



**Development Control
Committee**

**Thursday, 26
February 2026**

Matter for Decision

Report Title: **Land West of Welford Road, Wigston, Leicestershire (Ref. No. 25/00410/REM)**

Case Officer(s): **Max Heagin (Senior Development Control Officer)**

Site Address:	Land West of Welford Road, Wigston, Leicestershire.
Application Description:	Reserved matters application relating to planning permission 22/00266/OUT for erection of 87no. dwellings and associated works, including details of layout, scale, appearance, landscaping and internal access; and submission of details pursuant to the discharge of conditions 13 (lighting appraisal), 14 (noise assessment) and 24 (ball strike assessment) of planning permission 22/00266/OUT.
Purpose of Report:	Highlight to Members the key aspects of the planning application and the Officer recommendation.
Recommendation(s):	That the application be PERMITTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 257 2642 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p> <p>Max Heagin (Senior Development Control Officer) (0116) 257 2716 max.heagin@oadby-wigston.gov.uk</p>
Consultees:	The consultees are as set out at paragraph 4 of this report.
Background Papers:	Search application reference no. 25/00410/REM via Public Access to access all available documents (e.g. assessments, plans, forms etc.)
Appendices:	1. Case Officer's Presentation (Ref. No. 25/00410/REM)

(Continued overleaf)

1. Site and Location



- 1.1 The application site is located to the southeast of Wigston on Welford Road, the primary throughfare into Wigston from the south and is approximately 1.5km from the town centre. It comprises approximately 3.28ha of agricultural fields bounded primarily by high hedges

with a green metal fence on the north boundary along the access to South Leicestershire R.F.C. with existing access via a gate set in the hedge at the bottom of the vehicular layby located to the northeast of the site.

- 1.2 Under application 22/00266/OUT permission, including access, was approved for up to 87 dwellings, with public open space, drainage, and landscape infrastructure. This included provision for ball strike netting to the west boundary with the Rugby Club and in line with concerns raised by members at the associated committee provision for securing of the west side boundary to restrict unauthorised access from occupants of the development to access the Rugby Club.
- 1.3 The site is bounded to the west by the playing fields of South Leicestershire Rugby Football Club with the associated access running along the north boundary of the site. Further to the north of the site sits Wigston Cemetery with the associated roundabout on the access incorporating tactile paved pedestrian crossings across Welford Road which bounds the eastern side of the development site. The east side of Welford Road adjacent to the development is marked by existing housing between Guthlaxton Way and Cooks Lane as well as ongoing housing developments as part of the Wigston Direction for Growth. The south of the site is marked by a further residential development on Rawson Drive (approved under application 17/00539/OUT) and Meadow Hill on the east side of Welford Road.

2. Description of Proposal

- 2.1 The proposal relates to permission 22/00266/OUT granted by the Development Control Committee in January 2025. Following agreement and signing of the associated S.106 Agreement, and with the Decision Notice being formally issued on 9 May 2025.
- 2.2 The application seeks approval of matters reserved in respect of layout, scale and appearance and landscaping under application 22/00266/OUT. It additionally seeks the submission of details pursuant to the discharge of conditions 13 (lighting appraisal), 14 (noise assessment) and 24 (ball strike assessment) of planning permission 22/00266/OUT which are considered separately of the reserved matters to be determined by committee.
- 2.3 The proposed housing mix delivers a range of housing from 1 bedroom maisonettes through to 5 bedroom family dwellings, in accordance with housing needs identified in the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA). This includes the provision of 17 affordable dwellings, 3 for rent with the remainder in shared ownership, and 4 bungalows in line with the previously agreed provision of the outline permission. A breakdown of the proposed housing mix is included in the below table:

(Continued overleaf)

Beds	No.	%
Market Housing		
2	13	19
3	27	38.5
4	27	38.5
5	3	4
Total	70	100
Affordable Housing		
1	4	23.5
2	9	53
3	4	23.5
Total	17	100

- 2.4 The proposals would also see the provision of ball strike netting set off of the west side boundary with the neighbouring South Leicestershire Rugby Club site in addition to supplementing of the existing west boundary hedge and provision of secured gates to provide a maintenance corridor on the boundary and secure the boundary from future occupants.
- 2.5 The site would also see the provision of a comprehensive landscaping scheme incorporating an attenuation pond to the southeast of the site with a Severn Trent easement left along the east boundary. Within the site the proposed landscaping features provision of tree planting and soft landscaped strips to break up site frontages, provision of trees to rear gardens on plots backing onto each other, provision of a central landscaping feature with LAP equipment and supplemental planting of existing hedged boundaries to retain and enhance the existing soft edge to the site.

3. Relevant Planning History

- 3.1 22/00266/OUT - Outline planning application for residential development of up to 87 dwellings, with public open space, drainage, and landscape infrastructure with all matters other than access reserved - Approved 09.05.2025.

4. Key Consultations and Responses

- 4.1 Leicestershire County Council Ecology: Did not object to the proposals providing the following comments.

Initial comments received 12.12.2025:

"We have reviewed the Ecological Impact Assessment (Brindle & Green, Nov 2025) relating to the updated impacts of development consented under 22/00266/OUT and identification of appropriate mitigation measures and non-mandatory Biodiversity Net Gain.

We are satisfied that there is sufficient ecological information available to support approval of reserved matters for this development.

Condition 13 (Lighting appraisal)

We highlight that there is a conflict between the lighting details submitted to discharge Condition 13 as part of this application and those required by Condition 19 which has not yet been considered. Whilst we appreciate that the reason for Condition 13 does not relate

to ecology, we note that it states "The development shall be carried out in strict accordance with any identified mitigation measures."

We are concerned that Light Spill Contour Layout Rev C (Loveday Lighting, August 2025) appears to show that there will be in excess of 1.00 lux on the eastern hedgerow and trees which may result in increased lighting disturbance to foraging and commuting bats. We highlight that the Ecological Impact Assessment (EcