. Protects important features such as traditional walls, hedgerows and trees;
- d. Incorporates measures to mitigate against and adapt to climate change in accordance with Policy BPr21;
- e. Does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; and
- f. Has safe and suitable access to the site for all people.

- 6.8 Officers consider the above criteria is met and this will be explained further within this report

Material considerations relating to principle

- 6.9 The Council cannot currently demonstrate a 5-year supply of sites for housing and the HLP Local Plan is more than 5 years old. Paragraph 11d (sometimes called the 'tilted balance') of the Government's National Planning Policy Framework (NPPF) therefore is engaged, requiring that planning permission is granted unless:

"(i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

**protected areas are defined in NPPF Footnote 7 and include amongst others designated heritage assets*

6.10 The 5 year supply position can sometimes have implications for a NDP, with paragraph 14 of the NPPF advising that where paragraph 11d applies to applications for housing, “the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement”

6.11 In this case, the NDP is less than 5 years old and does contain allocations. If any conflict was identified with the NDP this would be likely to significantly and demonstrably outweigh the benefits of granting planning permission. However, in this instance no conflict is found with the NDP (as outlined above) so the tilted balance at para 11d does not apply / has no implications in respect of the NDP.

6.12 As the HLP is more than 5 years old and the housing requirement in the HLP is based on an assessment of housing needs which is out of date, as well as not being able to demonstrate a five-year supply of deliverable housing sites, it is necessary to consider whether the determinative policies of the HLP are out of date. In terms of the ‘principle of development’ policies, Officers consider HLP Policy H1 is out of date and should attract reduced weight in the planning balance.

New Harborough Local Plan 2020-2041 (emerging)

6.13 The New Harborough Local Plan (2020-2041) has been submitted for examination. At present, only limited weight should be given to the policies/allocations contained within the emerging Local Plan (in accordance with Para 49 of the NPPF).

6.14 Overall the increase in number of units on this site is judged to be acceptable in principle.

Design

6.15 Section 12 of the NPPF focuses on achieving well-designed places, with paragraph 131 noting how the creation of high-quality places is fundamental to what the planning and development process should achieve. Paragraph 135 sets out criteria for development proposals to ensure that they are well-designed. At a local level, HLP Policy GD8 and NDP Policy BPr20 are relevant.

Layout

6.16 The Proposed Site Plan (shown below) shows:

-
- This is a detailed site plan for a residential development. The plan shows a cluster of houses arranged around a central green space with trees. A road runs along the bottom and right sides. Labels include 'Keepers Cottage', 'Hycroft House', 'Barnfield House', and 'Houses'. The plan is color-coded with green for grass and grey for buildings.

- 6.17 In terms of housing mix, HLP Policy H5 advises major development should provide a mix of house types that is informed by up to date evidence of housing need. NDP policy BPr4 requires new housing to provide a mix informed by the most up-to-date Housing Needs Assessment, and requires proposals to contribute to meeting the housing needs of older households or to justify the absence of such provision.

Bedroom mix against HEDNA

- 6.18 As an entirely open-market scheme, the applicable benchmark is the HEDNA market housing mix for Harborough District, reproduced at para 4.17 of the Billesdon Neighbourhood Plan.

□

Bedrooms HEDNA market target Consented (35 dw) Revised (44 dw)

1	5%	11.4% (4)	0% (0)
2	35%	17.1% (6)	27.3% (12)
3	40%	40.0% (14)	54.5% (24)
4+	20%	31.5% (11)	18.2% (8)

- 6.19 The revised mix aligns more closely with the HEDNA than the consented scheme:

- The proportion of 4+ bedroom homes reduces from 31.5% to 18.2%, against a HEDNA target of 20%. The consented scheme over-provided larger homes by around 11 percentage points.
- 2- and 3-bedroom homes together rise to 81.8% of the scheme.
- No 1-bedroom dwellings are proposed. Demand for 1-bedroom market housing in this rural, higher-value location is limited, and the provision has been consolidated into more flexible 2-bedroom stock serving both first-time buyers and downsizing households.

- 6.20 The revised mix responds directly to the parish's demographic profile and identified need:

- **Existing stock is skewed to large homes.** Around 32% of dwellings in the parish have 4+ bedrooms, against 21.1% nationally (NP para 2.5). Reducing the proportion of larger homes and increasing 2- and 3-bedroom provision addresses this imbalance.
- **An older population.** 28.5% of parish residents are aged 65 or over, against 22% across the district and 18.4% nationally (2021 Census; NP para 4.18).
- **A high proportion of one-person households.** 31.5% of households in the parish are single-person, against 26% across the district (NP para 4.18–4.19).
- **Growing specialist need.** The HEDNA identifies a need for approximately 9,460 additional specialist dwellings for older persons across Leicestershire over 2011–2036, and encourages the delivery of mainstream housing designed to be suitable for older people. The scheme's increased bungalow provision contributes to this need.

Single-storey and older-persons provision

- 6.21 Applying the same bungalow classification used in the approved scheme — dwellings that provide ground-floor bedroom accommodation, enabling single-level living regardless of whether accommodation is also provided in the roof — the revised scheme increases bungalow provision by one unit. The revised bungalows are predominantly 2-bedroom (house type N), a form well suited to downsizing households wishing to remain in the parish.

Dwelling form	Consented (21/02089/REM)	Revised (25/00291/VAC)	Change
Bungalow (single-level living)	9	10	+1
Total dwellings	35	44	+9

Affordable Housing

6.22 HLP Policy H2 seeks 40% affordable housing on all housing developments of more than 10 dwellings or more than a combined total floorspace of 1,000sqm. When the application was first submitted (March 2025), the Applicant proposed 14 Affordable units. However, no affordable units are now being proposed as it would make the scheme financially unviable – this matter is discussed in more detail later on within the report.

Scale and appearance

6.23 In terms of scale, the majority of the dwellings are two storey in height; there will be also be single storey and 1.5 storey bungalows and a couple of 2.5-3 storey dwellings. 10 different house types are proposed, which creates variety and choice within the development. The different housetypes are judged to reflect the vernacular of the Billesdon and to comply with the Village Design Statement outlined within Appendix 2 of the BNP in terms of architectural detailing and external materials, noting that precise material details can be controlled by way of condition. Boundary treatment and soft landscaping detail would also be controlled by condition.

6.24 The 10 housetypes proposed are shown below:



House Type D - Plot 15 (Max height – 9.5m)



House Type E (Plot 11 and 28) (Max height – 7.2m)



House Type E (with dormers) (Plot 9 & 25; Plot 10 & 27- Handed) (Max height – 7.2m)



House Type F (Plot 1 and Plot 3 (Plot 3 all rendered)) (Max height - 7.8m)



House Type G (Plot 26 & 33; Plot 16 & 34- Handed) (Max height – 7.2m)



House Type J (Plot 4-5, 7-8, 21-22, 35-36, 39-42) (Max height - 8.8m)

- 6.25 Cross sections have been provided to show how the development will work with the levels of the site



North-South



East to West

Cross Sections

Sustainability

- 6.26 HLP Policy CC1 Policy BPr21 advises all development proposals will be expected to mitigate against and adapt to climate change and to comply with national targets on reducing carbon emissions and energy.

- 6.27 The Applicant has advised the development will conform to the latest building regulations; superfast broadband will be provided to dwellings to allow people to work from home more easily; residents will be encouraged to walk and cycle for a short trips such as to the primary school or village shop and a landscape strategy will ensure significant bio diversity enhancements as well as the use of high carbon absorbing plants and trees.

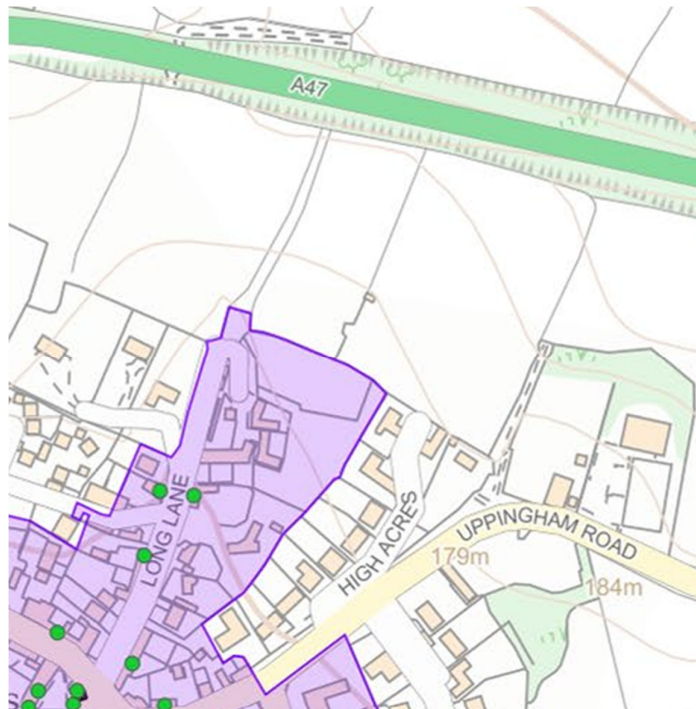
Heritage Impact

Non-designated heritage asset

- 6.28 The NDP has designated the "Medieval village earthworks north of Long Lane" as a non designated-heritage asset and is located to the west of the site. As part of the outline permission the Applicant had to undertake an archaeological investigation. The archaeological work was undertaken, a report submitted and the necessary condition discharged. There are no further archaeological works required as part of this application.

Conservation Area

- 6.29 The Conservation Area of the settlement runs along part of the southern boundary of the site



Conservation Area Map – Extract (Green dot = listed asset)

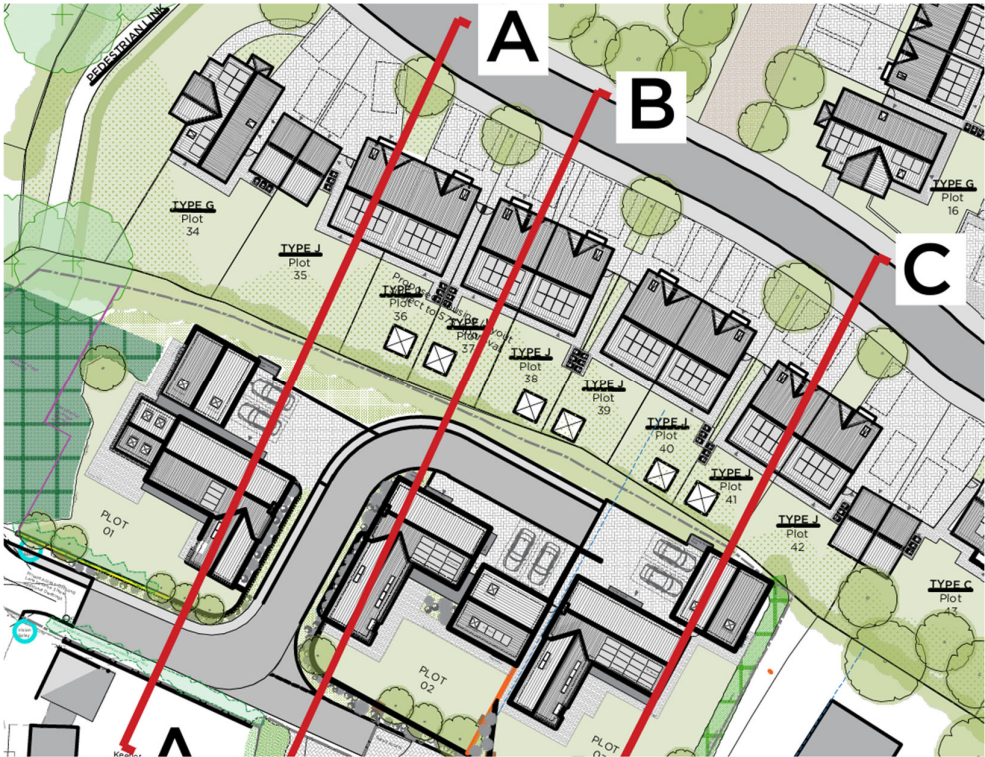
6.30 The outline permission confirmed that development on this site would in principle not be harmful to the setting of the Conservation Area, subject to an appropriate layout etc. to be agreed at the reserved matters stage.

6.31 Officers are satisfied that the variation to Condition 1 of the reserved matters would preserve the character and appearance of the adjacent Conservation Area and would accord with the Act, the Framework, Policies GD8 and HC1 of the HLP and the NDP in this respect.

Residential Amenity

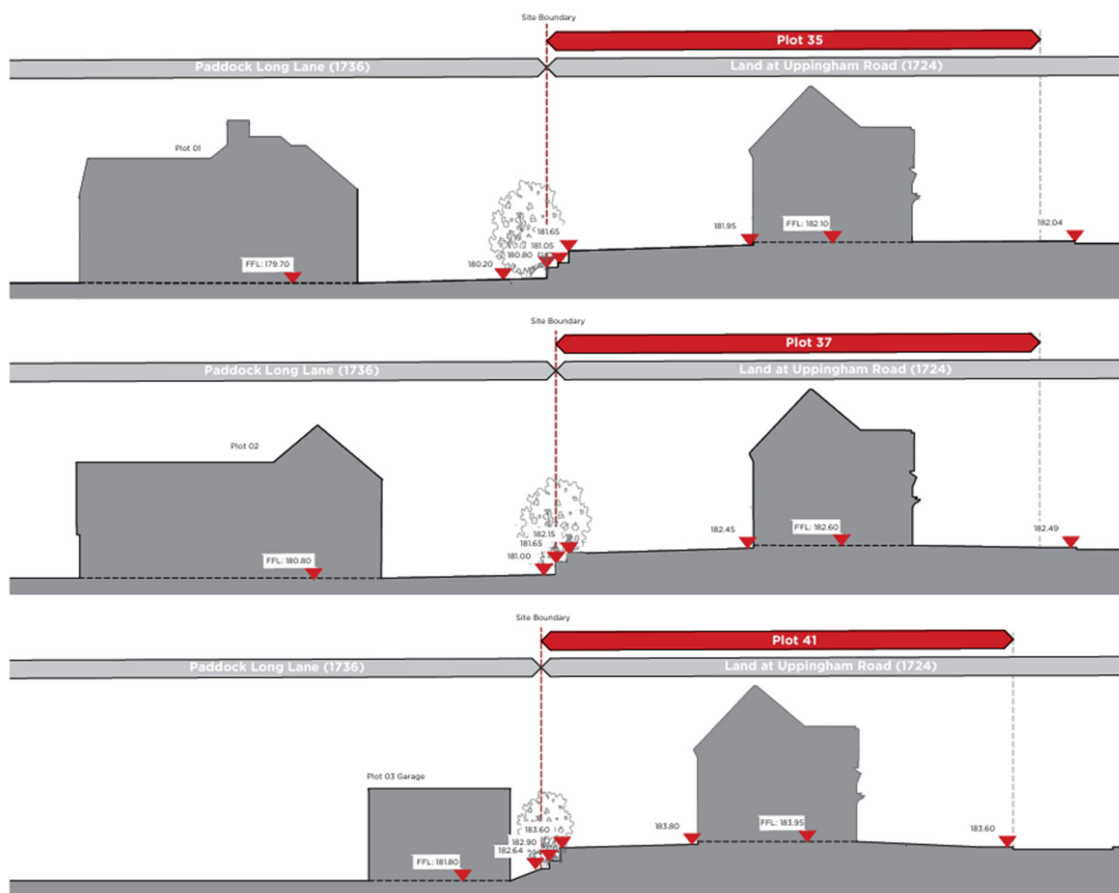
6.32 Paragraph 135 of the NPPF seeks to ensure a high standard of amenity for all existing and future users and this is also reflected in HLP Policy GD8 and BrNP 20 of the NDP.

6.33 An assessment has been undertaken between the existing properties and those proposed adjacent to the southern boundary and the proposed plots of the application site





View from paddock with extant consent for 3 dwellings

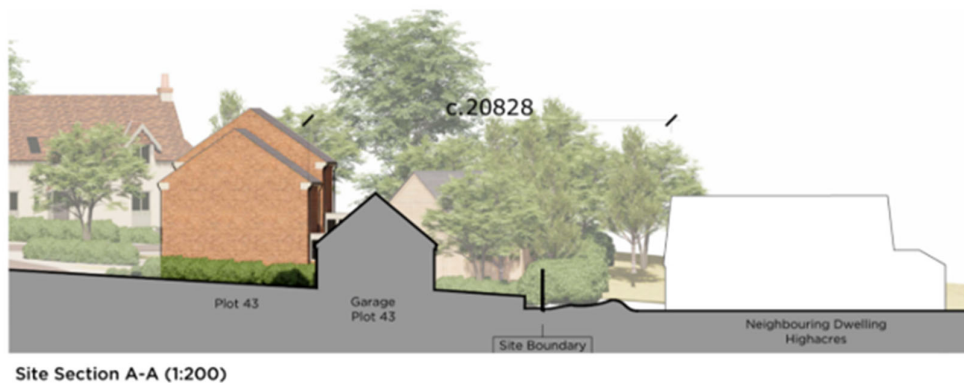


6.34 Plots 1-3 are located on lower land and to the south of the application site. A mature hedge separates these Plots from the application site Plots (Housetype J – 8.8m high). The cross section submitted indicates appropriate separation distances will be provided to ensure residential amenity is safeguarded.

Relationship between Plots 43 and Plot 44 and 8 and 9 High Acres



Looking towards front elevations of No.9 (LHS and No.8 (RHS) High Acres from the southern boundary of the site



- 6.35 No. 8 and No.9 High Acres are located on lower land and to the south of the application site. A mature hedge separates these Plots (Housetype C – 8.5m) .At its closest, the separation distance between the rear elevation of Plot 43 and 44 and the front (officer emphasis) elevation of No.8 and No.9 is 20.8m. This relationship is judged to be acceptable.
- 6.36 A condition is suggested removing PD Rights for Plots along the southern boundary to protect existing and future residential amenities and for boundary treatments to be submitted for approval (as part of the landscape scheme)
- 6.37 During construction there would likely be some adverse impacts on residential amenity. Condition 10 of the outline permission required the submission of a Construction Method Statement. This was discharged under 24/01211/PCD.

Drainage

- 6.38 The site is located in flood zone 1. An updated drainage strategy has been submitted with this S73 application. This has been assessed by the LLFA and following additional information from the Applicant, have raised no concerns. The LLFA confirmed to Officers (25.06.2026) that the decision notice should include the surface water dainage information submitted.

Highways

- 6.39 The approved access arrangements have not altered, but the internal access layout has. The LHA have advised the LPA that whilst the proposals would increase the number of dwellings from 35 to 46, given the small scale of the increase no further trip generation information would be required. The LHA have advised that the internal layout does not conform to standards to be adoptable, the internal roads will therefore be private (as per the approved scheme). The Applicant has advised that the internal layout has been designed to accommodate all vehicle movements (inc. refuse vehicle). The LHA have raised a number of matters within their observations but have acknowledged these can be addressed through the Section 278 process and do not affect the acceptability of the variation of Condition 1.

Ecology

- 6.40 The outline permission and associated reserved matters were granted before the BNG came into force. As such there is no BNG requirement. The proposal will include landscaping which will enhance the biodiversity currently available on the site.
- 6.41 Protected species will be safeguarded in accordance with the recommendations made in the Ecology Report submitted with the outline permission.

Planning Obligations

- 6.42 A S106 Agreement was signed (17th December 2018) prior to the issuing of the outline planning consent. This Agreement secured contributions towards Community Facilities (£25,725.00); Healthcare (£10,100.16); Education (£84,693.07) 'off-site' Public Open Space (£160,144.61) and Public Open Space 'on site' Maintenance* (£146,219.86). There were also monitoring costs contributions for both HDC and LCC.
- 6.43 As the number of dwellings is increasing, this will result in additional planning obligations which can be secured by a Supplemental Deed. The additional contributions requested include the following:
- Primary Education - £51,396.80
 - Secondary Education - £32,838.21
 - Post 16 Education - £7,015.70
 - Libraries - £332.17
 - Community Facilities - £54,190
 - Indoor Sport - £20,110
 - Off site POS - £135,355.17
 - On site POS 'Maintenance'* - £384,817.00
 - Healthcare - £8,712.00.

*If on-site POS transferred to HDC/PC.

- 6.44 Usually there would also be contributions for Highways (Sustainable Travel Packs for example) and Waste Management (refuse and recycling bins) but neither were requested previously as part of the original outline consent and as this is a S73 application, additional contributions can only be sought for the additional dwellings beyond the original consent for 35 dwgs - in this case 9dwgs - which is below the threshold (10 dwgs) for seeking such contributions.
- 6.45 In March 2026, the Applicant submitted a viability assessment undertaken by Intali.
- 6.46 The viability assessment assesses the economic viability of the scheme to establish whether the proposed development is sufficiently viable to make the requested contributions (inc. affordable housing).
- 6.47 Viability is measured by comparing the application scheme's output residual land value (RLV) against a Benchmark Land Value (BLV). If the RLV output of the appraisal is greater than BLV, the scheme can be considered viable. If the RLV is lower, the scheme is not viable.
- 6.48 Based on the provision of 14 affordable units and total S106 contributions, the assessment shows that the proposed scheme produces a negative Residual Land

Value (RLV) of -£1,571,706, against a Benchmark Land Value (BLV) of £1,000,000. This amounts to a total viability deficit of -£2,571,706.

- 6.49 The Applicant's assessment also provides an appraisal on the basis of 100% market sale housing and no S106 obligations. This appraisal is also found to be unviable, producing an RLV of £198,607. The assessment, therefore, finds the proposed scheme unable to support any affordable housing or S106 contributions.
- 6.50 The Council instructed Aspinall Verdi (AV) to provide an independent and objective assessment of the level of policy contributions that the development can viably support.
- 6.51 AV first tested a scenario which includes a policy compliant level of affordable housing and the total sought S106 amount. The outcome of this appraisal showed that the proposed scheme was unviable with a total deficit of c. £2,000,000.
- 6.52 In line with the Applicant's approach, AV then tested an entirely private scenario without the inclusion of any affordable housing or S106 contributions. The outcome of this appraisal showed that the scheme was viable, producing a total surplus of c. £200,000.
- 6.53 AV's analysis therefore concludes that the scheme may be able to provide a maximum payment of c. £200,000 towards the provision of affordable housing or S106 contributions.
- 6.54 AV recommends that the Council incorporate a review mechanism as part of the S106 agreement, in order to ensure that any uplift in viability is captured. It is possible that the developer may encounter cost savings as the scheme progresses or achieve sales values in excess of those identified within the AV assessment. Both variables will have a material impact on the viability of the scheme and therefore the level of contributions available towards a payment in lieu and/or other S106 contributions.
- 6.55 The Applicant has agreed to pay the £200,000.
- 6.56 In officers' opinion, the best and most logical recipient of the limited pot of S106 monies would be towards education, healthcare and waste and recycling receptacles.

Section 149 of the Equality Act (the Public Sector Equality Duty)

- 6.57 The Applicant has advised the scheme has been designed with regards to residents with protected characteristics – principally disability, age, and pregnancy in the following way:

2. Topography and design response

The site rises steeply from south to north. This gradient is the principal accessibility constraint on the development, and the layout, levels and drainage strategy have been developed specifically to overcome it rather than defaulting to extensive retaining structures.

Through careful grading of plots, driveways and internal routes, the scheme delivers level threshold (step-free) access to the dwellings while keeping retaining walls to a minimum. All external gradients — approach routes to dwellings, footways and shared surfaces — have been designed to comply with the applicable gradient standards, including the approach-route requirements of Approved Document M and adopted highway design standards.

3. Single-level accommodation

The scheme provides 10 bungalows offering ground-floor bedrooms and step-free, single-level living — accommodation well suited to older residents and those with reduced mobility who wish to remain in the parish.

These are located along the western boundary and the northern edge of the site, the latter overlooking the public open space. Along the western boundary, where the land rises, plots are stepped to follow the natural gradient while maintaining level threshold access to each individual dwelling, absorbing the change in level across the layout rather than at the dwelling entrances.

4. Building standard

All dwellings are designed to meet the M4(1) (visitable) standard as a minimum. By virtue of their single-level design, the 10 bungalows are well suited to the M4(2) (accessible and adaptable) standard, and the applicant would not object to M4(2) being secured by condition on those units should the Council consider it necessary to meet identified local need.

5. External environment

Detailed hard and soft landscaping is to be secured by condition. The landscaping scheme will provide step-free, legible pedestrian routes with gradients within accessible limits, dropped kerbs at crossing points, accessible parking adjacent to the single-level units, and resting points along the principal pedestrian routes.

- 6.58 Officers are satisfied the scheme has been appropriately designed in order to satisfy the Duty.

7. Conclusion

- 7.1 The site benefits from an extant permission. Increasing the number of units on an already approved residential site located in a sustainable village would not conflict with the Development Plan and would boost the housing land supply within the District, where there is a shortfall in 5 year land supply.. The mix and design of houses is acceptable. There are no technical constraints to the amended development. Approval and subsequent construction will bring social, economic and environmental benefits. Officers recommend planning permission should be granted, subject to the recommended conditions and to the securing of the limited infrastructure contributions that are available by way of a S106 agreement.

8. Suggested Conditions

- 8.1 If Members are minded to accept the Officer recommendation, the following conditions are suggested

1. Permitted Plans /Documents

The reserved matters hereby approved shall be implemented in accordance the following plans:

1724-P01G-Proposed Site Plan
1724-P03B-Proposed Site Sections
1724-P04G-Affordable Housing Layout
1724-P05B-South of Site Cross Sections
1724-P10A-House Type A
1724-P12A-House Type C
1724-P13A-House Type E
1724-P14A-House Type F - Plot 1
1724-P15A-House Type G
1724-P16A-House Type J
1724-P19A-House Type M
1724-P20B-House Type N
1724-P21A-Garage Type A
1724-P22A-Garage Type A Handed
1724-P23A-Garage Type B
1724-P24A-Garage Type B Handed
1724-P28-Garage Type C
1724-P29-Garage Type C Handed
1724-P30-House Type D
1724-P31-House Type E - POS
1724-P32-House Type F - Plot 3
1724-P33-Section DD
1724-P40-South of Site Cross Sections 2
1670-FLOW-001-V10 - S104 Surface Water Calcs
HH-1670-01-DR-014-P1 - Surface Water Management Plan
HH-1670-01-DR-021-P4 - Permeable Drive Attenuation & Detention Basin Detail
HH-1670-01-DR-022-P2 - Flood Routing Plan
HH-1670-01-DR-023-P2 - Drainage Strategy
HH-1670-01-DR-024 - Catchment Areas
HH-1670-01-TN-001 Drainage Technical Note Billesdon

REASON: For the avoidance of doubt

2. Materials and Architectural Details Schedule

No above ground development shall commence on site until an External Materials and Architectural Details Schedule (including samples if requested) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved External Materials and Architectural Details Schedule.

REASON: To benefit the character and appearance of the development and the surrounding area (which includes the Conservation Area), and to accord with Harborough Local Plan Policies GD2, GD8 and HC1, and the Billesdon Neighbourhood Plan.

3. Landscape Plans

Prior to implementation, a Landscaping Scheme shall be submitted to and approved in writing by the Local Planning Authority (full details of proposed hard and soft landscaping, including access, driveway, parking, turning and all other surfacing materials, e.g., patios, pathways and lawns; retaining walls and boundary treatments including dimensions, materials, bonding and mortar type, as applicable]; existing planting and new planting; and a timetable of implementation). Prior to first occupation of each dwelling, the plot's hard and soft landscaping works shall be completed in accordance with the approved Landscaping Scheme. All planted material shall be maintained and replaced as necessary by the applicant(s) and/or owner(s) of the land at the time for a period of not less than 5 years from the date of planting.

REASON: To ensure that the development includes landscaping, planting, boundary treatments and surfacing materials which are appropriate to the character and appearance of the development and the surrounding area (which includes the Conservation Area), to ensure that the work is carried out within a reasonable period and is adequately maintained, to promote biodiversity interests, and to accord with Harborough Local Plan Policies GD2, GD8, HC1 and GI5, and the Billesdon Neighbourhood Plan.

3. Parking

No residential unit shall be occupied until the parking and turning facilities associated with that unit have been implemented in accordance with the approved plans. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. Remove PD rights (open plan)

Notwithstanding the provisions of Part 1 and Part 2 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure, and no building as defined in Section 336 of the Town and Country

Planning Act 1990 other than those shown on the approved plans, shall be erected between the front or side wall of any dwelling and the new estate roads which the curtilage of the dwelling fronts or abuts.

REASON: To safeguard the character and appearance of the area having regard to Harborough Local Plan Policy GD8, and the National Planning Policy Framework.

5.Remove PD rights (Classes A-E)

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extension, buildings, structures or works as defined within Part 1 of Schedule 2, Classes A-E inclusive of that Order, shall be erected or undertaken on Plots 34-44.

REASON: To safeguard the residential amenities of adjoining dwellings having regard to Harborough Local Plan Policy GD8, and the National Planning Policy Framework.

Committee Report

Applicant: Lagan Homes Limited, c/o DLP Planning Ltd, 4 Abbey Court, Fraser Road, Priory Business Park, Bedford, MK44 3WH

Application Ref: 25/01236/FUL

Location: Land At The End Of Crowfoot Way, Broughton Astley, Leicestershire

Proposal: Erection of 30 dwellings (Use Class C3) and associated works, including affordable housing, creation of new access road, car parking and landscaping.

Parish/Ward: Broughton Astley

Application Validated: 17.09.2025

Application Target date: 17.12.2025 (NO EOT AGREED)

Site Visit Date: 22.10.2025

Reason for Committee Consideration: Major application; Ward Councillor Call-In (Cllr Worrell 14.010.2025)

Recommendation

Planning Permission is **APPROVED**, for the reasons set out in the report, subject to:-

- The conditions set out in Appendix A
- The S106 schedule set out in Appendix B

1. Site & Surroundings

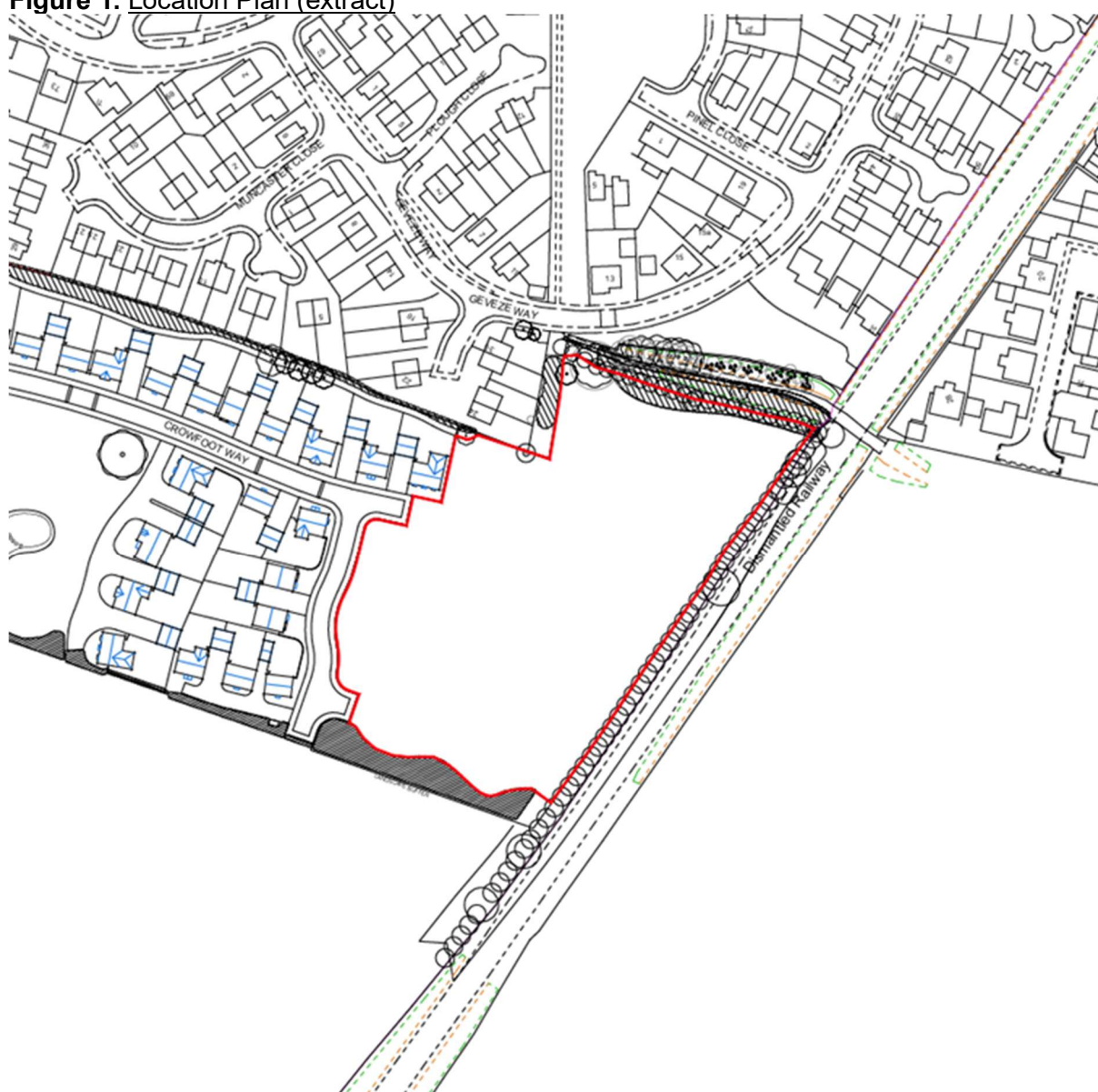
1.6 The site is located to the south of Broughton Astley, accessed directly off Crowfoot Way which connects the site from the west. Crowfoot Way serves an existing new-build housing development (50 dwellings) known as 'Broughton Chase' which abuts the site to the west. The site measures 1.2 ha and is enclosed by timber post and rail fence along its western boundary. The northern boundary is enclosed by a former railway embankment rising in an easterly direction providing public right of way (footpath) access to open countryside beyond. This boundary is enclosed by mature line of trees / hedgerow, providing gap views on the site which sits on lower land, along its length.

2.6 The eastern boundary is enclosed by mature line of trees / hedgerow following the route of the former railway (now dismantled) which runs in a southwest/northeast direction and is now designated as a Local Green Space wildlife corridor within the Broughton Astley Neighbourhood Plan. The southern boundary is currently enclosed by post and rail fencing and abuts arable fields beyond; it should be noted that the enclosed land includes land under common ownership [blue line land] where landscaping is proposed. The site topography rises in a north easterly direction and has historically been raised compared against site levels on the existing Crowfoot Way and footpath between Crowfoot Way and Geveze Way. The site is mainly covered by improved grassland, with perimeter areas occupied by tall ruderal vegetation; A dry

ditch runs the length of the northern boundary where land levels appear highest, beyond which is a section of dense scrub. Intact hedgerow runs the length of the northern and eastern boundary to the site. To the north of the site beyond the railway embankment is further housing, which forms part of an older, existing housing estate.

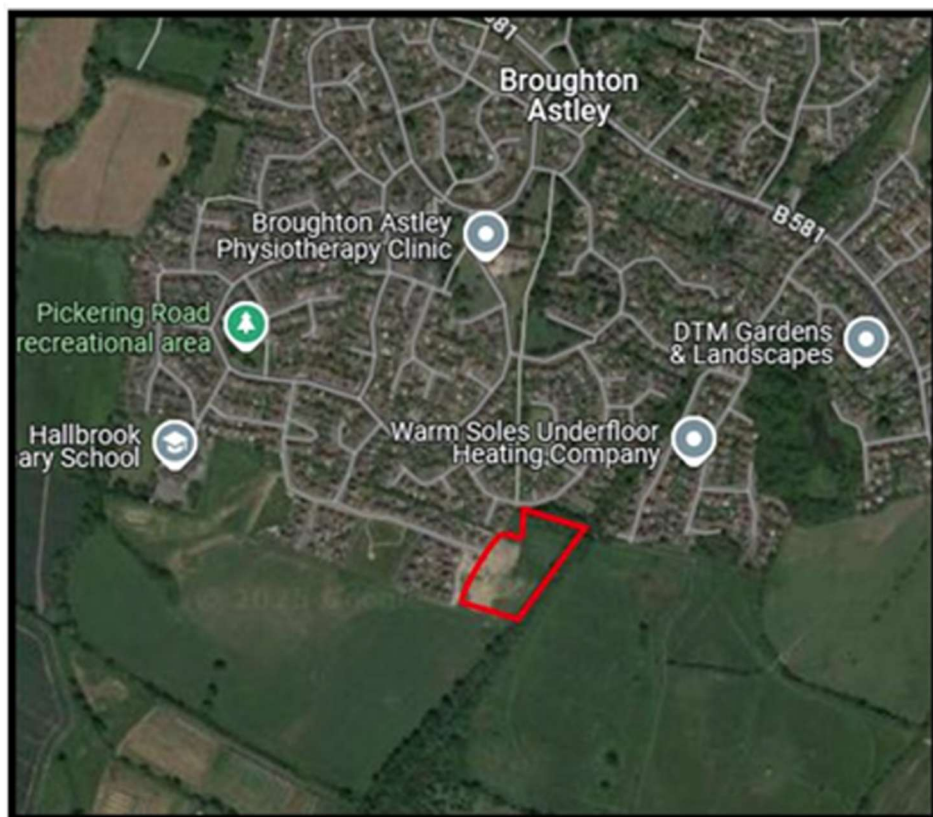
- 3.6 The site is not located within a designated Conservation Area or within close proximity of any designated Listed buildings / structures, or scheduled ancient monuments, although the nearby railway bridge is identified as a non-designated heritage asset, within the emerging Broughton Astley Neighbourhood Plan Review.
- 4.6 The site falls wholly within Flood Zone 1 of the Environment Agency's Flood Map for planning (Lowest probability of flooding from rivers and seas), although the northwest area of the site is identified as being subject to surface water flood risk.
- 5.6 The adjacent dismantled railway line to the east is designated Local Green Space within the Broughton Astley Neighbourhood Plan (Policy EH1).

6.6 **Figure 1. Location Plan (extract)**



Source: Location Plan (P23-0245-DE-100-20 | REV: -)

1.7 **Figure 2. Wider site context**



Source: Figure 1 extract from submitted planning statement

1.8 **Site Visit Photographs (27.10.2025)**





Image 4. Within Site (facing north – eastern boundary on RHS)



Image 5. Facing West (within site at northeast boundary)



Image 6. Facing south (from northeast boundary)



Image 7. Facing southwest (from north east boundary)



Image 8. Existing Access point from Crowfoot Way



Image 9. Flank Wall and rear garden of 24 Geveze Way, Broughton Astley (facing north)



2. Site History

2.1 21/00787/PCD - Discharge of Condition 10 (additional visitor car parking spaces) of 18/00433/REM (Approved, 22.06.2021)

18/01319/PCD - Discharge of Condition 3 (landscape management plan), 6 (levels) and 9 (pedestrian visibility splays) of 18/00433/REM (Approved, 11.1.2018)

18/01406/PCD - Discharge of Condition 2 (materials) of 18/00433/REM (Approved, 22.10.2018)

18/00433/REM - Reserved Matters application pursuant to outline planning permission 17/00104/VAC for the access, appearance, landscaping, layout and scale of 50 houses, allotments, public open space and associated works (revised development description) (Approved, 04.07.2018)

Figure 3: Indicative layout (Partial – covering pending Application site) for 18/00433/REM



17/00104/VAC - Variation of conditions 1 and 2 (time frame for Reserved Matters), 5 (levels), 6, 7 and 8 (drainage), 9 (tree protection), 14 and 15 (construction and traffic management), 16 (travel plan), 18 (badger survey), 19 (great crested newt survey), 20 (bat survey), 21 (railway management plan), 23

(crime and security measures) and removal of conditions 3 (approved plans), 4 (materials), 10, 11 and 12 (landscaping), 13 (highway details), 17 (archaeology), 22 and 24 (public footpath improvements) of 15/01340/OUT to align conditions with appeal decision APP/F2415/W/15/3129344 (Approved, 17.05.2017)

15/01340/OUT - Erection of 50 dwellings, including a scout hall, land for school use, allotments, public open space, access and landscaping (revised scheme of 14/01388/OUT) (Approved, 09.08.2016)

Figure 4. Indicative layout (Partial – covering pending Application site) for 15/01340/OUT



14/01388/OUT - Erection of fifty dwellings, scout hall, land for new pre-school or other school use, provision of allotments, public open space, access and associated landscaping (all matters reserved) (revised scheme of 10/01579/OUT) (Refused, 08.01.2015) (Appeal APP/F2415/W/15/3129344 dismissed 11.12.2015 but solely on dismissed this was on the basis of the applicant not providing a satisfactory solution to the infrastructure requirements, by way of a s106 Agreement or Unilateral Undertaking; High Court allowed quashing of appeal dismissal, 22.02.2016; Subsequent appeal which followed was allowed, 21.10.2016)

Figure 5. Indicative layout (Partial – covering pending Application site) for 14/01338/OUT



13/01654/PCD - Discharge of Conditions 6 (levels), 7 (materials), 10 (drainage), 12 (trapped gullies), 14 (drainage), 15 (construction traffic), 17 (external lighting) and 19 (construction method statement) of 10/01579/OUT (Approved, 13.05.2014)

13/01678/PCD - Discharge of Conditions 13 (crime prevention and security measures) and 16 (ecology) of 10/01579/OUT (Approved, 30.01.2014)

13/01652/PCD - Discharge of Condition 12 (ecology - disused railway) of 12/01633/REM (Approved, 30.01.2014)

13/01492/PCD - Discharge of Condition 18 (archaeology) of 10/01579/OUT (Approved, 25.11.2013)

13/01028/PCD - Discharge of Conditions 4 (contaminated land assessment), 9 (tree and hedges protection), 11 (landscape management plan), 22 and 23 (landscape details) of 10/01579/OUT (Approved, 20.11.2013)

13/01075/PCD - Discharge of Condition 8 (footpath and railway bridge improvements) of 10/01579/OUT (Approved, 23.10.2013)

13/00962/VAC - Variation of Condition 2 of 10/01579/OUT to allow commencement before 1st Feb 2015 (within 2 years of date of approval of reserved matters) (Approved, 20.09.2013)

12/01633/REM - Erection of fifty dwellings, a scout hall, land for new pre-school or other school use, provision of allotments, public open space and associated landscaping (reserved matters of 10/01579/OUT) (Approved, 01.02.2013)

2.2 **Figure 6. Approved site layout (12/01633/REM)**



10/01579/OUT - Erection of fifty dwellings including scout hall, land for new pre-school or other school use, provision of allotments, public open space, access and associated landscaping (all matters reserved) (Approved, 24.11.2011)

- 2.3 The applicant states that following the grant of outline planning permission (Ref: 10/01579/OUT) and reserved matters(Ref: 12/01633/REM), development commenced in January 2014 when the access road was constructed, prior to the Broughton Astley Neighbourhood Plan being made. Subsequently, the detailed planning permission was (Ref: 18/00433/REM) was granted on 4 July 2018. The development comprises 15 affordable homes and 35 open market dwellings. Most (86%) of the open market dwellings have four bedrooms or more. This development was marketed as Broughton Chase by Lagan Homes, the development is now complete.

3. The Application Submission

a) Summary of Proposals

- 3.1 The proposal is for 30 no. 2 storey dwellings (comprising 40% affordable element) over a site area of 1.2ha; this results in a housing density of approximately 25 dwellings per hectare (dwph) density). Dwellings are a mix of detached and semi-detached properties. A total of 4 no. shared driveways

serve 18 no. dwellings within the site, with the remaining dwellings directly served by a continuation of the Crowfoot Way estate road.

- 3.2 A small, centrally located open space is provided within the estate, with enhanced landscaping buffer adjacent the southern boundary (outside of the site on land under common ownership [blue line land]) which provides the focus for on-site biodiversity net gain 10% enhancement. Soft and hard landscaping is proposed throughout to improve the appearance of the development, with dwellings having personalisation strips adjacent frontages and some side elevations visible from within the public realm. Highway Access to the site is achieved from the existing Crowfoot Way and Wilson Road highway network, with the existing important footpath link between Crowfoot Way and Geveze Way preserved and formalised, maintaining permeability in the area.

3.3 **Figure 7. Proposed Site Plan (Pending application 25/01236/FUL)**



Source: Extract Site Layout Plan – drawing no. P23-0245-DE-100 Rev L

- 3.4 The proposed housing mix comprises a number of 2- 5 bedroom dwellings with 40% affordable housing (made up of 8 no. affordable rent and 4 no. shared ownership), clustered together to the north of the site, with the remainder being open market housing, delivered over a range of 10 different house types.

3.5 **Figure 8. Proposed Housing Mix**

SCHEDULE OF ACCOMMODATION				
HOUSE NAME	QUANTITY	BEDS / PERSON	FLOOR AREA (sqft)	TOTAL AREA (sqft)
PRIVATE (60%)				
Cavan (W / Study)	2	2b3p	913	1826
Ennis	2	3b5p	1012	2024
Greencastle (W / Study)	3	3b6p	1299	3897
Katesbridge (W / Study)	2	3b6p	1199	2398
Knightstown	3	4b7p	1539	4617
Kildare	2	4b7p	1596	3192
Kinnegad	3	4b8p	1695	5085
Kilmore	1	5b7p	1937	1937
	18			24976
AFFORDABLE RENT 				
Bushmills	7	2b4p	691	4837
Cookstown	1	3b5p	906	906
	8			5743
SHARED OWNERSHIP 				
Cavan	4	3b4p	913	3652
	4			3652
SITE TOTAL	30			34371

Source: *Extract Site Layout Plan – drawing no. P23-0245-DE-100 Rev L*

3.6 **Figure 9. Proposed Tenure Plan**



Source: Tenure Plan (Drawing no: P23-0245-DE-102 | REV: D)

3.7 House typologies seek to respond to the character of development located on the existing Crowfoot Way estate, resulting in a semi-homogenous character as indicated through the submitted street scene drawings (Figures 10 – 13 below). The development comprises 10 different house typologies overall, with the affordable housing element limited to 3 of these typologies. The streetscene drawings depict a range of external materials used, including red brick, render, red and grey concrete tiles.

3.8 **Figure 10.** Street Scene Cross Section Plan



3.9 **Figure 11. Street Scene – Section A – A**



STREET SCENE A-A |

3.10 **Figure 12. Street Scene – Section B – B**



STREET SCENE B-B |

3.11 **Figure 13. Street Scene – Section C – C**



STREET SCENE C-C |

3.12 Drainage of the site relies on connection to drainage infrastructure within the existing Crowfoot Way estate, which is stated to have been designed to accommodate the additional capacity demands arising from the proposed development.

b) Documents submitted in support of the application

i) Plans

3.13 The following plans* accompany the application:

- Boundary Treatment Plan (drawing no. P23-0245-DE-103 REV: D)
- Site Layout (drawing no. P23-0245-DE-100 REV L)
- Tenure Plan (Drawing no. P23-0245-DE-102 REV D)
- Presentation Layout (Drawing no. P23-0245_DE_101 REV -)
- Drainage Strategy (Drawing no. 02 Rev B)
- Proposed and Existing Levels Comparison (Drawing no. 03 Rev D)
- Broughton Astley Phase 2 Planting Scheme Sheet 1 or 1 (Drawing no. Plan 1, Rev H : 07/2026)
- Proposed Street Scenes (Drawing no. P23-0245_DE_111 REV A)
- House Portfolio (Drawing no. P23-024_DE_110) Dated Feb 2025
- Separation Plan (Drawing no. P23-0245-DE-100_10 Rev A)
- Location Plan (Drawing no. P23-0245-DE-100-20)
- Topographical Survey (Drawing no. 28387_T Rev 0)
- Arboricultural Method Statement and Tree Protection Plan (Drawing no. 5682.Broughton Astley.DLP.TPP)

** Superseded plans are not listed for brevity.*

ii. Supporting Information

3.14 The following supporting statements/documents* accompany the application:

- Technical Note for Proposed Residential Development at Phase 2, Crowfoot Way, Broughton Astley (Dated April 2026)

- Transport Statement (Tutum Consulting - Report Ref: 2025/004/0492-02 Rev A)
- Preliminary Ecological Appraisal dated 6th December 2024 (Cotswold Wildlife Surveys) (Reference 4906-CWS-01)
- Biodiversity Net Gain Metric (Registered 23.09.2025)
- Design and Access Statement (Ref: P23-0245) dated March 2025
- Drainage Strategy Calculations - Causeway Technologies Ltd / Travis Baker Ltd - Broughton Astley DRA
- Flood Risk Assessment and Drainage Strategy (Travis Baker - Project No. 24214 - First Issue - Date 06.06.254)
- Preliminary Ecological Appraisal 6th December 2024 (Cotswold Wildlife Surveys) (Reference 4906-CWS-01)
- Arboricultural Impact Assessment (Andrew Belson Ltd - dated 20.02.2025)
- Method Statement for Tree Management and Protection Plan (Drawing no. 5682.Broughton Astley.DLP.TPP)
- Desk Study and Preliminary Risk Assessment (Travis Baker - Job no. 24214 - dated 23.12.2024)
- Contributing Areas (Drawing no. 01)
- Sustainability Statement dated June 2025
- Planning Statement September 2025
- Covering Letter 3rd September 2025

**Superseded statements/documents are not listed for brevity.*

d) Pre-application Advice

3.15 A pre-application advice request (reference. PREAPP/25/00020) was submitted to the Council on 24th January 2025, with written advice issued on 30th April 2025. The pre-application enquiry sought advice for development of the site for 30 dwellings.

3.16 **Figure 14.** Pre-application Proposed Site Plan



3.17 The advice highlighted the LPA's inability to demonstrate a 5 year housing land supply due to changes in the Standard Methodology brought in through revision to the NPPF. As a result, para 11d of the NPPF would be engaged and the tilted balance would be applied when assessing proposals for housing schemes against Policies GD2 and GD4 (Harborough Local Plan). Policy GD2(b) (Harborough Local Plan) was considered most relevant to assess such a proposal, due to the location of the site which adjoins the existing and committed built up area of Broughton Astley (a key centre) and the fact that the proposal would be 'major' development due to the quantum of housing to be delivered. If it were to be supported by this policy it would need to demonstrate it meets a identified district-wide housing need, otherwise it would be contrary to this Local Plan Policy. Criterion (d-g) of Policy GD2.2 (Harborough Local Plan) would also need to be complied with.

3.18 Whilst the proposal could be considered contrary to the referred to Local Plan policies and Broughton Astley Neighbourhood Plan, considerable weight would be given to the delivery of housing (including an affordable element) in light of the lack of 5 year housing land supply. Key considerations to be addressed include matters relating to:

- 8) Design and Visual Impact – Proposed design too dense and displaces allotments which will need to be incorporated on site or alternative community gardens

provided on-site. Ecological / screening buffers should be outside of plots (5m buffer).

- 8) Affordable housing – Exact mix would be informed by HDC housing officer.
- 8) Highway Matters – No comment on the proposed access point. Development would need to accord with Leicestershire Highways Design Guidance; electric charging points are encouraged.
- 8) Residential Amenity – 24 Gevese Way impacts particularly sensitive, with plots 1+2 possibly overlooking key amenity areas. Set back distances should comply with HDC Development Management SPD.
- 8) On-Site Open Space – Provision will be required for adoption of on-site open space by HDC or PC rather than use of a private Management Company for on-going maintenance of open space. Inclusion of Broughton Chase development within this maintenance regime is encouraged. It is agreed that the currently available open space provides sufficient LAP greenspace for children and for parks and gardens. The currently available POS does not make provision for natural and semi natural greenspace or outdoor sports provision. Open Space calculation is provided taking into account the adjoining site (50 dwellings).
- 8) Flooding and Drainage – updated strategies required.
- 8) Ecology – On site Biodiversity Net Gain preferred. Updated surveys will be required (including badgers)
- 8) S106 – A deed of variation will be required.

3.19 The pre-application advice did not indicate towards a particular recommendation.

4. Consultations and Representations

- 4.1 Consultations with technical consultees and the local community were carried out on the application
- 4.2 A summary of the technical consultees and representations received is set out below. Where appropriate the responses will be discussed in more detail within the main body of the report. If you wish to view the comments in full, please go to: www.harborough.gov.uk/planning
- 4.3 **Table 1. Summary of Public Consultation Comments (Statutory / Regional / Internal)**

Consultee	Date	Summary
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<u>National / Regional Bodies</u>		
Leicestershire Fire and Rescue Service	26.09.2025 15.05.2026	No comment. Signpost to legislative guidance and supporting information at https://leics-fire.gov.uk/your-safety/at-work/planners-and-developers/ No change to previous comment.
NHS Leicester, Leicestershire and Rutland	26.09.2025	S106 Obligation sought for developing Orchard Medical Practice, Station Road Surgery & Countesthorpe Health Centre or other primary/community healthcare infrastructure directly impacted by the proposal (see Appendix B).
Severn Trent Water	-	No comment received. Consulted on 25.09.2026
Leicestershire Police	04.02.2026 19.05.2026	No objection. Residential development should place a strong focus on crime prevention incorporating crime reduction measures, e.g. mortice locked gated alleyways/shared paths, operational wired intruder alarms, dusk til dawn lighting on external doors, safety lighting of rear gardens/alleyways, 3 star security rated cylinder locks to patio doors, anti-snap handles, laminated glazing, etc. Entrapment and hiding places should be avoided prioritising straight footpaths with clear line of site, etc. Affordable / Shared ownership housing should be evenly distributed throughout the development and be tenure blind. CCTV and physical security measures during implementation should be secured from the outset. Secure by Design information provided within comment. No further comments.
<u>LCC</u>		
Ecology	03.11.2025	No Objection. 4 / 5 no. Conditions recommended and 1 no. informative with respect of Biodiversity Net Gain (see conditions 10 – 13 and informative 12). We have reviewed the submitted PEA (Cotswold Wildlife Surveys, Dec 2024) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures. • We have also reviewed the information submitted relating to mandatory biodiversity net gains. • We are satisfied that there is sufficient ecological information available to support determination of this application. • No trees or buildings are proposed for removal, and the three ponds within 500m of the site are separated from the site by roads, residential developments and actively managed farmland. Therefore, we agree that the potential impacts of development on Great Crested Newt and roosting bats are negligible. • As the site is adjacent to a patch of woodland which may be used by foraging and commuting bats, nesting birds, Hedgehog and other mobile protected & Priority species., We therefore recommend that a Wildlife Sensitive Lighting Design Scheme and a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) are secured by conditions of any consent, in order to protect the woodland from excessive light spill and construction activities. • The BNG Metric and baseline habitat map are acceptable. We note that condition assessment sheets have not been provided. However, we have assessed the provided photographs of habitats and conclude

	04.06.2026	that the condition assessments appear to be accurate. Condition assessment sheets for baseline habitats should be provided in order to discharge the Biodiversity Gain Condition, should the application reach that stage. • As significant on-site enhancements are proposed (Mixed scrub, Other neutral grassland, Urban trees), we recommend that a Habitat Monitoring and Management Plan (HMMP) is secured by a condition of any consent. We have revised the further information provided including and are still satisfied that there is sufficient ecological information available to support determination of this application, therefore our previous response remains the same.
Local Highway Authority	25.09.2025	Further information required with respect of site access, garage dimensions (on plan), speed control measures, increased footway crossover widths (specific plots), provision of service margin, junction visibility splays demonstrated, provision of bin collection points, tree root barrier details adjacent the highway; removal of verge less than 10m ² . The LHA is satisfied for the Local Planning Authority to consider this in their wider site sustainability Consideration.
	09.01.2026	The impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 116 of the National Planning Policy Framework (2024), subject to the conditions (combined with LLFA conditions and informatives, and planning obligations as detailed in Appendix A and B).
	15.05.2026	As per comment dated 09.01.2026
LLFA	31.10.2025	Further information required with respect of full consideration and implementation of source control SuDS.
	14.01.2026	Site is located within flood zone 1 at lowest risk of fluvial flooding and low risk of surface water flooding. The proposals seek to discharge to the existing sewer located in the adjacent development, which discharges at 18l/s via and existing detention basin to an ordinary watercourse. The existing sewer and associated attenuation basin within the existing phase were designed to accommodate this additional phase of development. The adjacent sites surface water drainage network was designed with a total impermeable catchment area of 2.045ha, which allows for additional contributing areas. The total impermeable catchment for the adjacent site and proposed site combined is 1.946ha, which incorporates a 10% allowance for urban creep. Further to the LLFA previous response the applicant had a short meeting with the LLFA on 26/11/2025 and subsequently the applicant has submitted additional information in relation to the implementation of additional treatment within the site prior to draining into the existing off site attenuation basin. Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the proposals are considered acceptable to the LLFA, subject to planning conditions and an informative (see Appendix A) The 1ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding. The proposals

	21.05.2026	seek to discharge to the existing sewer located in the adjacent development, which discharges at 18l/s via an existing detention basin to an ordinary watercourse The LLFA previously provided conditions for this application. A new drainage strategy (revision B) has been submitted following an updated site layout. The previously requested measures are still included within the new drainage strategy. The LLFA has no further queries regarding this site. Additional informatives to explain conditions are proposed (see Appendix A).																					
Archaeology	01.07.2026	A phased programme of archaeological investigation was completed under a previous planning permission (10/01579/OUT, 12/01633/REM & 13/01492/PCD). As this work has been satisfactorily completed, no further archaeological investigation is required in the context of the current proposals.																					
LCC Minerals and Waste	20.10.2025	The application site is located entirely within a Mineral Safeguarding Area for Sand & Gravel and Policy M11 (Leicestershire Minerals and Waste Local Plan (2019-31)(MWLP) outlines that mineral, including Sand & Gravel, will be protected from permanent sterilisation by other development. Planning applications for non-mineral development within a Mineral Safeguarding Area should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it. Further information in the form of a Minerals Assessment to understand the proposed development and its impacts upon the Mineral Safeguarding Area is required covering issues set out in the consultation response.																					
	21.04.2026	Having reconsidered the information, Leicestershire County Council consider that a Minerals Assessment is not required.																					
LCC Developer Contributions	27.02.2026	Summary of Infrastructure Requirements <table border="1"> <thead> <tr> <th>Infrastructure Category</th><th>Location</th><th>Amount</th></tr> </thead> <tbody> <tr> <td>Waste Management</td><td>Whetstone HWRC</td><td>£716.10</td></tr> <tr> <td>Libraries</td><td>Broughton Astley Library</td><td>£905.93</td></tr> <tr> <td>Primary Education</td><td>Primary Education</td><td>£0.00</td></tr> <tr> <td>Secondary Education</td><td>Thomas Estley Community College</td><td>£49,999.17</td></tr> <tr> <td>Post 16 Education</td><td>Countesthorpe Academy</td><td>£19,133.73</td></tr> <tr> <td>Total</td><td></td><td>£70,754.93</td></tr> </tbody> </table>	Infrastructure Category	Location	Amount	Waste Management	Whetstone HWRC	£716.10	Libraries	Broughton Astley Library	£905.93	Primary Education	Primary Education	£0.00	Secondary Education	Thomas Estley Community College	£49,999.17	Post 16 Education	Countesthorpe Academy	£19,133.73	Total		£70,754.93
Infrastructure Category	Location	Amount																					
Waste Management	Whetstone HWRC	£716.10																					
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Post 16 Education	Countesthorpe Academy	£19,133.73																					
Total		£70,754.93																					
HDC																							
Environment Services	29.09.2025	Commuted sum for provision of bins required (£3985.20 - see appendix B).																					
Environmental Health	13.10.2025	Recommend grant of planning permission be subject to planning condition requiring submission and approval of a Construction Method Statement which controls method of construction and demolition. Informatives recommended to clarify these requirements.																					
	09.07.2026	No objection subject to 2 no. contaminated land conditions seeking further investigation and where appropriate, remediation and verification of works. Planning condition related to working hours (<i>Officer comment: this is already addressed by the above Construction Method Statement</i>). Informative regarding burning waste recommended.																					
Neighbourhood Planning Officer	25.09.2025	Proposal generates both on-site and off-site open space contributions. Use of management companies for on-going maintenance of open space areas is not advocated and provision should be made for this to be transferred to Parish / District Council for maintenance.																					

		Commutated sum for maintenance of open space is required together with plan identifying relevant land in red outline. Commuted sums for various open space typologies are sought - See appendix B for details. Landscape scheme is satisfactory - Plan 1 Rev D (04/2025). A landscape management plan is required covering years 1 to 3 maintenance schedule and specification for ongoing maintenance. Open space area will be subject to 12 month maintenance period at the expense of the developer after a practical completion certificate has been issued by the district council. The final completion certificate will be issued for open space on satisfactory completion of the 12 month maintenance period and dependent on no outstanding remedial works being identified by the district council.
	10.06.2026	Allotment commuted sum updated to account for displaced allotment / outstanding allotment contribution associated with the wider site – see Appendix B).
	02.07.2026	Revised planting scheme is satisfactory. The developer should specify how they intend to maintain the small on-site Public Open Space (POS) in perpetuity. The preference is for POS to be transferred to wither the Parish Council or District Council with a commuted sum for maintenance. MacCos are to be avoided. The Open Spaces Strategy has now been adopted and the open space if and when adopted by the Local Authority will be subject to a 15 year commuted sum for maintenance. Developers must submit a POS Design Statement which demonstrates a number of criteria. Prior to commencement, a Section 106 Agreement will require the developer to submit a POS Scheme for approval by HDC. The Scheme will include as a minimum: • The Landscape Management Plan • Habitat Management and Monitoring Plans (if required) • Sustainable Drainage Systems (SuDS) Plans (if required) • Approved Landscape Plans • POS boundary plans A Landscape Management Plan (LMP) is essential for the long-term management of open space to ensure good quality open spaces and should be produced prior to the transfer of open space and should include specified information as a minimum.
Environmental Co-ordinator	06.10.2025	The applicant has addressed the reduction of emissions from new dwellings through fabric first efficiency, the inclusion of renewable energy and risk of overheating. The applicant should clarify the availability of EV charging on the properties. Otherwise the proposal meets the requirements of Policy CC1.
Strategic Housing	03.02.2026	Affordable housing requirement of 40% (12 affordable housing units to be provided as affordable (of which 60% (7 units) shall be social and or affordable rented units and the balance of 40% (5 Units) to be provided as Shared Ownership or Intermediate units; unit must confirm with Homes England Development Standards. Unit mix preference is as follows: 4x1 Bed Maisonettes or quarter house type flatted units. 4x2 Bed Houses. 4x3 Bed Houses.

		Delivery Triggers are as follows: 4 units to be completed and handed over to a RP partner prior to completion of 50% of market dwellings. The balance of 8 units to be completed and handed over to a RP partner prior to completion of 75% of the Market dwellings. Affordable units must be tenure blind in quality and choice of materials as with the market units. Affordable units must be clustered (not individually pepper potted!) within the overall development to provide a balanced community. <i>Officer note: The above unit mix has been amended to reflect the proposed site layout in agreement with the Strategic Housing and Enabling Officer. The updated mix is set out in Appendix B (S106 Planning Obligations) of this report.</i>
S106 Grant Officer	09.10.2025 27.05.2026	Commutated sums sought for Community Facilities and Indoor Sports as set out in Appendix B (total £48,352) Existing comments remain unchanged.
<u>Cllrs / Parish Councils</u>		
Ward Councillors	14.10.2025	See Councillor Call in (Para 4.4)
Broughton Astley Parish Council	06.10.2025 09.02.2026 20.03.2026 24.04.2026 29.05.2026	No objection in principle. The area is being considered as part of the Broughton Astley Neighbourhood Plan and approval at this stage could effect the outcome of the results of recent consultations. Concern that there is conflict with para's 159-165, 167, 174, 180 (NPPF) regarding flood risk / climate change resilience. Information requested to demonstrate compliance with these requirements prior to determination. Access is a concern. Reduction in access points from three to two will increase traffic through the estate. Mud on highway during construction is a highway safety concern. Residents concerns are supported. Comments unchanged from 09.02.2026, which are repeated. Site level revisions noted. No further comments to make. No further comments.
County Councillor	25.01.2026	No material planning considerations raised with respect of the proposed development.
<u>Other Local Groups</u>		
N/A	N/A	N/A

b) Local Community

1. Objections

4.4 Representations have been received from 32 households, 31 of which raise objections. These are as summarised in the table below. Full copies of all representations can be viewed at www.harborough.gov.uk/planning.

Table 2. Summary of Public Consultation Comments (Third Party)

Matters of Principle	• Unsustainable Growth • Not a housing allocation site • 2 houses on land highlighted as local green space in the new Harborough Local Plan • Conflict with key objectives of Broughton Astley Neighbourhood Plan and Harborough Local Plan (unsustainable, disproportionate growth, outside of settlement boundary, fails to protect the character of the area, insufficient supporting infrastructure, fails to integrate with Broughton Astley). • Over-development
Design Matters	• Over development / excessive density (inconsistent with character of the area at approximately 12dwph on Crowfoot Way; this would be doubled) • Affordable housing concentrated in one location / not 'pepper potted' (Social Cohesion) • Plots 3-6 Finished Floor Levels 1-2m higher than the footpath linking Crowfoot Way with Geveze Way and should be level. • Overlooking of existing residents • Dark living conditions (plots 7 and 12) due to vegetation/north orientation • Security Risk (plots 7-12) due to elevation PROW (W55) to rear. • Topography results in overlooking (existing residents) and adverse impact on views from the footpath (looking south) / site levels should be align with existing housing. • Overbearing impacts • Position of affordable housing to the rear of the site • Visual Harm through introduction of built form on open land (character) • Discordant relationship between public / private spaces • Poor design • Scale of development out of character • Housing development will harm the semi-rural character • Loss of open green space / lack of open space • Layout may overlook existing properties (reduced amenity) • Loss of semi-rural character of the site • Overlooking / loss of privacy • Uncomfortable public / private relationship adjacent Geveze Way footpath • Visual impact on a rural edge route. • Small open space lacks creativity

	• Lack of landscape enhancement to the footpath link between Geveze Way and Crowfoot Way • Parking for plots 7 to 12 look tight and will suffer dark lighting due to north rear gardens facing on to railway embankment footpath which rises which also introduces a security risk. • No clear link to houses from parking spaces serving plots 11-12 • Inefficient and insensitive plot layout • Lack of sense of place or integration with the existing Crowfoot Way estate • Open Space lacks meaningful use/value • Relationship between vehicles and pedestrians not well resolved
Ecology Matters	• Long term adverse impact on biodiversity / ecological functions / services (e.g. drainage buffer) • Loss of biodiversity (general) • Environmental damage / loss of vegetation / habitats • Lack of Ecological Impact Assessment to demonstrate biodiversity protection/enhancement • Removal of green corridors affect local species / ecological connectivity • Removal of vegetation / hedgerows / green corridors • Failure to demonstrate biodiversity protection / enhancement (Policy GD8 Harborough Local Plan). • Loss of or harm to protected species and their habitats (e.g. bats, badgers) causing ecological harm • Existing habitats would be destroyed. • Loss of important / highly valued green space for residents • Urbanisation of already dense development • Unclear how 10% Biodiversity Net Gain will be achieved on site. • Concern about flooding on and off site
Highway Matters	• Construction Traffic • Existing highway (Crowfoot Way) not designed to carry heavy vehicles (highway capacity) • Constrained Parking Provision (plots 7-12) • Plots 11-12 have no footpath link from the highway • Insufficient highway capacity / increased congestion • Serious adverse impact on highway safety • Exacerbate congestion at peak times and highway safety at junctions • No meaningful / substantive traffic calming provision • Road width / on-street parking obstruct emergency vehicles • Failure to demonstrate compliance with Policy IN2 (Harborough Local Plan) and para 110 (NPPF) • Compromise access for emergency vehicles • No mitigation measures proposed to address additional highway demand • The highway layout does not allow for the turning/passing of light goods vehicles.

	• The TRICS analysis does not reflect that a farm gate has been removed or other highways feeding in to Crowfoot Way (Benford Close, Murray Close, Watermill Drive, Wilson Road). • Farm and school traffic should be considered. • Vehicular access is poor with no visitor parking provision. • School drop off periods block highway which is not accounted for • Lack of severe harm does not equate to absence of harm. • Increase congestion/traffic in the area • Impact on hares, munt jack, pheasants, badgers
Landscape and Visual Matters	• Small / uninspiring open space provision • Absence of landscape enhancement of footpath connecting Crowfoot Way with Geveze Way • Loss of greenspace • Harmful to the landscape
Air Quality	• Increased vehicle movements will worsen air / noise pollution
Flooding / Drainage	• Site floods, exacerbated since pre-existing attenuation pond was infilled during phase 1, materially altering the drainage regime. • Fails to comply with para's 159-169 (NPPF) • Exacerbate existing localised flood issues (cumulative impact) • Insufficient Drainage • Natural Springs located in location of affordable housing • Footpath connecting Crowfoot Way with Geveze Way Flooding not addressed as this currently floods and is not mitigated through the proposal • Insufficient detail on SuDS / Water Management • Increase in impermeable surfacing will worsen local flooding. (para 167, NPPF) • Cumulative impact of past landscape alterations not assessed. • Increased flood risk impacts on water contamination and restricts access by emergency services • Flood risk assessment is based on simulation data only and does not account for climate change • .gov.uk flood data does not represent real life situation at Station Road, Narborough • Impact outside the immediate area such as Broughton Astley Village Brook has not been properly assessed. • Outflow of 18l/s equates to 64,0000 litres per hour (a lot of water). • Land backing on to the disused railway will be water logged. • Displacement of water will pass the problem on to Broughton Astley village centre. • Loss of existing flood / drainage attenuation • Insufficient information provided regarding the cumulative impact on the Broughton Astley Waste Water Treatment works and its capacity (i.e. Sewer flooding, infiltration, surcharge, reliance on

	storm overflows, despite sufficient permitted treatment headroom) • Flood Risk Assessment and Drainage Strategy raises significant concerns conflicting with observed site conditions and planning policy. • North-west corner is currently prone to surface water flooding • Drainage Strategy makes no reference to former pond now infilled or offer compensation storage or mitigation. Undermining the hydraulic model relied upon. • Drainage reliant on downstream (spare capacity) infrastructure with limited resilience during exceedance events and lack of evidence to demonstrate suitability of the original drainage design or cumulative impact assessment, particular downstream on the village. • Design to flood within acceptable limits is in conflict with objective to not increase flooding elsewhere. • Conflict with Harborough Local Plan policies CC4, CC1, GD8, IN2 and H1. • Conflict with para's 149-165,167 and 174 of the National Planning Policy Framework. • Application fails to demonstrate development will remain safe over its lifetime. • Concern over phosphate enrichment of ecological systems (include those protected by SSSI) if incremental loading occurs at waste water treatment plants receiving foul waste outputs from the development (para 174, NPPF) • No cumulative loading assessment provided or downstream phosphate contribution / nutrient loading analysis or impact on the River Soar and Narborough Bog SSSI in order to comply with National Policy. • Source-control SuDS measures should be maximised to accord with NPPF. • Amendments to not fundamentally change original planning concerns re flood risk and inadequate surface water drainage and suitability of site for development. • Land does not naturally drain as underlain by clay • Proposal relies on historic space capacity within an existing downstream attenuation system with no evidence that it is adequate with respect of climate change, cumulative development pressures, and known local flooding. • Existing drainage is not fit for purpose • Concern the Drainage Flood Risk Assessment does not fully reflect ground conditions as the altered/infilled natural spring within the site is not accounted for.
Other Matters	• Displaces allotments (>300m²) on site required under planning permission 18/00433/REM and previously scout hut and tennis courts. • Allotment / community garden contributions not included • Insufficient local services/facilities/infrastructure (Schools, GP, surrounding Highway Network) in the area in absence of evidence to the contrary and clear assessment of the cumulative impacts of development on public service demand

	• Conflict with the Broughton Astley Neighbourhood Plan • Public interest test met with respect of The Council who has a statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 together with failure to provide previously committed allotments/scout hut / land for school use, on site. • Application site already subject to planning approval 15/01340/OUT which includes allotments and detailed landscaping scheme which will not be delivered as a result. • Adverse impact on wellbeing through loss of open space and risk of flooding through insufficient drainage • Loss of green infrastructure (conflict with GI1 of Harborough Local Plan) • Prematurity of the proposal in advance of the Neighbourhood Plan update which does not propose the site to be used for housing. • Additional infrastructure required. • Similar development proposal for the site have previously been refused • Cumulative existing pressures on Broughton Astley from other development. • Power instability (local grid operating at/near capacity) • Creates an undesirable precedent for further development into open countryside on adjacent land • Topographical survey based on original data undertaken prior to construction of wider Crowfoot Way estate, failing to accurately reflect current site conditions, with northern parts of the site have been raised further through amended surveys. • Updated topographical survey is required to properly assess visual and neighbour amenity impacts. • Insufficient evidence to demonstrate compliance with policies 13, 19, 20, 21, 26, 27 and 28 of the Broughton Astley Neighbourhood Plan.
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4.5 *Note: Matters reported through third party consultation comments which relate to alleged quality of works or their management or failed delivery of infrastructure associated with the existing adjacent development or the reputation of the applicant / developer in association with the aforementioned, are not material planning considerations which can be considered in the determination of this pending planning application. Only matters relating to the proposed development of the site identified by the submitted red line and impacts arising from this can be considered material to the pending planning application.*

4.6 Ward Councillor Call-In

4.7 The application was called in for determination by Planning Committee on 14.10.2025 by Cllr J Worrell citing the following material planning considerations:

- **Policy SS1 – The Spatial Strategy:** This development does not support the sustainable use of land within an established settlement boundary. It represents infill development that pushes existing infrastructure designed originally for the existing Geveze estate. The estate was formed with two roads for ingress and egress. The addition of further 30 houses will impact on the capacity of the built environment as this estate has been bolted onto 3 times already.
- **Policy GD3 – Development and Residential Amenity:** This proposal stretches already impacted design practices, including setbacks, spatial separation, limited new glazing and the 45-degree line rule, the proposal conclusively damages the visual intrusion, overshadowing, loss of privacy & daylight, and overbearing impacts, contradicting policy requirements. The transport statement that supports the development is purely a desktop assessment and strongly believe that monitoring should be carried out for the application to see the reality of traffic within the area.
- **Policy GI5 – Biodiversity and Geodiversity:** Biodiversity interests are present on-site. The site offers ecological value due to its surface condition and wildlife in the area. Therefore, threatens local biodiversity, contradicting compliance with Policy GI5 of the Harborough Local Plan.

5. Planning Policy Considerations

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that planning applications must be determined in accordance with the provisions of the development plan (hereafter referred to as the 'DP') (this is the statutory presumption), unless material considerations indicate otherwise.

a) Development Plan

5.2 The Development Plan for Harborough District comprises the Harborough District Local Plan (adopted 30th April 2019) and the Broughton Astley Neighbourhood Plan ('made' 20th January 2014). The most relevant policies from the development for consideration of this proposal are as follows:

o **The Harborough District Local Plan (30.04.2019)**

Policy SS1: The Spatial Strategy

Policy GD1: Sustainable Development

Policy GD2: Settlement Development

Policy GD8: Design

Policy GI1: Green Infrastructure Networks

Policy GI2: Open Space, Sport and Recreation

Policy H1: Provision of new housing

Policy H5: Housing mix

Policy HC1: Built heritage

Policy HC2: Community facilities.
 Policy CC1: Mitigating climate change
 Policy CC3: Managing flood risk
 Policy CC4: Sustainable drainage
 Policy IN1: Infrastructure provision
 Policy IN2: Sustainable transport
 Policy IN4: Water resources and services

o ***Broughton Astley Neighbourhood Plan ('made' 20.01.2014)***

Policy H2: Provision of Affordable Housing
 Policy T1: Transport and Traffic Management
 Policy EH1: Environment Heritage and Open Spaces for Protection;
 Policy SD1: Presumption in Favour of Sustainable Development;
 Policy L1: Improved Leisure Facilities
 Policy W1: Improved Health Care Facilities
 Policy CI1: Contributions to New Infrastructure and Facilities

5.3 **Emerging Policy**

o **Local Plan for Harborough District**

Policy DS01: Development Strategy: Delivering Homes
 Policy DS03: Development Strategy: Tackling Climate Change and Enhancing the Natural Environment
 Policy DS05: Development Strategy: Supporting Strategic Infrastructure
 Policy HN01: Housing Need: Affordable Homes
 Policy HN02: Housing Need: Mix of New Homes
 Policy HN03: Housing Need: Housing Type and Density
 Policy AP01: Development in Settlements
 Policy AP03: Development in the Countryside (Residential)
 Policy DM01: High Quality Inclusive Design
 Policy DM02: Amenity and Wellbeing
 Policy DM04: Landscape Character and Sensitivity
 Policy DM05: Green and Blue Infrastructure and Open Space
 Policy DM06: Transport and Accessibility
 Policy DM07: Managing Flood Risk
 Policy DM08: Sustainable Drainage
 Policy DM09: Sustainable Construction and Climate Resilience
 Policy DM10: Biodiversity and Geodiversity Protection and Enhancement; and
 Policy DM11: Managing Impacts on Land and Water Quality.

o **Broughton Astley Neighbourhood Plan Review 2021 – 2041**

5.4 The emerging Neighbourhood Plan is at submission stage, with Regulation 14 consultation complete. Regulation 16 consultation (Harborough District Council) commenced on 27th May 2026 and will run for 6 weeks. As a result, whilst the emerging Neighbourhood Plan is a material consideration, it can only be given very limited weight at this stage as any objections/representations have not been considered as part of an independent examination. Notwithstanding this, any material considerations identified with the emerging

plan such as non-designated heritage assets, etc, are considered in accordance with existing Development Plan policies, the National Planning Policy Framework and relevant guidance/legislation.

5.5 The following emerging policies are considered relevant to this proposal:

Policy 2: Limits to Development
Policy 3: Windfall Housing
Policy 4: Housing Mix
Policy 5: Affordable Housing
Policy H6: Design
Policy 13: Traffic Management
Policy 19: Infrastructure
Policy 20: Important Open Spaces
Policy 21: Local Green Spaces
Policy 22: Sites and Features of Natural Significance
Policy 23: Countryside
Policy 25: Public Rights of Way Network
Policy 26: Biodiversity and Habitat Connectivity
Policy 27: Trees and Hedgerow
Policy 28: Climate Change and Flood Risk
Policy 29: Sites of Historical Environment Significance
Policy 30: Non Designated Heritage Assets

b) Statutory Duties, Material Planning Considerations and other relevant documents

5.6 Material considerations include any consideration relevant in the circumstances which has a bearing on the use or development of land.

- The National Planning Policy Framework ('the Framework') December 2024
- Planning Practice Guidance
- Circular 06/05: Biodiversity and Geological Conservation
- Environment Act
- National Design Guide
- Community Infrastructure Levy Regulations
- Circular 11/95 Annex A - Use of Conditions in Planning Permission
- Leicestershire Planning Obligations Policy (July 2019)
- Leicestershire County Council 'Local Transport Plan 3' 2011-2026;
- The Leicestershire County Council Highways Design Guide (2018)
- Harborough District Landscape Character Assessment and Landscape Capacity Study (Sept 2007)
- Planning Obligations Developer Guidance Note
- Development Management SPD (December 2021)

6. Assessment

a) Principle of Development

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 stipulates that in determining planning applications, determination must be in accordance with the development plan unless material considerations indicate otherwise. The development plan for Harborough District Council ('the Council') is the Harborough Local Plan 2011-2031 (adopted April 2019). The National Planning Policy Framework (NPPF) is also a material consideration in the determination of planning applications.
- 6.2 Policy SS1 of the Local Plan is the Spatial Strategy for the District, which sets the settlement hierarchy for the District directing development to appropriate locations in order to manage growth, and identifies Broughton Astley as a Key Centre, to be developed for, amongst other things, additional housing. Policy GD1 of the Harborough Local Plan also reflects the presumption in favour of sustainable development where it delivers economic, social and economic benefits. This is echoed in Policy SD1 of the Broughton Astley Neighbourhood Plan.
- 6.3 Whilst the existing Broughton Astley Neighbourhood Plan does not have a defined '*limits to development*' policy, the site technically falls within the existing committed built up area of the settlement, as it forms part of a larger site already granted planning permission for residential development (i.e. Broughton Chase) which includes the site in question and establishes the principle of residential development of the site. In addition, it is noted despite its rural character, that it is made up land resulting from soil deposition arising from development of the existing Crowfoot Way estate (i.e. *Broughton Chase*) which included this application site as part of it.
- 6.4 As a result, the proposal is considered against Policy GD2(1) of the Harborough Local Plan in terms of location, together with other Development Plan policies relevant to material the material considerations set out within the criteria (1)(a) contained within Policy GD and other relevant material considerations.

Figure 15. Extract of Policy GD2 (Harborough Local Plan)

1. In addition to sites allocated by this Local Plan and neighbourhood plans, development within the existing or committed built up area of Market Harborough, Key Centres, the Leicester Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where:
 - a. it respects the form and character of the existing settlement and, as far as possible, it retains existing natural boundaries within and around the site, particularly trees, hedges and watercourses; or
 - b. it includes the redevelopment or conversion of redundant or disused buildings, or previously developed land of low environmental value, and enhances its immediate setting.
2. In addition to sites allocated in this Local Plan and neighbourhood plans, development adjoining the existing or committed built up area of Market Harborough, Key Centres, the Leicester Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where:
 - a. it does not disproportionately exceed the settlement's minimum housing requirement in Policy H1, taking into account allocations, completions and commitments (where there is no residual minimum housing requirement due to allocations, completions and commitments, only minor additional residential development will be supported); or
 - b. it is necessary to meet an identified district-wide housing need, or local housing need as evidenced through a housing needs survey or a neighbourhood plan; or
 - c. it comprises the redevelopment or conversion of redundant or disused buildings, or the development of previously developed land of low environmental value, and enhances its immediate setting;
 - d. its scale, individually or cumulatively with existing and committed development, reflects the size of the settlement concerned and the level of service provision within that settlement;
 - e. it is physically and visually connected to and respects the form and character of the existing settlement and landscape;
 - f. it retains as far as possible existing natural boundaries within and around the site, particularly trees, hedges and watercourses;
 - g. it complies with Policies GD6 and GD7.

6.5 Notwithstanding the aforementioned conclusions, as the site has not been subject to operational development, it is considered that criterion (1)(b) Policy GD2(2) of the Harborough Local Plan does not apply, as the land is not considered previously developed land.

6.6 5 Year Housing Land Supply

6.7 The Council's current position in respect of a 5 year housing land supply is also a material consideration. The publication of the new NPPF in December 2024 has brought about a new "Standard Methodology" for the calculation of Housing Need to inform LPA's 5 year Housing Land Supply. Harborough District Council's Housing Need has therefore increased from 510 dwellings per annum under the previous Standard Methodology to 723 dwellings per annum under this new Standard Methodology. On this basis, the Council is currently unable to demonstrate a 5 year supply of deliverable sites for housing (an updated position of 3.1 years has been published 31.10.2025) and, therefore, its policies for housing supply, including SS1 and H1, are considered to be out-to-date and, as such, limited weight can be given to these policies in the decision-making process. Notwithstanding this, it is noted that Policy H1 makes no allocation for

Broughton Astley, which are instead made through the Broughton Astley Neighbourhood Plan. In addition, in respect of the current proposal, the increase in number of dwellings required to be provided in the District adds weight to the assertion that the addition of 30 dwellings on the edge of Broughton Astley is not of a scale, individually or cumulatively considered disproportionate to the wider settlement.

6.8 On the basis that Local Plan Policies SS1 and H1 are technically out of date, Paragraph 11d of the NPPF is engaged and requires a “tilted” balance to be applied when assessing proposals for housing schemes.

6.9 Paragraph 11d of the NPPF requires schemes to be granted permission unless:

i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (Footnote 7 of the NPPF defines these areas of land as those which are designated as SSSI, Greenbelt, Local Green Space, a National Landscape, a National Park, irreplaceable habitats, and designated Heritage assets); or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. (Footnote 9 of the NPPF confirms that the policies referred to are those in Paragraphs 66 and 84 of Chapter 5; 91 of Chapter 7; 110 and 115 of Chapter 9; 129 of Chapter 11; and 135 and 139 of Chapter 12).

6.10 The application site does not relate to a protected area or asset and, therefore, the key consideration in respect of Paragraph 11d is whether or not the proposal constitutes sustainable development. Whilst the above assessment concludes that the location of the site is sustainable, having regard to Local Plan Policy GD2(1), other aspects of sustainability will be assessed in relation to the topic areas below and a balanced decision will be reached in the ‘*Planning Balance*’ section of this report.

6.11 The 5 year supply position also has implications for the BANP, with paragraph 14 of the NPPF advising that where paragraph 11d applies to applications for housing, “*the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement”

- 6.12 The BANP is now more than 5 years old (made January 2014) and is currently under review; the plan review has recently completed the Regulation 14 (pre-submission consultation) stage of the plan making process. As a result, the review can only be given very limited weight at this stage.
- 6.13 As a result of this, key policies with respect of housing delivery rates remain out of date as both of the above criteria (a and b) of paragraph 14 (NPPF) cannot be demonstrated. Furthermore, whilst the BANP includes allocations to meet a housing delivery target which have been delivered, this is a minimum target with identified housing need not set at a settlement level.
- 6.14 Whilst the emerging Broughton Astley Neighbourhood Plan Review (BANPR) does not include the site within its allocations, it does define the limits of development through emerging Policy 2, acknowledging that the site already benefits from planning permissions for its residential development which itself, establish the principle of development for the site as already discussed. Whilst the emerging Broughton Astley Neighbourhood Plan Review can only be given limited weight at this stage, it remains a material consideration which dictates the direction of travel in recognition of the planning status of the site as already benefiting from planning permission as part of a wider residential development which in the past has included housing within it.
- 6.15 As the Harborough Local Plan is more than 5 years old and the housing requirement in the Harborough Local Plan which also underpins the Broughton Astley Neighbourhood Plan (BANP) is based on an assessment of housing needs which is out of date as well as not being able to demonstrate a five-year supply of deliverable housing sites, it is necessary to consider whether the determinative policies are out of date. In terms of the '*principle of development*', Officers consider HLP Policy H1 and Policy H1 of the Broughton Astley Neighbourhood Plan are out of date and should attract reduced weight in the planning balance.
- 6.16 Housing Density and Efficient Use of Land
- 6.17 Policy H5 Harborough Local Plan gives support to the delivery of new housing where it:
- (1)(a)[it] '*makes efficient use of land and, while respecting the character of the surrounding area, maximises the density on sites...*' [and]
- (1)(b)[it] '*is designed to meet higher water efficiency standards of 110 litres per person per day...*' [and]
- (2) '*major housing development provides a mix of house types that are informed by up to date evidence of housing need*'.

- 6.18 Para 129 (NPPF) also seeks for planning decisions to support development that makes efficient use of land taking into account a five factors, two of which relate to:

‘(d) the desirability of maintaining an areas prevailing character and setting, or of promoting regeneration and change; and

(e) the importance of securing well-designed, attractive and healthy places.’

- 6.19 With a site area of 1.2 ha at a yield of 30 dwellings, this results in 25 dwellings per hectare which is considered to be moderate density, but significantly higher than the average yield resulting from the existing grant of planning permission for the 50 dwellings to the east of the site (Crowfoot Way) which has already been delivered at a density of 8.6 dwellings per hectare, over a site area of 5.77 hectares.
- 6.20 Despite delivering a less efficient use of land, this lower density was previously considered acceptable in light of its edge of settlement location and transition between the existing built settlement and open countryside and provided scope for significant over-delivery of open space provision within the site.
- 6.21 When excluding these areas of open space (a total of approximately 1.47 ha), this density increases to approximately 12.4 dwph based on figures set out in committee report (planning ref: 15/01340/OUT) which includes sports provision and the dismantled railway. Notwithstanding this, in considering the two sites together, the average density across both sites (i.e. the existing Broughton Chase development and the application site) rises to approximately 18.7 dwellings per hectare. Given, the previous over provision of open space within existing Broughton Chase development, in terms making efficient use of land, the proposed dwelling density now under consideration is acceptable
- 6.22 Given limitations of the site resulting from its topography and existing natural boundaries to the north and west, together with the existing pattern / density of development adjoining the site (both recent and historic), it is considered that the proposed density of development is appropriate, taking into account both para’s 11(d)(ii) and 129 (NPPF). This is confirmed through the submitted streetscene plans which illustrate the degree of spacing achieved between dwellings which particularly on the outer edges of the site will maintain the a pattern of development not too dissimilar to that on the adjacent Broughton Chase development, whilst also introducing a degree of variation through delivery of a mix of dwellings (i.e. a range of dwellings between 2 to 5 bedrooms in size, detached and semi-detached in typology), including an affordable element as required by the Development Plan.
- 6.23 Housing Mix

- 6.24 Policy H2 Harborough Local Plan sets out a 40% affordable housing requirement for major housing proposals, yielding 12 affordable units from this proposal. This supersedes the lower requirement of 30% as set out in Policy H2 of the existing Broughton Astley Neighbourhood Plan. Criterion 2(c) of Policy H2 of the Harborough Local Plan allows for the LPA to vary the mix of tenure split based on the latest assessment of affordable housing need; in this instance, Harborough District Council housing team and the applicant agree to a mix comprising 60% (8 units) socially and / or affordable rented units and 40% (4 Units) to be provided as Shared Ownership or Intermediate units. This informs the proposed S106 requirements set out in Appendix B which are required in order to mitigate impacts of the development with respect of this housing need; this negates the need for a separate planning condition with respect of this matter as it will be addressed by the S106 agreement.
- 6.25 Emerging Harborough Local Plan
- 6.26 The emerging Local Plan identifies an annual need of 657 homes between 2020 and 2036 (reducing to 534 thereafter) and a total target of 13,182 dwellings. However, under the new Standard Method, the annual housing need increases to 723 dwellings—amounting to 15,183 dwellings for the plan period. With a pipeline of 8,417 dwellings already built, committed, or allocated since 2020, there remains a shortfall of 6,766 dwellings. The Council's provision for a total of 14,839 dwellings incorporates an additional 123 dwellings per annum (for 2020 to 2036) to help address Leicester's unmet need.
- 6.27 Broughton Astley is classified as a 'Large Village' within the emerging Local Plan, which allocates a single site (Land of Frolesworth Road) for 475 dwellings to be developed within the village. It is noted that the pending application site is not included within the site allocations.
- 6.28 The emerging Harborough Local Plan (2020-2041) was submitted to the Secretary of state for examination on 17.04.2026. The plan is now being assessed by an Independent Planning Inspector to ensure it is 'sound' and legally compliant, based on the NPPF 2023.
- 6.29 Emerging Local Plan Policy DS01 proposes 13,182 homes across the district up until 2041, with annual housing requirements reduced from 2036 to 2041. The emerging plan includes a number of housing allocations, prioritising growth to upper tiers of the settlement hierarchy.
- 6.30 Broughton Astley falls with Tier 3 (Key Centre) at the upper end of the proposed Settlement Hierarchy as defined by Policy SS1 (Harborough Local Plan).
- 6.31 Now that the emerging plan has been submitted for independent examination, emerging policies can only be given limited weight in accordance with Para 49 of the NPPF, as there are still unresolved objections which need to be tested at examination. As a result, primacy is given to relevant policies contained within

the Harborough Local Plan which are not affected by the LPA's inability to demonstrate 5 year land supply as already discussed. Notwithstanding this, the emerging Local Plan indicates the direction of travel of policy formulation for the village and is a material consideration.

6.32 Emerging Broughton Astley Neighbourhood Plan Review

- 6.33 The existing Broughton Astley Neighbourhood Plan (BANP) is out of date as already discussed, as it was made more than 5 years ago. The Neighbourhood Plan is currently subject of review and has reached Regulation 14 stage (pre-submission consultation) of the plan making process. The emerging review includes a number of policies referred to within this report which introduce specific material considerations such as the identification of non-designated heritage assets and flood information which can be considered and as a whole the emerging review is a material consideration. However, due to the stage it has reached within the plan making process, emerging policies relating to housing allocations and housing delivery can only be given very limited weight.

6.34 Loss of Agricultural Land

- 6.35 The site benefits from extant planning permissions associated with residential development already implemented. As a result, there is no loss of agricultural land which needs to be considered further, as it is part of the wider existing residential development.

6.36 Summary Conclusion

- 6.37 Development of the site is considered sustainable for reasons set out within this report (i.e. the village is well serviced; the site is adjacent to existing residential development to the north and west and is well connected/served). In addition, the site is within the emerging '*limits of development*' within the Broughton Astley Neighbourhood Plan Review which is a material consideration, in recognition that the site previously benefited from extant planning permission for residential development and still benefits now from extant planning permission to develop as allotments as part of the existing residential development. In addition, the Council cannot demonstrate provision of a 5 year housing land supply. In addition, as discussed within this report the proposal is considered to be of a design which respects the form and character of the existing settlement, retaining existing natural boundaries within and around the site in accordance with Policy GD2(1)(a) of the Harborough Local Plan. Despite policies SS1 and H1 of the Harborough Local Plan being considered out of date in terms of housing delivery targets, the proposal also complies with policy SS1 in terms of its location in Broughton Astley for new housing with respect of its status as a 'Key Centre' within the wider settlement hierarchy and is considered a sustainable form of development.

- 6.38 These factors are given significant weight in favour of the proposal which establishes the principle of residential development in this location. In conclusion, the lack of demonstrable 5 year housing land supply is given significant weight in favour of the proposal. Together with policy compliance when considered against SS1, GD1 and GD2 Harborough Local Plan and Policy SD1 of the Broughton Astley Neighbourhood Plan and the NPPF, the proposal is considered acceptable in principle with other material considerations acceptable, subject to planning conditions and S106 agreement set out in this report. Whilst the Parish Council and third party comments with respect of the principle of development are material considerations, they are not considered to outweigh policy support in its favour as set out above.

b) Sustainability Considerations

- 6.39 The application sets out that the site has been previously promoted in the Local Plan Regulation 18 consultation and the call for sites. The site was promoted in the Neighbourhood Plan for Broughton Astley, where it was received favourably and indicated as a potential allocation option.
- 6.40 In addition, the site is located within the emerging '*limits to development*' identified within the emerging Broughton Astley Neighbourhood Plan Review, and benefits from significant planning history weighing in favour of residential development through the previous grant of planning permissions. Its location adjacent the southern edge of Broughton Astley, remains within good proximity of services typically provided in a village setting, commensurate with the existing Crowfoot Way development (known as *Broughton Chase*).
- 6.41 Whilst a number of objections received cite reasons including lack of existing public services, facilities and infrastructure to support the proposal (i.e. schools, doctors, highway capacity, etc) as well as sterilising any potential to deliver allotments on the site, which were required through S106 obligation associated with existing housing on Crowfoot Way (i.e. *Broughton Chase*), wider consultation with statutory consultees raises no objection, subject to additional demands on public services resulting from the development being mitigated through appropriate S106 planning obligations. These include financial contributions towards school, health care, parks, highways, etc.
- 6.42 Outstanding allotment provision displaced through residential development of the site will also be mitigated through additional S106 contribution. As a result, whilst third party objections relating to this matter are a material consideration, they are not fatal to the recommendation for the aforementioned reasons as the loss will be compensated elsewhere.
- 6.43 As discussed within this report, other material considerations can be made satisfactory subject to planning condition. Consultation comment received from Harborough District Council Environment Co-ordinator also confirms the

proposal addresses how it will achieve emission reductions from the new dwellings using fabric first efficiency and renewable energy as well as planning for the risk of overheating as set out within the submitted Sustainability Statement dated June 2025, received in support of the application.

- 6.44 A planning condition is recommended to secure EV charging for each dwelling so that infrastructure is in place at the design stage, together with compliance with the aforementioned document. Subject to this, the proposal accords with Policies GD1 and CC1 of the Harborough Local Plan and Policy SD1 of the Broughton Astley Neighbourhood Plan with respect of this material consideration.

c) Design

- 6.45 The proposed development will comprise 30 no. two storey height dwellings, with buildings designed with a slight height variation which results in a varied roofline across the development, as well as variation in typology (detached and semi-detached), as demonstrated on the submitted streetscene plans, delivering a semi-homogenous environment. Most parking provision is provided to the side of dwellings as tandem spaces (except for plots 7 – 12 where it is provided to the front of dwellings), ensuring that the environment is not car dominated.
- 6.46 The applicant states that the proposed development has been designed to reflect the development to the west (application ref. 18/00433/REM). In doing so, a mix of wide and narrow plots are proposed, allowing for greater variation along the street than the existing Crowfoot Way, but maintaining a cohesive sense of place which compliments the existing and surrounding built form of Crowfoot Way, which are mainly uniformly spaced, detached dwellings, except an enclave of affordable houses (terraced, semi-detached) to the west of *Broughton Chase*. Where building lines exist, they have also been continued, contributing to the overall visual cohesion. The approved *Broughton Chase* scheme was considered to be complimentary to the surrounding area, and the proposal will incorporate a similar architectural design to ensure visual cohesion of the proposed dwellings so that they will not negatively impact upon the existing character and appearance of the area.
- 6.47 Topographical survey of the site has been submitted in support of the application with proposed finished floor levels together with existing ground and ground floor levels have been provided. Proposed finished ground and floor levels will also be reduced across the site which have previously been raised. As a result, properties along the outer edge of the site (north and east) will be approximately 1-2m higher than properties located on the edge of the existing Crowfoot Way estate which are furthest away; proposed properties abutting those on Crowfoot Way are proposed to be built at the same level or up to 40

cm higher (except for plots 3-6 which are between 65 – 105 cm higher than adjacent land).

- 6.48 Third party comments raise concerns that incorrect site levels have been referred to within the submission, with reliance on pre-development site levels at Crowfoot Way being used as a reference; site levels have therefore been checked against approved levels, submitted in relation to planning permission 18/00433/REM. The key measure to compare are proposed finished floor levels across both sites, although most recent site level plans include finished ground levels also at key points throughout the site. Across the site, finished floor levels rise steadily from west to east (to the north of the site) with a difference of 0.9m between plot 6 and paired plots 7-8, with increase between plots 7-8, 9-10, 11-12 of 25cm, resulting in a slight terracing. Greatest variation in topography also occurs between plots 25 and 26, with the latter sitting approximately 0.95m lower than plot 25 (and 90cm lower than plot 20 to the west).
- 6.48 The submission demonstrate an acceptable finished floor level transition between the two sites between nearest opposing properties, with a maximum difference of 55cm between plot 28 and property to the west; Plots 3-6 have a maximum difference of approximately 0.65cm compared to the footpath link between Crowfoot Way and Geveze Way; this area of landscaping will be banked over its short distance, owing to the need for level vehicular access serving the aforementioned plots, and result in a degree of enclosure, but will have an acceptable relationship. Most recent updates to the landscape scheme also includes a 0.45m knee rail between the shared driveway serving plots 3-6 and the footpath between Crowfoot Way and Geveze Way in order to protect safety of users.

Figure 16: Proposed finished floor levels comparison (18/00433/REM vs 25/01236/FUL)

predominantly located towards the edges of the development, which will be visually free from clutter.

- 6.52 The applicant states that high quality materials will be used throughout the development that are distinctive and sustainable whilst also being in keeping with the local vernacular. The proposals will adopt a similar palette of materials to that of the local area, which will include typical red/orange brick, typical multi brown brick, typical white render, typical red/orange tile, typical brown tile and typical grey tile. The affordable units will be constructed using the same palette of materials as the market units to ensure tenure blindness. It is recommended that samples are provided prior to construction above slab level which can be secured by planning condition, together with the use of approved external materials.
- 6.53 An area of public open space is located centrally within the site, with the proposed layout following the existing layout of development to the west, with hard / soft landscaping provided throughout to enhance the overall appearance of the development, including brick boundary walls where boundaries are more prominent within the public realm.
- 6.54 The proposed continuation of Crowfoot Way, in conjunction with the development to the west will create a coherent development with an attractive appearance, which is not considered to impact negatively upon the character and appearance of the area, subject to planning condition securing hard / soft landscaping as proposed and planning obligations set out in Appendix B with respect of open Space provisions which includes the off-set allotment provision secured by the previous S106 associated with planning permission 15/01340/OUT.
- 6.55 In terms of crime prevention, house types incorporate floorplans with active frontages enhancing opportunities for natural surveillance and on-street activity, including overlooking of shared driveways and the existing footpath between Geveze Way and Crowfoot Way, with clear boundaries delineating public and private space.
- 6.56 Consultation comment received from Leicestershire Police raise no objection, but make observations on a range of security measures for dwellings (e.g. lock standards, gated pedestrian accesses, intruder alarms, lighting at entrances/alleyways/rear gardens, CCTV during construction, etc) which would enhance overall security of the development at design stage. Third party comment also highlights potential security risk to proposed dwellings (plots 6-12) which may result from unauthorised entry from the railway embankment which provides the route of a PROW (W55) on elevated land. These properties will be separated from the embankment by 1.8m close boarded fence and new native species hedging beyond, which will provide a defensible barrier and clear delineation between public and private space, which will improve their security at design stage as well as overall privacy. It is recommended that these

measures are secured by planning condition which seeks submission of a scheme for crime prevention as well as hard and soft landscaping as proposed, in order to minimise opportunities for crime in accordance with Policy GD8 of the Harborough Local Plan.

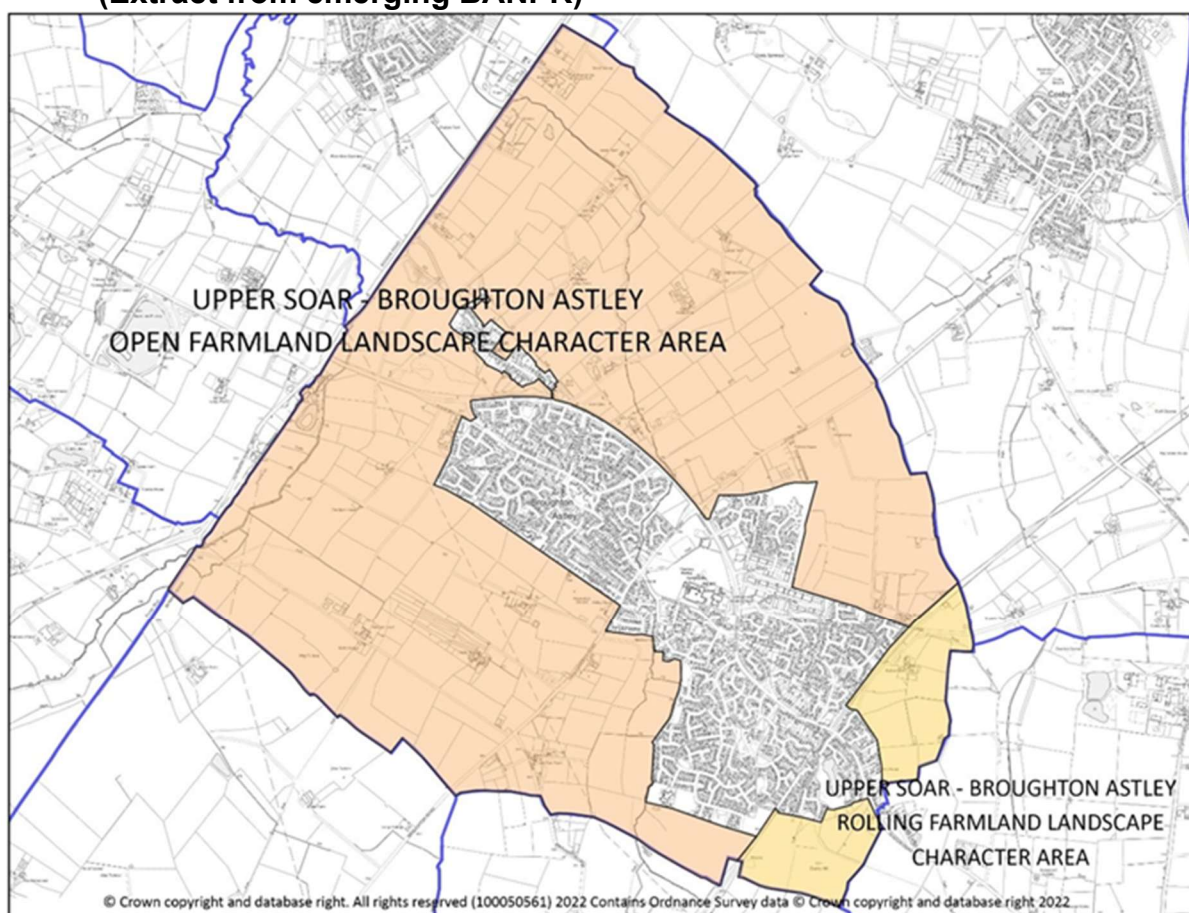
- 6.57 In accordance with Manual for Streets, the layout of the site also ensures that total refuse collection drag distances have been minimised using of bin collection points for properties located on shared driveways. As a result, with exception of plot 21 (approx. 40m for residents), drag distances do not exceed 30m for residents and 25m for waste collection operatives. Whilst the drag distance for plot 21 is not compliant with building regulations (Schedule 1, para 1.8 of Approved Document H) it is not considered fatal to the overall recommendation, bearing in mind that collections are now made using wheelie bins which assists the carriage of waste to the collection point (rather than carrying waste) and refuse collects collect waste from the specified collection point adjacent the highway. It is noted that plot 21 is the largest dwelling on the site (5 bedroomed). Consultation comment from HDC Waste team raise no objection.
- 6.58 With exception to plot 21 being located 10m further than maximum specified carry distances, subject to condition requiring bin collection points to be provided prior to occupation of associated dwellings, and other conditions referred to, together with planning obligations set out in Appendix B with respect of open Space provisions, the proposal broadly complies with policies GD8, H5 and GI2 of the Harborough Local Plan and the NPPF with respect of this material consideration.

d) Landscape and Visual Impact

- 6.59 The acceptability of the location for development in landscape terms was originally accepted through the granting of planning permissions 10/01579/OUT and 12/01633/REM, . With respect of these applications, Harborough District Council engaged The Landscape Partnership to undertake a specific assessment of the application site relating to consent 10/01579/OUT. This confirmed that the site has a high capacity to accommodate the proposed development considered at the time which included the residential development of this application site (Approximately 19 dwellings).
- 6.60 Land to the south is characterised within the emerging Neighbourhood Plan as *'Upper Osar- Broughton Astley Open Farmland Landscape Character Area'*, whilst land to the east (which includes the old railway line) is characterised as *'Upper Soar – Broughton Astley Rolling Farmland Landscape Character Area'*. Emerging Policy 23 (BANPR) seeks to protect this land for the sake of its intrinsic character, beauty, diversity, heritage, wildlife and wealth of natural resources, which development should be strictly controlled in accordance with

Policies SS1, GD3, GD4 (HLP) and Policy 1 of the emerging BANPR. The southern and eastern boundaries of the application site about these designations.

Figure 17. Landscape Character Areas in the Neighbourhood Area (Extract from emerging BANPR)



- 6.61 A landscape buffer is proposed abutting the southern boundary of the site (land under common ownership / blue line land) which will soften the impact of the proposed development when viewed from this direction, with dwellings set in/back from the southern boundary. Similarly, the layout of dwellings along the north and eastern boundary are set back by residential gardens although boundary fencing a single garage serving plot 20 will abut existing hedgerow / trees lining the old railway line and railway embankment at close proximity. It is discussed elsewhere within this report, that permitted development rights allowing for incidental buildings within the gardens of plots abutting the north and eastern boundaries is recommended to be removed in order to safeguard these natural features, which will also enhance the overall appearance of the area ensuring that garden separation distances are not eroded through development benefiting from deemed consent.
- 6.62 Emerging Policy 27 (BANPR) seeks to protect against the loss of ancient trees (including trees of good arboricultural / amenity value) and hedges, with new / existing trees integrated into new developments. Whilst this emerging policy

may only be given limited weight, as a material consideration, existing trees and hedgerows can be protected by planning condition securing works in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations, the Arboricultural Impact Assessment (and associated plan) and through removal of permitted development rights for incidental buildings, as already discussed.

- 6.63 Proposed landscaping throughout the site incorporates a mix of native and non-native specimen trees and shrubs including Oak and Silver Birch, together with a mix of fruit trees including plum, pear and apple, providing opportunity for informal amenity / recreation, and is considered acceptable by HDC Neighbourhood and Green Spaces Officer.
- 6.64 As discussed in this report, proposed site levels, together with proposed landscaping and design is considered acceptable in terms of landscape impact in accordance with Policies GD5 and GD8 of the Harborough Local Plan and the NPPF with respect of this material consideration, the details of which can be secured by planning condition.

e) Parking and Highway Safety

- 6.65 The proposal will result in a continuation of the existing highway known as Crowfoot Way, with private shared driveways serving the new dwellings also connecting with the extended Crowfoot Way and existing Wilson Road. The existing footpath connection between Crowfoot Way and Geveze Way will be maintained, together with the PROW (W55) abutting the north of the site which provides access to open countryside to the east.
- 6.66 In relation to pedestrian and cycling access, the site will benefit from existing lit footways within the existing residential estate, which will be continued through the proposed development.
- 6.67 In regard to car and cycle parking, this will accord with the Council minimum parking standard set out in the Leicestershire County Councils Highway Design Guide. The development will provide for a total of 77 spaces which includes garages, which will have a compliant minimum internal dimension of 6.0m x 3.0m and door width of 2.3m in accordance with the guidance. Visitor parking provision is also made available demarcated on the submitted site plan.
- 6.68 In addition to the minimum quantum requirements, specific minimum parking space geometries are stipulated as: 2.4m by 5.5m with an additional 0.5m if bound by a wall, fence, hedge, line of trees, or other similar obstructions on one side, and 1m if bound on two sides.
- 6.69 It is noted that the existing residential estate to the west has been designed to support a 20mph speed environment, which will be continued within the development site with including of a raised speed table to facilitate highway

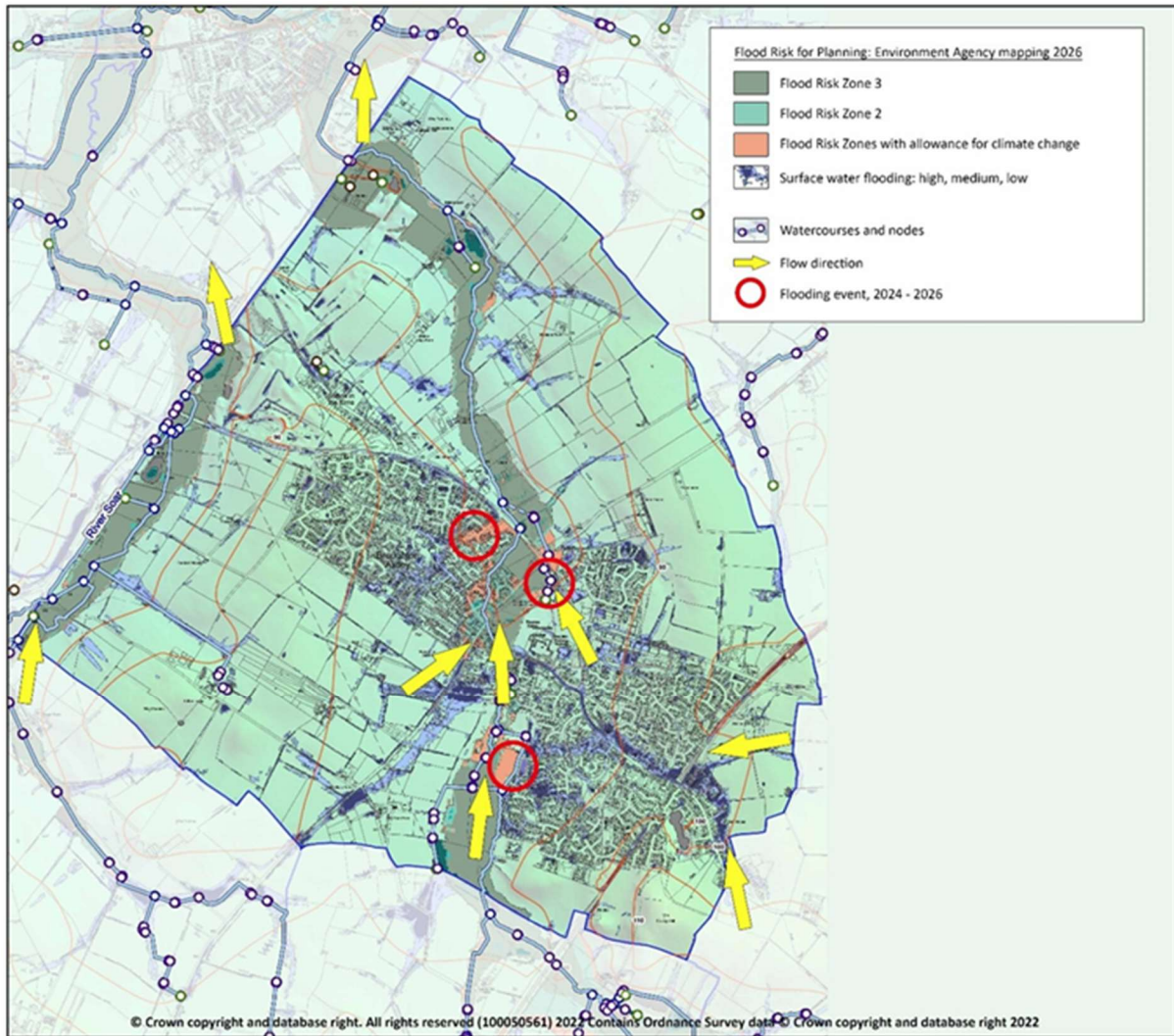
safety; this will be subject to final design approval through S38 Highways works. In addition, vehicle swept path analysis of the proposed internal road layout and turning head layouts has been undertaken for a refuse collection vehicle, as required by LCC guidance.

- 6.70 Third party comment raise objection on the grounds of lack of existing highway capacity, insufficient parking, additional traffic / congestion having an adverse impact on highway safety. Issues relating to congestion / obstruction of the highway during peak periods such as school drop off or pick up, is a traffic enforcement issue covered through separate control regime and is not a design issue which should be addressed through this planning application.
- 6.71 As a statutory consultee, Leicestershire County Council comment raises no objection to the proposal, subject to recommended planning conditions (e.g. drainage, parking, surfacing, construction management, etc) in order to ensure that highway safety impacts would not be severe as set out in paragraph 116 of the National Planning Policy Framework and mitigate harm to an acceptable level. Together with S106 planning obligation requirements to promote engagement with sustainable public transport services, these mitigation measures are considered sufficient to also ensure compliance with Policy GD8(l)(m) and IN2 (Harborough Local Plan), Policy T1 of the Broughton Astley Neighbourhood Plan and emerging Policy 25 (Broughton Astley Neighbourhood Plan Review). As a result, despite third party concerns regarding the impact on highway safety, the proposal is considered acceptable with respect of this material consideration and complies with policies GD8 and IN2 of the Harborough Local Plan, Leicestershire Highway Design Guide and the National Planning Policy Framework

f) Drainage / Flood risk

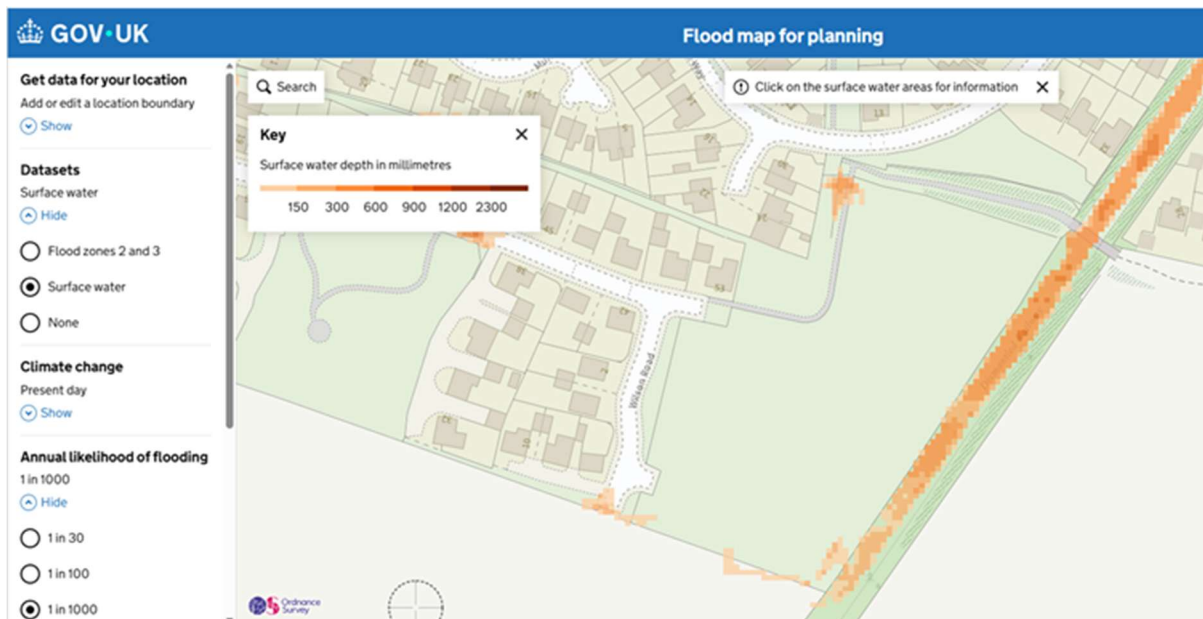
- 6.72 The site falls entirely within flood risk zone 1 which is the lowest level of flood risk (fluvial / coastal) where residential development would normally be directed, subject to not having an adverse flood impacts within the site, adjacent land or elsewhere, taking into account potential impacts resulting from both surface and ground water flood risk.

**Figure 18. Flood risk in BANP Area (Environment Agency mapping, 2026)
(Extract from emerging BANP)**



6.73 As shown above, the emerging BANPR indicates that the site falls outside of areas identified at risk of flooding (fluvial / coastal), but a small area within the site (northwest area) is identified as being at risk from surface water flooding; this appears to be west of the existing footpath connecting Crowfoot Way with Geveze Way. This information duplicates that shown on government flood mapping. Whilst no dwellings are directly located within this area, impacts relating to ground water / surface water flooding remains a material consideration. It is noted that the dismantled railway abutting the site to the east, is also shown at risk of surface water flooding, with southern parts of the site where landscaping is proposed and the rear garden of plots 20 / 21 most likely to be affected (1:1000 chance of annual flooding).

Figure 19. Surface Water Flood Risk – 1 in 1000 chance.



Source: <https://flood-map-for-planning.service.gov.uk/map?seq=sw,pd,lr,depthAll&cz=453135.7,291579,19>

- 6.74 A combined Flood Risk Assessment and Drainage Strategy has been submitted in support of the proposal. The strategy makes clear that the development seeks to discharge to the existing sewer located in the adjacent development at a specified rate and via an existing detention basin to an ordinary watercourse on the grounds that the existing sewer and associated attenuation basin / surface water drainage system within the existing phase (*Broughton Chase*) were designed to accommodate this additional phase of development. Upon request from the LLFA, additional information has also been submitted in relation to the implementation of additional treatment within the site prior to draining into the existing off site attenuation basin.
- 6.75 Whilst the site is greater than 1 hectare in size, threshold criteria for consulting the Environment Agency is not met. Instead, the Lead Local Flood Authority (LLFA) was consulted as statutory consultee together with the Water Authority (Severn Trent) for the area. No consultation comments were received from Severn Trent.
- 6.76 Following amendments / updates to the proposal, final comments from the LLFA raise no objection to subject to planning conditions with respect of seeking additional details relating to surface water drainage of the site and its maintenance, etc.
- 6.77 A significant number of third party comments raise concerns with respect of drainage and adverse impact the development may have on flood risk , both within, adjacent and down stream from the site. In particular, concern is also raised regarding phosphate enrichment of ecological systems such as the River Soar (include those protected by SSSI such as Narborough Bog) if incremental loading occurs at waste water treatment plants receiving foul waste outputs

from the development. As a result, the capacity of the waste water treatment works which will serve the site are also drawn into question. In addition, third parties refer to a natural spring which runs through the site (to the north) and infilling of a pre-existing pond, which has not been taken into account. The applicant responded to these matters through technical note, stating that historic datasets do not confirm the presence of a former pond.

- 6.78 Severn Trent are the Water Authority for the area and responsible for enabling connection of the proposed development to their foul waste treatment and water provision network; no comment was received from them through the consultation process. As a result, requests for the submission of a cumulative loading assessment or headroom assessments of existing waste water treatment facilities has not been sought in absence of a robust justification. Furthermore, as discussed in section (g) of this report, the same concerns were raised to LCC Ecology team who raised no objection and have not considered this information necessary in order to safeguard ecological / biodiversity interests in the area or downstream of the site.
- 6.79 As a result, subject to planning conditions set out within this report, the proposal is considered acceptable with respect of these material considerations and in accordance with Policies GD8, CC3, CC4 and IN4 of the Harborough Local Plan and National Planning Policy Framework.

g) Ecology and Biodiversity

- 6.80 The emerging Broughton Astley Neighbourhood Plan Review (BANPR) identifies the dismantled railway as a wildlife corridor; but only identifies the section of dismantled railway north of the railway bridge (north of the site) as being designated Local Green Space; the same Plan however, identifies the entire stretch of dismantled railway as a site of natural environment significance, including areas where it abuts the eastern boundary of the application site. Emerging policy 26 (BANPR) seeks for all new development proposals to safeguard habitats and species across the plan area and deliver the statutory 10% Biodiversity Net Gain, which is already a statutory requirement which will be sought by planning condition. The existing Broughton Astley Neighbourhood Plan identifies the dismantled railway as a Local Green Space and protected through Policy EH1 of the Broughton Astley Neighbourhood Plan.

Figure 20. Local Green Space (Policy EH1 BANP)

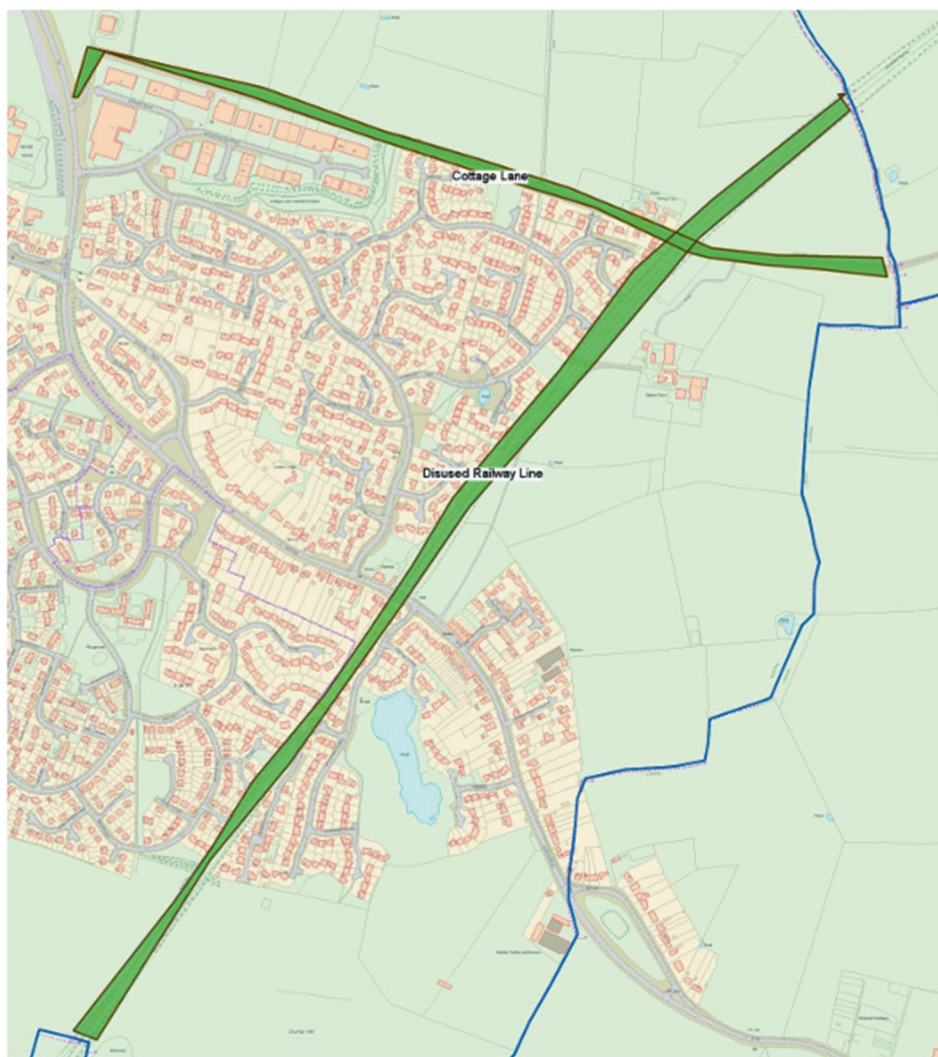
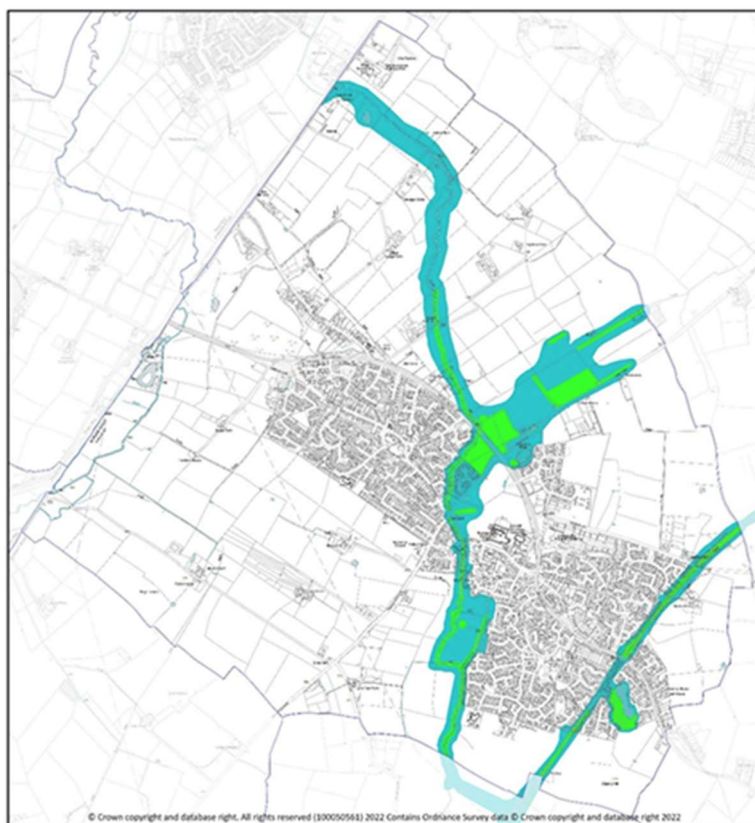


Figure 21. Wildlife Corridor (Extract from emerging BANPR)



- 6.81 Previous grants of planning permission (planning reference 12/01633/REM and 15/01340/OUT) incorporated a 10 metres ecological zone from nearest natural boundaries; those site boundaries previously appeared to include either all or part of the disused railway line within them, as opposed to its exclusion from the application site within the planning application now under consideration.
- 6.82 Pre-application advice (PREAPP/25/00020) sought a similar ecological screening / buffer of 5m outside of proposed plots, but this has not been included within the proposed site plan which instead shows proposed residential curtilages backing up to the existing eastern (and northern) boundary of the site. Rear gardens are shown to be separated from these landscape features by close boarded timber fences to ensure that they are not included within private gardens and potentially removed, but does not protect them from heavy pruning (branches or roots) from within these garden areas.
- 6.83 Notwithstanding this, it is acknowledged that there is no specific policy stipulating a requirement for an ecological buffer between new development and existing natural landscape features. Furthermore, as a designated wildlife corridor within the emerging BANPR, the existing wildlife movement routes along the dismantled railway will be unaffected by the proposed development.
- 6.84 Whilst it is acknowledged that wildlife movement originating from this wildlife corridor will be obstructed by new built features (including boundary treatments) throughout the site, consultation comment from LCC Ecology raises no objection to the proposal, subject to conditions set out in Appendix A of this

report, which secures mitigation measures set out within the submitted Preliminary Ecological Assessment (PEA), and with respect of Biodiversity Net Gain requirements, lighting impacts, and potential impacts which may occur over the construction phase in order to ensure that likely impacts on designated sites, protected and priority species & habitats are mitigation to an acceptable level, taking into account relevant wildlife legislation and duties imposed on public bodies with respect of biodiversity interests.

- 6.85 In addition to this, in absence of an ecological screening / buffer zone , it is recommended that planning condition is imposed to also remove permitted development rights from plots 6-21 which would otherwise allow for the construction of incidental buildings within gardens, close to existing boundaries of the site (north and east) where existing natural landscape features are located. This will act to minimise the risk of disturbance to the rootzone of these natural landscape features, and minimise opportunity to adversely affect their drainage and reduce the need for heavy pruning. Additional condition is also recommended to ensure that all works within close proximity of trees and hedgerow is carried out in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations and the submitted Arboricultural Impact Assessment and associated plan.
- 6.86 Whilst third party comments have also been received with respect of impacts on biodiversity and ecology, including protected species, as well as potential downstream impacts on the River Soar and an identified SSSI (Narborough Bog) which may result from phosphate enrichment / nutrient loading of ecological systems. These matters were flagged with LCC Ecology team in arriving at a recommendation who have not sought for the submission of additional information in terms of downstream phosphate contribution / nutrient loading analysis or cumulative loading assessments of existing waste water treatment works in order to consider this further.
- 6.87 A Biodiversity Net Gain of 10% is achievable but will need to include off-site provision as set out in comments from LCC Ecology (as below). The applicant states that habitat banks are being considered within the Leicestershire **Vales (National Character Area 94, Natural England)**, which falls within the same character area as Broughton Astley. Final details will be confirmed through compliance with recommended planning conditions.

Figure 22. Extract from LCC Ecology comments dated 04.06.2026

- We note that metric calculations show a total net % change of -33.55% habitat units, therefore offsite enhancements will be required in order to achieve a 10% net gain. This will require purchasing off-site habitat units with a habitat bank registered on the Biodiversity Gain Site Register. The LPA will require the Biodiversity Gain Site Register number and evidence that the units have been allocated to the habitat bank on the register.

- 6.88 With respect of this, LCC Ecology consider the scheme acceptable subject to 4 no. planning conditions set out in Appendix A of this report. As a result, it is

concluded that the mitigation measures recommended by condition are sufficient to safeguard identified ecological and biodiversity interests in accordance with Policy GI5 of the Harborough Local Plan, Policy EH1 of the Broughton Astley Neighbourhood Plan, emerging policy 26 of the Broughton Astley Neighbourhood Plan Review and the NPPF.

h) Heritage and Archaeology

- 6.89 Emerging Policy 29 (Broughton Astley Neighbourhood Plan Review) identifies the abandoned railway line as a Site of Historical Environment Significance with local value which needs to be weighed against local benefit of any development that would adversely affect it. This identification stops short however, of declaring it as a non-designated heritage asset.

Figure 23. Sites of Historic Environment Significance (Extract from emerging BANPR)

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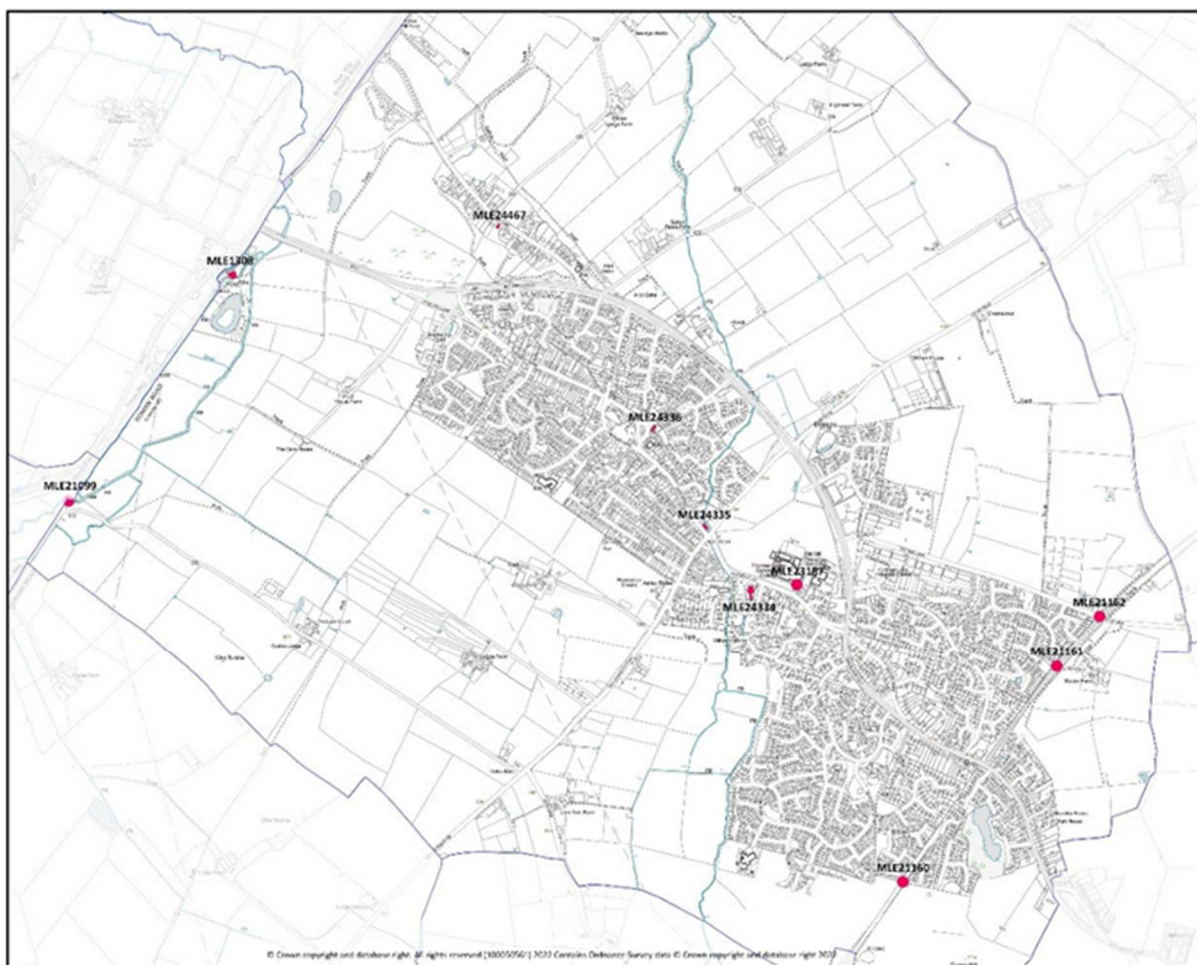
Name: Footbridge south of Broughton Astley

Map Sheet: SP59SW

Grid Reference: Centred SP 5323 9164 (22m by 17m)

Summary: Railway bridge on the Midland Counties Railway Leicester to Rugby branch, which opened in 1840.

Figure 25. Non-Designated Heritage Assets (Extract from emerging BANPR)



- 6.91 As a NDHA, emerging Policy 30 Broughton Astley Neighbourhood Plan Review (BANPR) considers the bridge important for its contribution to the layout and characteristic mix of architectural styles in the settlements and plan area, and its features and setting should be protected, with loss or substantial harm only supported where it cannot be avoided, mitigated and is outweighed by benefits for the development. Whilst policies within the emerging BANPR can only be given limited weight, these matters remain material considerations owing to their formal identification as non-designated heritage assets (*where applicable*).
- 6.92 The rural character of the site will be altered to that of domestic character with hard features associated with residential development, including boundary fences abutting natural landscaped boundaries of the site (north and east) close

to the railway bridge embankment the disused railway line, but separated by proposed domestic gardens.

- 6.93 The PROW (W55) footpath rising towards the bridge from the east and west is a soil embankment lined by established trees/hedgerow either side of a footpath, which contributes to the overall setting of the bridge; this itself, will not be altered by the proposal and additional landscaping sought by condition in order to enhance the privacy and security of plots 6 – 12 will also aid further screen views of the proposed development from the bridge embankment to the north of the bridge.
- 6.94 Existing intervening soft landscape features and the set down position of the disused railway line, generally prevents intervisibility between the disused railway line / railway bridge (itself) and the proposed housing site, which will protect the setting of these heritage assets , despite change to the character of the site.
- 6.95 The main change will be experienced when traversing the western embankment to the railway bridge when facing south, with visibility of the majority of the development obstructed by proposed plots 6-12. It is anticipated that enhanced landscaping will mitigate the impact of the domestic boundary fences to an acceptable level, together with the existing planting which is to be retained outside of the site. Whilst setting of the approach to the bridge as experienced on approach from the west will be affected to some degree, it will be less than substantial, and its considered to be outweighed by the public benefit of delivering an additional 30 dwellings within the Borough at a time when there is a clear housing need demonstrated by a lack of 5 year housing land supply.
- 6.96 There are no other heritage assets within proximity of the site which can be affected by the proposal, and subject to planning conditions relating to landscaping and materials, the proposal is considered acceptable with respect of this material consideration and accords with Policies GD8 and HC1 of the Harborough Local Plan, the NPPF and emerging policies 29 and 30 of the Broughton Astley Neighbourhood Plan Review.

k) Neighbour Amenity

- 6.97 The nearest proposed dwellings (plots 28-30) with the site on the opposite side of Wilson Road ensure that sufficient separation distances are achieved in order to prevent significant loss of privacy, overbearing, overshadowing or loss of light impacts. Similarly, the nearest dwelling (plot 1) located east of 53 Crowfoot Way is positioned side on, following the same building line. Whilst no. 53 Crowfoot Way has a window on its east (flank) elevation, this is does not serve a habitable room (study at ground floor and en-suite at first floor – as per 18/00433/REM). As non-habitable rooms, impact in terms of overbearing, loss

of access to natural light and overshadowing would be considered acceptable. In terms of privacy impacts, plot one has opposing windows at ground and first floor which serve the kitchen (secondary window), utility room, toilet, and ensuite. In order to protect privacy between properties, a conditions are recommended to require these windows/ doors to be obscure glazed to privacy level 5 and permitted development rights removed which allow for new openings in the west elevation.

6.98 **Image 10.** East (flank) elevation of no. 53 Crowfoot Way



6.99 Through discussion with the case officer, the Katesbridge house type serving plots 2 and 24 also ensure that no first floor habitable windows overlook 24 Geveze Way to the north of the site.

6.100 Rear Elevation to flank walls distances between plot 1 and 24 Geveze Way is confirmed acceptable, in accordance with the Development Management SPD; likewise, plot 2 would also be acceptable. Back to back distances between plots 3-6 and properties are at least 30m away; despite being on slightly elevation ground, this is considered acceptable in terms of privacy impacts, particularly given proposed and existing intervening landscaping in between. Rear to flank wall relationship between plot 5 and plot 7 also meets the Development Management SPD requirements.

6.101 **Figure 26:** Separation between 24 Geveze Way and plot 1 / Separation between plots 5/6 and plot 7



Source: Extract from Separation Plan (drawing no: P23-0245-DE-100_10 | REV: A)

- 6.104 Third party comments raise objection with respect of Dark living conditions of plots 7 and 12 as a result of existing / proposed vegetation, their north facing rear elevations and the presence of raised railway embankment beyond. north orientation. Whilst the rear elevation of these properties will have poorer light compared to those facing a different orientation or with an open outlook, access to natural light from the east and west will be unimpeded, with plot 12 having a wider garden to ensure this. In addition, land levels in this part of the site will remain higher, which will mitigate this further to some extent. Throughout the development, the arrangement of houses, generally secures privacy to an acceptable standard in order to avoid direct overlooking.
- 6.105 Whilst it is noted that site level variation will result in a degree of terracing between plots or graduation of rise and fall where finished ground and floor levels vary, the proposed finished ground and floor levels do not result in significant adverse impact on neighbouring amenity, subject to hard landscape boundary treatments which will be secured by planning condition along with site levels as proposed.
- 6.106 HDC Environmental Health recommend conditions to mitigate against potential impacts arising during the course of construction (e.g. Dust, Noise, etc) which could adversely impact on neighbours. Similar controls are also recommended

by LCC Highways, both of which have informed a planning condition to secure these controls. HDC Environmental Health also propose an informative to discourage burning of materials on site, with reference to relevant legislation. Together, these controls should address associated impacts over the course of construction, which have been raised through third party and Parish Council objection.

- 6.107 Further comment from HDC Environmental Health also raises no objection to the proposal with respect of contaminated land issues, subject to planning conditions seeking further investigations prior to development, and where necessary, remedial and verification works to be carried out. Together, these will safeguard the health and amenity of future occupiers as well as prevent pollution arising from the site to surrounding areas.
- 6.108 Notwithstanding issues with respect of plot 26 already discussed, subject to conditions referred to, the proposal is considered acceptable with respect of this material consideration and in accordance with Policies GD8 and IN4 of the Harborough Local Plan, and broadly in line with the Development Management SPD (except where specified) and the National Planning Policy Framework (2024).

e) S106 Obligations/Contributions

- 6.109 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism for securing benefits to mitigate against the impacts of development.
- 6.110 Those benefits can comprise, for example, monetary contributions (towards public open space or education, amongst others), the provision of affordable housing, on site provision of public open space / play area and other works or benefit's that meet the three legal tests under Regulation 122 of the CIL Regulations.
- 6.111 These legal tests are also set out as policy tests in paragraph 56 of the Framework whereby Planning obligations should only be sought where they meet all of the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development..
- 6.112 Policy IN1 of the Harborough District Local Plan and Policy CI1 of the Broughton Astley Neighbourhood Plan provides that new development will be required to provide the necessary infrastructure which will arise as a result of the proposal. More detailed guidance on the level of contributions is set out in The Planning Obligations Supplementary Planning Document, January 2017.

6.113 Appendix B identifies the CIL compliant developer contributions sought by consultees, a summary of the CIL compliance of the requests and a suggested trigger point to indicate when the contribution should be made. With regards to the trigger points they should not necessarily be seen as the actual or final triggers points for the S106 agreement but treated as illustrative of the types of trigger points which may be appropriate. It is recommended that the determination of the trigger points in the Section 106 Agreement be delegated to the Development Services Manager. The assessment carried out by Officers concludes that all stakeholder requests are CIL compliant.

6.114 It should be noted that as the application site relates to a previous planning permission granted subject to S106 (planning permission) which required allotments to be provided within the application site which will be displaced by this proposal, a variation to that original S106 is required which shall include additional obligations set out within Appendix B. With respect of allotment provision, a commuted sum for the displaced allotments together with a commuted sum for required allotments resulting from this proposal are being sought along with other contributions identified.

e) Other Matters

6.115 Broughton Astley Parish Council raise concern regarding mud on highway during the course of construction. To mitigate these potential impacts, together with general highway safety and noise disturbance, planning condition is recommended to secure a Construction Management Traffic Plan in accordance with Policies GD8 and IN2 of the Harborough Local Plan..

6.116 Third Party comments relating to failure to provide scout hut or tennis courts through previous grant of planning permission. Policy HC2 of the Harborough Local Plan supports the loss of community facilities in specific instances which do not cover instances where they have never been provided. Notwithstanding this, consultation comment from Neighbourhood and Green Spaces Officer is satisfied that this harm can be mitigated by S106 commuted sum (planning obligation) which would enable it to be provided off-site. Whilst the location of the replacement allotments has not been identified, it is assumed that this will be provided within safe, easy walking distance of the local community, in line with the planning obligation. It is therefore considered to broadly comply with criterion (b) of the aforementioned policy.

6.117 **Figure 28. Policy HC2 – Community Facilities**

1. Development proposals which would result in the loss of existing community facilities will be permitted where:
 - a. it can be demonstrated that there is no longer a need for the facility, either for its original purpose or another community use; or
 - b. another community facility of similar function and scale and with sufficient capacity to meet needs is available within easy and safe walking distance of the majority of the community which it serves; or
 - c. the community facility is to be replaced by a facility that is of a scale, function and standard equivalent to, or superior than, the existing facility, is within easy and safe walking distance of the majority of the community which it serves, and is to be made available before the closure of the existing facility.
2. Development at existing community facilities will be permitted in order to assist in their diversification and improved accessibility where the proposal seeks to sustain the future of the facility.
3. Proposals for the provision of new community facilities and the flexible use of existing space for community uses will be permitted where they are within easy and safe walking distance of the majority of the community they will serve.

7. The Planning Balance/Conclusion

- 7.1 The principle of development for the site is established through the original grant of planning permissions 10/01579/OUT and 12/01633/REM originally implemented in January 2014 and subsequently superseded by further grant of planning permission 17/00104/VAC and 18/00433/REM to a revised layout. The site is therefore within the committed built up area of Broughton Astley, reflected through its inclusion within the 'limits of development' within the emerging Broughton Astley Neighbourhood Plan Review.
- 7.2 The design of the proposal is considered acceptable in terms of respecting the form and character of Broughton Astley, and seeks to retain and enhance existing natural boundaries within and around the site. As a result, the development is acceptable in principle. Other material considerations including those raised through public consultation and with respect of sustainability, landscape and visual impact, parking and highway safety, drainage / flood Risk, ecology and biodiversity, heritage and archaeology, neighbour amenity, are generally considered acceptable, subject to recommended planning conditions and planning obligations required to mitigate impacts arising from the development with respect of these material considerations.
- 7.3 Although there is some harm arising with respect of impact on the railway bridge in terms of its setting as a non-designated heritage asset, the harm is considered less than substantial. In addition, it is noted that carry distance to a waste collection point serving plot 21 exceeds the required 30m distance and results in minor conflict with Policy GD8 of the Harborough Local Plan. However, for reasons discussed in this report which includes the public benefit of delivering an additional 30 dwellings of mixed typology, tenure and size within Harborough District and within an existing committed built up area, when there is a clear need for additional housing demonstrated through a current lack of 5 year housing land supply, these adverse impacts are outweighed by the prevailing policy support (Policy SS1, GD1, GD2, GD5, GD8, GD9, H1, H5,

HC1, HC2, GI2, GI5, CC1, CC3, CC4, IN2, IN4 of the Harborough Local Plan; Policies EH1, SD1, L1, W1, and CL1 of the Broughton Astley Neighbourhood Plan, and the NPPF) in favour of the proposal subject to mitigation measures recommended through imposition of planning conditions (Appendix A) and planning obligations (Appendix B) to ensure that the development is acceptable.

- 7.4 On this basis, in accordance with S38(6) of the Planning and Compulsory Purchase Act (2004) the proposal is recommended for approval.

Appendix A – Suggested Conditions / Informative / Notes to Applicant

- 7.5 If Members agree with the recommendation to Approve the application, the following conditions are suggested:

1. IMPLEMENTATION

The development hereby permitted shall begin within 3 years from the date of this decision.

REASON: To meet the requirements of the Town and Country Planning Act 1990 (as amended).

2. APPROVED PLANS

The development hereby permitted shall be carried out in complete accordance with the approved plans and documents listed in schedule:

- Boundary Treatment Plan (drawing no. P23-0245-DE-103 REV: D)
- Site Layout (drawing no. P23-0245-DE-100 REV L)
- Tenure Plan (Drawing no. P23-0245-DE-102 REV D)
- Presentation Layout (Drawing no. P23-0245_DE_101 REV -)
- Proposed and Existing Levels Comparison (Drawing no. 03 Rev D)
- Broughton Astley Phase 2 Planting Scheme Sheet 1 or 1 (Drawing no. Plan 1, Rev H : 07/2026)
- Proposed Street Scenes (Drawing no. P23-0245_DE_111 REV A)
- House Portfolio (Drawing no. P23-024_DE_110) Dated Feb 2025
- Separation Plan (Drawing no. P23-0245-DE-100_10 Rev A)
- Location Plan (Drawing no. P23-0245-DE-100-20)
- Topographical Survey (Drawing no. 28387_T Rev 0)
- Arboricultural Method Statement and Tree Protection Plan (Drawing no. 5682.Broughton Astley.DLP.TPP)

REASON: For the avoidance of doubt and to ensure that the proposed development is carried out as approved.

3. SURFACE WATER DRAINAGE SCHEME

No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The submitted surface water drainage scheme shall ensure that surface water does not drain into the Public Highway. The development must be carried out in accordance with these approved details and completed prior to first occupation and retained in that form thereafter.

REASON: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2024) and Policies CC3 and IN4 of the Harborough Local Plan.

4. SURFACE WATER MANAGEMENT – DURING CONSTRUCTION

No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase in accordance with the National Planning Policy Framework (2024) and Policies CC3 and IN4 of the Harborough Local Plan.

5. SURFACE WATER DRAINAGE - MAINTENANCE

No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

REASON: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development and to reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2024) and Policies CC3 and IN4 of the Harborough Local Plan

6. INFILTRATION TESTING

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy in accordance with the National Planning Policy Framework (2024) and Policies CC3 and IN4 of the Harborough Local Plan.

7. CONSTRUCTION MANAGEMENT PLAN (HIGHWAYS & ENV HEALTH)

No development shall commence on the site (including any works of demolition or re-profiling of the site) until such time as a Construction Traffic Management Plan incorporating a Construction Method Statement (CTMP+CMS), has been submitted to and approved in writing by the Local Planning Authority. The submitted Construction Traffic Management Plan incorporating a Construction Method Statement (CTMP+CMS) shall include (as a minimum) the following details:

- m) the parking of vehicles of site operatives and visitors;
- m) loading and unloading of plant and materials;
- m) storage of plant and materials used in constructing the development;
- m) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- m) wheel washing facilities;
- m) measures to control the emission of dust and dirt during construction;
- m) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- m) measures for the protection of the natural environment;
- m) hours of construction work, including deliveries; and
- m) measures to control the hours of use and piling technique to be employed;
- m) measures to control and minimise noise from plant and machinery;
- m) details of the routing of construction traffic;
- m) A timetable for provision of (a-l) above.

The development shall thereafter be carried out in full accordance with the approved Construction Traffic Management Plan incorporating a Construction Method Statement (CTMP+CMS) and verified when required by the Local Planning Authority.

REASON: To protect highway safety by reducing the risk of deleterious material (mud, stones etc.) being deposited in the highway and ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area, as well as minimising the detrimental effects on neighbouring amenities, the amenities of the area in general and the natural environment through the risks of pollution throughout the construction phase of the development in accordance with accord with Policies GD8, GI5 and IN4 of the Harborough Local Plan and the National Planning Policy Framework (2024).

8. PARKING

The development hereby permitted shall not be occupied until such time as the parking has been implemented in accordance with Site Layout, drawing number P23-0245-DE-100 Rev L. Thereafter the onsite parking provision shall be kept available for such use in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking

problems locally in the interests of highway safety and in accordance with the National Planning Policy (2024) and Policies GD8 and IN2 of the Harborough Local Plan.

9. HARD SURFACING

The development hereby permitted shall not be occupied until such time as the access drives (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024) and Policies GD8 and IN2 of the Harborough Local Plan.

10. ECOLOGICAL MITIGATION

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Cotswold Wildlife Surveys, December 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may/will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide onsite ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and the National Planning Policy Framework (2024), and Policies GD8 and GI5 of the Harborough Local Plan.

11. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority”

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), the National Planning Policy Framework (2024) and Policies GD8 and GI5 of the Harborough Local Plan.

12. BIODIVERSITY ENHANCEMENT STRATEGY

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

REASON: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the National Planning Policy Framework (2024) and s40 of the NERC Act 2006 (as amended) and Policies GD8 and GI5 of the Harborough Local Plan.

13. LIGHTING DESIGN STRATEGY (BIODIVERSITY)

Prior to occupation, a “lighting design strategy for biodiversity” for external lighting in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the

scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), the National Planning Policy Framework (2024) and Policies GD8 and GI5 of the Harborough Local Plan.

14. PRE-COMMENCEMENT: HABITAT MANAGEMENT

A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- e) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- f) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- o initial enhancements, as set in the HMMP, have been implemented; and
- o habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 3, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

The Council shall only issue approval of the habitat creation and enhancement works until:

- the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

15. EXTERNAL MATERIALS

No development above slab level shall commence on site until a materials schedule detailing all external materials (including roofs, walls, windows, doors and rainwater goods) to be used in the construction of the approved dwellings and garages has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details and shall be retained in that form thereafter.

REASON: To safeguard the appearance of the development and the character and appearance of the area, having regard to Harborough Local Plan Policy GD8, and the National Planning Policy Framework (2024).

16. SCHEME FOR CRIME PREVENTION

No development above slab level shall commence on site until a written scheme for the prevention of crime, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details and shall be retained in that form thereafter.

REASON: In the interests of delivering good design, reducing opportunities for crime and associated fear of crime and facilitating community cohesion and enhancing wellbeing, in accordance with Harborough Local Plan Policy GD8, and the National Planning Policy Framework (2024).

17. BIN COLLECTION POINTS

Prior to occupation of plot no's 03 -12, 18 – 21, 26 and 27, the bin collection points shown on Site Layout (drawing no. P23-0245-DE-100 Rev L) shall be provided in full and made available for use by the future occupiers of the aforementioned properties, and retained in that form in perpetuity.

REASON: In order to ensure the aforementioned dwellings can be fully serviced, ensuring that the amenity of occupiers of these properties and their neighbours are protected in order to deliver a sustainable form of development which fosters community cohesion and positive wellbeing in accordance with Harborough Local Plan Policy GD8 and the National Planning Policy Framework (2024).

18. TOPOGRAPHY / FINISHED FLOOR LEVELS

Finished floor levels and ground levels for the development hereby approved shall be carried out in full accordance with proposed levels detailed on the 'Proposed and Existing Levels Comparison (Drawing no. 03 Rev D)' received on 3rd July 2026 and hereby approved and retained in that form thereafter.

REASON: In the interests of delivering development which has an acceptable impact on the visual amenity, including the wider landscape character and in order to protect neighbouring amenity from unacceptable impacts in

accordance with Policies GD5, GD8, HC1 of the Harborough Local Plan and the National Planning Policy Framework (2024).

19. SOFT LANDSCAPE CONDITION

All planting, seeding and turfing [relevant to each plot] comprised in the approved Landscape Plan referred to as 'Broughton Astley Phase 2 Planting Scheme Sheet 1 or 1' (Drawing no. Plan 1, Rev H : 07/2026) shall be completed [for each plot] in the first planting and seeding season prior to, or immediately following, the first occupation of the building to which it relates. All planting, seeding and turfing for the areas not within individual plots as comprised in the approved Landscape Plan referred to as 'Broughton Astley Phase 2 Planting Scheme Sheet 1 or 1' (Drawing no. Plan 1, Rev H : 07/2026) shall be completed in the first planting and seeding season prior to, or immediately following, first occupation of the last dwelling to be completed, or completion of the development, whichever is sooner. Any trees, shrubs, hedges or plants which, within a period of five years from their date of planting, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

REASON: To ensure the landscaping is implemented and maintained in the interests of the visual amenities of the development and its surroundings having regard to Harborough Local Plan Policies GD2, GD5 and GD8, and the National Planning Policy Framework.

20. BOUNDARY CONDITION

Prior to the occupation of each dwelling hereby approved, all boundary treatments enclosing and securing the respective dwelling shall be implemented in full, as shown on the submitted Boundary Treatment Plan (drawing no. P23-0245-DE-103 REV: D) and retained in that form thereafter.

REASON: In the interests of protecting residential amenity from overlooking / loss of privacy, to reduce opportunities for crime and protect the character and appearance of the area in accordance with Policies GD2 and GD8 of the Harborough Local Plan and the National Planning Policy Framework 2024.

21. LANDSCAPE MANAGEMENT PLAN (LMP)

No development above slab level shall commence (excluding site clearance and ground preparation) until a LMP has been submitted to and approved in writing by the Council. The LMP shall include, but not be limited to:

- a) A schedule of all landscaped and open space areas (formal and informal), Sustainable Urban Drainage Systems (SuDS) (if applicable), play areas (LAPs, LEAPs, NEAPs) (if applicable), allotments, and green infrastructure corridors;
- b) Long-term design objectives, management responsibilities including the name of the responsible organisation aligning with the adoption hierarchy, and

maintenance schedules for all landscape areas (excluding private domestic gardens);

c) Identification of the responsible management body aligning with the adoption hierarchy and evidence of capacity to fulfil obligations alongside details of funding to secure the long- term stewardship of the site;

d) Arrangements for monitoring and reporting to the LPA every five years;

e) A contingency process to review and update the LMP if objectives are not being met, subject to written approval by the Council; and

f) Measures for replacement planting should any trees or vegetation die or fail within the first five years following implementation

REASON: In the interests to securing a high standard of public open space which is maintained over its lifetime in accordance with Harborough Open Spaces Strategy (March 2021) and Policy GI2 of the Harborough Local Plan and the National Planning Policy Framework (2024).

22. PD REMOVAL - WEST ELEVATION - PLOT 1

Notwithstanding the provisions of Part 1 to Schedule 2 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order) no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the west elevation of plot 1.

REASON: To safeguard the residential amenities of adjoining dwellings having regard to Harborough Local Plan Policy GD8, and the National Planning Policy Framework.

23. CLASS E PD REMOVAL (PLOTS 6-21)

Notwithstanding the provisions of Part 1, Class E to Schedule 2 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order) no incidental buildings other than those expressly authorised by this permission shall be constructed within the rear gardens of plots 6 - 21 of the development hereby approved.

REASON: To safeguard the character and appearance of the area including the viability, health and condition of existing natural landscape features including those which form part of the local green area (dismantled railway) and contribute to the setting of the Railway Bridge (Non Designated Heritage Asset) in accordance with Harborough Local Plan Policies GD8, HC1, and GI5, and Policy EH1 of the Broughton Astley Neighbourhood Plan and the National Planning Policy Framework .

24. EV CHARGING AND SUSTAINABILITY

The development hereby approved shall be carried out in full accordance with the Section 5 (Conclusions and Recommendations) of the Sustainability Statement dated June 2025 received by the Local Planning Authority and hereby approved. In addition, the provision of one Electric Vehicle (EV) charging point per dwelling shall be made available for use for each plot prior to its occupation and retained in that form thereafter.

REASON: In the interests of delivering a sustainable form of development which reduces its carbon emissions through positive design and use of low carbon technologies in accordance with Policies GD1 and CC1 of the Harborough Local Plan and Policy SD1 of the Broughton Astley Neighbourhood Plan and the National Planning Policy Framework (2024).

25. OBSCURE GLAZING (PLOT 1 AND 26)

All Window and doors in west elevation of plot 1 and plot 26 shall be obscure glazed to privacy level 5 of the Pilkington Privacy Level (or equivalent) and retained in that form thereafter.

REASON: To protect the privacy of occupiers of adjacent properties and occupiers of plots 1 and plot 26 in accordance with Policy GD8 of the Harborough Local Plan and the National Planning Policy Framework (2024).

26: BS 5837: 2012 COMPLIANCE CONDITION

The development hereby approved shall be carried out in full accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations and the submitted Arboricultural Impact Assessment (Andrew Belson Ltd - dated 20.02.2025) and Arboricultural Method Statement and Tree Protection Plan (Drawing no. 5682.Broughton Astley.DLP.TPP) hereby approved.

REASON: In order to protect the integrity, vigour and health of existing boundary planting adjacent the site in order to prevent the development having an adverse impact on visual amenity, biodiversity, the Local Green Space and wider landscape character in accordance with Policies GD2, GD5, GD8, GI5 of the Harborough Local Plan and Policy EH1 of the Broughton Astley Neighbourhood Plan and the National Planning Policy Framework (2024).

27. RISK BASED LAND CONTAMINATION ASSESSMENT

No development (except any demolition permitted by this permission) shall commence on site, or part thereof, until a Risk Based Land Contamination Assessment has been submitted to and approved in writing by the Local Planning Authority, in order to ensure that the land is fit for use as the development proposes. The Risk Based Land Contamination Assessment shall be carried out in accordance with:

- BS10175:2011+A2:2017 Investigation Of Potentially Contaminated Sites Code of Practice; and
- BS8576:2013 Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds (VOCs); and

- BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings; and
- Gov.uk Land contamination risk management (LCRM) website <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.
- Or any documents which supersede these.

Should any unacceptable risks be identified in the Risk Based Land Contamination Assessment, a Remedial Scheme and a Verification Plan must be prepared and submitted to and agreed in writing by the Local Planning Authority. The Remedial Scheme shall be prepared in accordance with the requirements of:

- Gov.uk Land contamination risk management (LCRM) website <https://www.gov.uk/government/publications/land-contamination-riskmanagement-lcrm>; and
- BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings; and
- Or any documents which supersede these.

The Verification Plan shall be prepared in accordance with the requirements of:

- Evidence Report on the Verification of Remediation of Land Contamination Report: SC030114/R1, published by the Environment Agency 2010; and
- Gov.uk Land contamination risk management (LCRM) website <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>; and
- BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings; and
- CIRIA C735, “Good practice on the testing and verification of protection systems for buildings against hazardous ground gases” CIRIA, 2014;
- Or any documents which supersede these.

If, during the course of development, previously unidentified contamination is discovered, development must cease on that part of the site and it must be reported in writing to the Local Planning Authority within 10 working days. Prior to the recommencement of development on that part of the site, a Risk Based Land Contamination Assessment for the discovered contamination (to include any required amendments to the Remedial Scheme and Verification Plan) must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details and retained as such in perpetuity

REASON: To ensure that the land is fit for purpose and to accord with the aims and objectives of Paragraph 187 and 196 of the National Planning Policy Framework (2024) and Policies GD8 and IN4 of the Harborough Local Plan.

28. COMPLETION/VERIFICATION INVESTIGATION REPORT

Prior to occupation of the completed development, or part thereof, Either

1) If no remediation was required by Condition 27 a statement from the developer or an approved agent confirming that no previously identified contamination was discovered during the course of development, or part thereof, is received and approved in writing by the Planning Authority, or

2) A Verification Investigation shall be undertaken in line with the agreed Verification Plan for any works outlined in the Remedial Scheme and a report showing the findings of the Verification

Investigation relevant to the whole development, or part thereof, shall be submitted to and approved in writing by the Local Planning Authority. The Verification Investigation Report shall:

- Contain a full description of the works undertaken in accordance with the agreed Remedial Scheme and Verification Plan;
- Contain results of any additional monitoring or testing carried out between the submission of the Remedial Scheme and the completion of remediation works;
- Contain Movement Permits for all materials taken to and from the site and/or a copy of the completed site waste management plan if one was required;
- Contain Test Certificates of imported material to show that it is suitable for its proposed use;
- Demonstrate the effectiveness of the approved Remedial Scheme; and
- Include a statement signed by the developer, or the approved agent, confirming that all the works specified in the Remedial Scheme have been completed.

REASON: To ensure that the land is fit for purpose and to accord with the aims and objectives of Paragraph 187 and 196 of the National Planning Policy Framework (2024) and Policies GD8 and IN4 of the Harborough Local Plan.

29. HARD LANDSCAPING

No development shall commence above slab level until a hard landscape scheme has been submitted to and approved in writing by the Local Planning Authority. All hard landscaping [relevant to each plot] comprised in the approved Hard Landscape Scheme shall be completed prior to the first occupation of the building to which it relates. In addition, all hard landscaping not within individual plots as comprised in the approved Hard Landscape Scheme shall be completed prior to the first occupation of the last dwelling to be completed, or completion of the development, whichever is sooner. The development shall be retained in this form thereafter.

REASON: To ensure the landscaping is implemented and maintained in the interests of the visual amenities of the development and its surroundings

having regard to Harborough Local Plan Policies GD2 and GD8, and the National Planning Policy Framework.

7.6 INFORMATIVES

1. STANDING ADVICE – CONSENT

Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted. Guidance on this process and a sample application form can be found via the following website: <http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice. This consent does not consider local watercourse bylaws. It is the responsibility of the applicant to check if the local borough or district council has their own bylaws which the proposals will also need to consider.

2. S184/278 WORKS

Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a major section 184 permit/section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://www.leicestershirehighwaydesignguide.uk/>

3. TEMPORARY SIGNAGE

To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

4. DUST CONTROL

With respect of planning condition 7 and requirement (f) Dust control, Harborough District Council Environmental Health team are specifically concerned with environmental nuisance and ensuring that dust is controlled on-site so as not to cause nuisance to the local amenity. We would like to see information in relation to dust mitigation at source and how measures will be implemented on-site. Consideration should be given to the following:

- proactive monitoring of dust emissions; particular attention should be given to wind and weather conditions, especially during dry periods. Records should be kept and should be made available to the local authority at suitable notice upon request
- containing dust on site by covering materials and using water suppression
- implementation of a complaint procedure should complaints be received by local residents directly or via the local authority

5. HOURS OF WORK

With respect of planning condition 7 and requirement (i) Hours of construction work, including deliveries, the council's recommended construction hours are as follows:

- Monday to Friday: 8am to 6pm
- Saturday: 8am to 1pm
- Sundays, Public and Bank Holidays: No working on noisy activities

6. CONTROL OF PILING

With respect of planning condition 7 and requirement (j) Control of Piling, Piling has the potential to cause statutory nuisance through excessive noise and vibration. Any notification to undertake piling should be given to the local authority at an early stage. Consideration should be given to the following:

- BS5228: Code of practice for noise and vibration control on construction and open sites (parts 1 and 2)
- method of piling to be employed and the reasoning behind the decision
- type of rig to be used (size, power etc.)
- type and size of the pile to be used
- the plan to be implemented including locations and duration
- hours of use including on/off time
- monitoring of both noise and vibration levels by a competent person having reference to noise and vibration limits specified in BS5228
- implementation of a complaint procedure should complaints be received by local residents directly or via the local authority
- communication with residents to inform/educate them

7. NOISE CONTROL

With respect of planning condition 7 and requirement (k) Noise control, consideration should be given to the following:

- BS5228: Code of practice for noise and vibration control on construction and open sites (part 1)
- monitoring of noise levels by a competent person having reference to noise limits specified in BS5228
- implementation of a complaint procedure should complaints be received by local residents directly or via the local authority
- communication with residents to inform/educate them

8. SURFACE WATER DRAINAGE

With respect of condition 3, The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for event durations up to the 24 hour (or longer where required) for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods with results ideally showing critical details only for each return period.

9. SURFACE WATER MANAGEMENT – DURING CONSTRUCTION

With respect of condition 4, Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

10. SURFACE WATER DRAINAGE - MAINTENANCE

With respect of condition 5, Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system that will not be adopted by a third party and will remain outside of individual property ownership. For commercial properties (where relevant), this should also include procedures that must be implemented in the event of pollution incidents.

11. INFILTRATION TESTING

With respect of condition 6, The results of infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach. Where infiltration is deemed viable, proposed infiltration structures must be designed in accordance with CIRIA C753 “The SuDS Manual” or any superseding version of this guidance.

12. BIODIVERSITY NET GAIN

Natural England advises that the biodiversity gain condition has its own separate statutory basis, as a planning condition under [paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990](#). The condition is deemed to apply to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply), and there are separate provisions governing the Biodiversity Gain Plan.

The local planning authority is strongly encouraged to not include the biodiversity gain condition, or the reasons for applying this, in the list of conditions imposed in the written notice when granting planning permission. However, it is highlighted that biodiversity gain condition could be added as an informative, using [draft text](#) provided by the Secretary of State:

“Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Harborough District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.”

13. LMP INFORMATIVE

With respect of condition 21, A Landscape Management Plan (LMP) is essential for the long-term management of open space to ensure good quality open spaces and should be produced prior to the transfer of open space. A LMP should provide the following minimum information:

- o Desktop review of the site including context, designations and history;
- o Site specific information including management considerations including ecology, arboriculture and public rights of way;
- o Aims and objective for the management of the Site;
- o Management organisation who will be responsible for the open space post practical completion;
- o The LMP will include; a schedule of works, approved landscape plans and details of all the hard and soft landscaping elements;
- o How the funding of long-term maintenance of the Site is going to be secured; and
- o Procedure of review and monitoring of the open space and the Landscape Management Plan. A LMP should not be changed without written approval of the Local Planning Authority

The LMP will also include the following:

- o Overall Management Objectives

The primary objective of the Management Plan is to ensure that all Public Open Spaces (POS) and play areas are:

- o Safe, welcoming, and accessible for all users.
- o Managed in a sustainable and ecologically sensitive manner.
- o How Maintenance Standards will be achieved

It is Harborough District Council's aspiration that all POS should meet a standard equivalent to the Green Flag Award.

To achieve the required landscape maintenance standards, activities must be carried out by a competent landscape contractor who meets the following minimum requirements:

- o Professional Accreditation:
- o Registered with the British Association of Landscape Industries (BALI).

14. ENVIRONMENTAL HEALTH INFORMATIVE

It is recommended that no burning of waste on site is undertaken unless an exemption is obtained from the Environment Agency. The production of dark smoke on site is an offence under the Clean Air Act 1993. Notwithstanding the above the emission of any smoke from site could constitute a Statutory Nuisance under section 79 of the Environmental Protection Act 1990.

Appendix B – S106 Obligations

Appendix B – S106 Obligations

Request by HDC	Obligation for		
Amount /Detail	Delivery	CIL Justification	Policy Basis
WASTE - £3985.20 INDEMINITY AGREEMENT REQUIRED TO SERVICE PROPERTIES IF ROADS NOT ADOPTED BY LCC	Bins	Effective household waste management is important in developing sustainable communities. One of the demands on a growing community is the need to be able to deal with household waste management and therefore this request for developer contributions is made in line with Local Plan Policy IN1. The developer contribution would be calculated based upon the total number of dwellings proposed and therefore directly relate to the proposed development.	Policy IN1 Infrastructure provision; Policy C11 of the Broughton Astley Neighbourhood Plan; Harborough District Council Planning Obligations Supplementary Planning

			Document 2022
NEIGHBOURHOOD PLANNING AND GREEN SPACES OFFICER OPEN SPACE MAINTENANCE (Total £33,783.49) COMPRISING £19,829.12 – Parks and Gardens £13,953.37 – Amenity Greenspace	Ongoing maintenance of open space (if adopted by HDC / PC)	The Open Spaces Strategy 2021 and Provision for Open Space and recreation 2021 (both adopted as policy in 2021) set out the POS requirements for addition of dwellings over 10 dwellings. The contributions have been calculated using data for Broughton Astley and are directly related to the size of the development. Inappropriate contributions for this type of development have not been sought. The contributions are in proportion to the size of the development and relate to the new population taking into account the minimum quantity provision and existing population within the accessibility thresholds. The natural and semi natural greenspace contributions will mitigate the effects of climate change and benefit the entire population irrespective of age or circumstance. The hierarchy of open space management – transfer should be offered in order to Parish, District, Management company.	Harborough Local Plan Policy IN1; Policy CI1 of the Broughton Astley Neighbourhood Plan; Built Facilities Strategy 2019; Harborough District Council Corporate Plan 2022; Harborough District Council Planning Obligations Supplementary; Planning Document 2022; Health and Wellbeing Strategy and Action Plan.
NEIGHBOURHOOD PLANNING AND GREEN SPACES OFFICER ON-SITE OPEN SPACE PROVISION (Total 0.0966 ha) COMPRISING 0.0345Ha – Parks and Gardens	Recreation & socialising.	The Open Spaces Strategy 2021 and Provision for Open Space and recreation 2021 (both adopted as policy in 2021) set out the POS requirements for addition of dwellings over 10 dwellings. The contributions have been calculated using data for Broughton Astley and are directly related to the size of the	Harborough Local Plan Policy IN1; Policy CI1 of the Broughton Astley Neighbourhood Plan; Built Facilities Strategy 2019;

0.0621 - Amenity Greenspace	Central 'public area' sufficient. Remainder of the POS at the perimeter of the site sufficient.	development. Inappropriate contributions for this type of development have not been sought. The contributions are in proportion to the size of the development and relate to the new population taking into account the minimum quantity provision and existing population within the accessibility thresholds. The natural and semi natural greenspace contributions will mitigate the effects of climate change and benefit the entire population irrespective of age or circumstance.	Harborough District Council Corporate Plan 2022; Harborough District Council Planning Obligations Supplementary Planning Document 2022; Health and Wellbeing Strategy and Action Plan.
NEIGHBOURHOOD PLANNING AND GREEN SPACES OFFICER OFF-SITE CONTRIBUTIONS (Total £158,929) COMPRISING £64,192 - Outdoor Sports Facilities £76,176 – Natural and Semi Natural Greenspace £3,174 – Children and Young People £1,449 – Allotments / Community Garden £8,487 – Greenways £5,451 – Cemeteries / Burial	OUTDOOR SPORTS FACILITIES To provide outdoor sports facilities within Broughton Astley or surrounding communities. To include pitch provision and enhancements, changing facilities enhancements in accordance with the current iteration of the Playing Pitch Strategy NATURAL / SEMI NATURAL GREENSPACE Enhancements to natural and semi natural greenspace either in the vicinity of	The Open Spaces Strategy 2021 and Provision for Open Space and recreation 2021 (both adopted as policy in 2021) set out the POS requirements for addition of dwellings over 10 dwellings. The contributions have been calculated using data for Broughton Astley and are directly related to the size of the development. Inappropriate contributions for this type of development have not been sought. The contributions are in proportion to the size of the development and relate to the new population taking into account the minimum quantity provision and existing population within the accessibility thresholds. The natural and semi natural greenspace contributions will mitigate the effects of climate change and benefit the entire	Harborough Local Plan Policy IN1; Policy CI1 of the Broughton Astley Neighbourhood Plan; Built Facilities Strategy 2019; Harborough District Council Corporate Plan 2022; Harborough District Council Planning Obligations Supplementary Planning Document 2022; Health and Wellbeing Strategy and Action Plan.

	Broughton Astley or on a strategic, district wide basis. CHILDREN/YOUNG PEOPLE Enhancements to existing play area in Broughton Astley ALLOTMENTS Enhancement of allotment or community gardens. GREENWAYS Enhancement of accessible links to the countryside and into the village. To enhance accessibility for those with reduced movement or mobility. CEMETERIES / BURIAL Provision of new burial spaces or enhancement of existing cemetery and burial sites for next of kin. Can be spent in Broughton Astley or on sites that provide strategic burial provision of the district.	population irrespective of age or circumstance.	
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NEIGHBOURHOOD PLANNING AND GREEN SPACES OFFICER £2626 FOR ORIGINAL DISPLACED ALLOTMENTS (PLANNING REF: 15/01340/OUT)	ALLOTMENTS Enhancement of allotment or community gardens.	The Open Spaces Strategy 2021 and Provision for Open Space and recreation 2021 (both adopted as policy in 2021) set out the POS requirements for addition of dwellings over 10 dwellings. The contributions have been calculated using data for Broughton Astley and are directly related to the size of the development. Inappropriate contributions for this type of development have not been sought. The contributions are in proportion to the size of the development and relate to the new population taking into account the minimum quantity provision and existing population within the accessibility thresholds. The natural and semi natural greenspace contributions will mitigate the effects of climate change and benefit the entire population irrespective of age or circumstance.	Harborough Local Plan Policy IN1; Broughton Astley Neighbourhood Plan; Policy C11 of the Broughton Astley Neighbourhood Plan; Built Facilities Strategy 2019; Harborough District Council Corporate Plan 2022; Harborough District Council Planning Obligations Supplementary Planning Document 2022; Health and Wellbeing Strategy and Action Plan.
NEIGHBOURHOOD PLANNING AND GREEN SPACES OFFICER Public Open Space (POS) Scheme for approval by Harborough District Council.	Public Open Space Scheme (POS)	The Open Spaces Strategy 2021 and Provision for Open Space and recreation 2021 (both adopted as policy in 2021) set out the POS requirements for addition of dwellings over 10 dwellings. This requirement is necessary to secure the delivery of high	Harborough Local Plan Policy IN1; Broughton Astley Neighbourhood Plan; Policy C11 of the Broughton Astley

The Scheme will include as a minimum: • The Landscape Management Plan • Habitat Management and Monitoring Plans • Sustainable Drainage Systems (SuDS) Plans • Approved Landscape Plans • POS boundary plans		quality public open space in the interests of positive planning within Harborough District.	Neighbourhood Plan ; Open Space Design Guide : For Harborough District Council (December 2025); Harborough Open Spaces Strategy (March 2021); Policies GD5, GD8, GI2, GI5, CC4 of the Harborough Local Plan; and the National Planning Policy Framework (2024).
S106 GRANT OFFICER £35,550 – Community Facilities Request	100% paid to Harborough District Council prior to commencement of development.	The contribution request has been justified using evidence of need for the community facilities and indoor sports in the Parish of Broughton Astley. Any Community Facilities and Indoor Sports contribution would be allocated to projects supporting community facilities and indoor sports in the Parish of Broughton Astley. Therefore, the contribution requirement is directly related to the development because the contribution would be used for the purpose of providing additional capacity through Community Facility and Indoor Sport projects. The projects evidenced will benefit the new residents of the proposed	Harborough Local Plan Policy IN1; Policy CI1 of the Broughton Astley Neighbourhood Plan; Harborough District Council Corporate Plan; Built Sports Facilities Strategy 2019; Harborough District Council

		development due to access to the spaces mentioned in this request.	Planning Obligations Supplement ary Planning Document 2022.
S106 GRANT OFFICER £12,802 – Indoor Sports Request	100% paid to Harborough District Council prior to commencement of development.	The contribution request has been justified using evidence of need for the community facilities and indoor sports in the Parish of Broughton Astley. Any Community Facilities and Indoor Sports contribution would be allocated to projects supporting community facilities and indoor sports in the Parish of Broughton Astley. Therefore, the contribution requirement is directly related to the development because the contribution would be used for the purpose of providing additional capacity through Community Facility and Indoor Sport projects. The projects evidenced will benefit the new residents of the proposed development due to access to the spaces mentioned in this request.	Harborough Local Plan Policy IN1; Policy C11 of the Broughton Astley Neighbourho od Plan; Harborough District Council Corporate Plan; Built Sports Facilities Strategy 2019; Harborough District Council Planning Obligations Supplement ary Planning Document 2022.
AFFORDABLE HOUSING Tenure Type and Mix for provision of affordable housing within the site.	Affordable housing requirement of 40% (8 units social and or affordable rented; 4 units Shared Ownership or Intermediate units). All affordable units to meet Homes England Development Standards; be tenure blind in quality and choice	A fundamental objective of the LP is to meet the need for affordable housing (Local Plan vision, LP Key Issue 2 and LP Objective 1). LP Policy H2 seeks a proportion of new dwellings within developments to be affordable. Providing housing on site will result in an inclusive, sustainable development. The size and tenure of affordable housing is based on the current needs of those on the Councils waiting list.	Policy H2 of the Harborough Local Plan; Policy H2 and Broughton Astley Neighbourho od Plan; Section 5 Harborough District Council Planning Obligations Supplement

	of materials and be clustered. Unit Mix to comprise 11x2 Bed Houses. 1x3 Bed House. Delivery Triggers are as follows: 4 units to be completed and handed over to a RP partner prior to completion of 50% of market dwellings. The balance of 8 units to be completed and handed over to a RP partner prior to completion of 75% of the Market dwellings.		ary Planning Document 2022
District contribution – 15% of application fee or £250 per contribution.	Associated Legal work and associated services.	It is appropriate for the Council to recover the costs associated with the negotiation, production and subsequent monitoring of developer payments. This covers the legal costs of creating agreements, any costs associated with obtaining independent or specialist advice to validate aspects of the contributions and costs of monitoring.	Harborough Local Plan Policy IN1; Policy CI1 of the Broughton Astley Neighbourhood Plan; Harborough District Council Planning Obligations Supplementary Planning Document 2022.
Request by LCC	Obligation for		
Amount /Detail	Delivery	CIL Justification	Policy Basis

£29,040 (NHS TREATMENT ROOM/CONSULTATION ROOM DEMANDS)	To develop or alternatively use the contribution at Orchard Medical Practice, and / or Station Road Surgery and / or Countesthorpe Health Centre, towards other Primary/Community healthcare infrastructure that will be directly impacted due to the increase in population linked to this housing development. For example, a new healthcare facility. The Integrated Care Board would wish for any contributions to be with a 10 year spend deadline from the end of completion and last tranche received.	To provide the required GP facilities to meet the population in average cost to mitigate the impact of the development, based on n examples of development work at surgeries for 73 patients is as follows <table><tr><td>Additional patients to be accommodated 73</td><td>x</td><td>Standard area m²/person 0.08</td><td>x</td><td>Cost of works including fees £/m² £5,000</td><td>=</td><td>To £29,040</td></tr></table> Mitigating the development cost, means the cost of undertaking development works, which could consist of a physical extension, reconfiguration, alteration, or enhancement works (including equipment) will support a project to mitigate the impact.	Additional patients to be accommodated 73	x	Standard area m ² /person 0.08	x	Cost of works including fees £/m ² £5,000	=	To £29,040	Reg 122 Community Infrastructure Levy (CIL); Objective 4; Policy IN1 Harborough Local Plan; Sections 2 and 8, para's 8, 96, 98, 99, 101 National Planning Policy Framework. Harborough District Council Planning Obligations Supplementary Planning Document 2022. Policy CI1 of the Broughton Astley Neighbourhood Plan
Additional patients to be accommodated 73	x	Standard area m ² /person 0.08	x	Cost of works including fees £/m ² £5,000	=	To £29,040				
(HIGHWAYS) TRAVEL PACKS £52.85 PER PLOT (PRE-OCCUPATION) (IF PREPARED BY LCC) + £500 ADMIN CHARGE IF TRAVEL PACK NOT PREPARED BY LCC;	100% of obligation to be provided prior to first occupation	To inform new residents from first occupation what sustainable travel choices are available in the surrounding area	Harborough Local Plan Policy IN1; Policies T1 and CI1 of the Broughton Astley Neighbourhood Plan; Leicestershire Planning Obligations Policy Adopted July							

			2019 Harborough District Council Planning Obligations Supplement ary Planning Document June 2022. Harborough District Council Planning Obligations Supplement ary Planning Document 2022.
LCC HIGHWAYS 6 MONTH BUS PASS X 2 PER DWELLING (£632.50 PER PASS) .	25% prior to first occupation; Remaining 75% obligation to be paid prior to occupation of 25% of total dwellings	To encourage new residents to use bus services as an alternative to the private car to establish changes in travel behaviour from first occupation	Harborough Local Plan Policy IN1; Policies T1 and CI1 of the Broughton Astley Neighbourho od Plan; Leicestershir e Planning Obligations Policy Adopted July 2019 Harborough District Council Planning Obligations Supplement ary Planning Document June 2022; Harborough District Council Planning Obligations Supplement

			ary Planning Document 2022.
Planning Obligations Team £716.10 - Waste Management £905.93 – Libraries £49,999.17 - Secondary Education £19,133.73 - Post 16 Education		Reconfiguration/Development of Whetstone HWRC. Improvements to Broughton Astley Library (Facilities / Stock) The development will yield 5.01 secondary aged children. Thomas Estley Community College has a net capacity of 900 and there will be a deficit of 3 places. Accommodate capacity issues created by the proposed development by improving/enhancing/remodelling existing facilities within the catchment/DfE planning area for the development or any school within the locality.	LCC Planning Obligations Policy (10 th July 2019) Paragraph 58 of the NPPF (December 2024). Policy CI1 - Broughton Astley Neighbourhood Plan Harborough District Council Planning Obligations Supplementary Planning Document 2022. Harborough Local Plan Policy IN1.

Appendix C – LCC Planning Obligations Team – Calculation for Developer Contributions

SECTION 106 CALCULATION FOR DEVELOPER CONTRIBUTIONS					
District Site Reference:	25/01236/FUL				
Date:	05/02/2026				
Site of Development:	Land at the end of Crowfoot Way, Broughton Astley				
Configuration			No. of Pupils		Round up
No. of 2 bed+ flats/apartments:	0				
No. of 2 bed+ houses/bungalows:	30		Primary	9.00	9
Total	30		Secondary 11-16	5.01	6
			Post 16	0.99	1
			Total		16

Primary					
Catchment school (top) and schools within 2 miles walking distance of the development	School Capacity	Pupil Forecast	Surplus/ Deficit +/-	S106 Funded Places Discounted	+/- after S106 funded places discounted
Hallbrook Primary School	210	181	29	0	29
Old Mill Primary School	420	386	34	0	34
Orchard Church of England Primary School, Broughton Astley	210	192	18	0	18
			81	0	81

Claim:	Per Pupil	x No.	TOTAL
Pupil No. shown to up to 5 DP	£18,356.00	0.00	£0.00

Secondary 11-16					
Catchment school (top) and schools within 3 miles walking distance of the development	School Capacity	Pupil Forecast	Surplus/ Deficit +/-	S106 Funded Places Discounted	+/- after S106 funded places discounted
Thomas Estley Community College	900	921	-21	18	-3
		0	0	0	0
			-21	18	-3

Claim:	Per Pupil	x No.	TOTAL
Pupil No. shown to up to 5 DP	£17,876.00	2.797	£49,999.17

Post 16					
Nearest Post 16 Provider (top) and those within 3 miles walking distance of the development	School Capacity	Pupil Forecast	Surplus/ Deficit +/-	S106 Funded Places Discounted	+/- after S106 funded places discounted
Countesthorpe Academy	150	283	-133	112	-21
		0	0	0	0
			-133	112	-21

Claim:	Per Pupil	x No.	TOTAL
Pupil No. shown to up to 5 DP	£19,327.00	0.99	£19,133.73
TOTAL REQUIREMENT	£69,132.90		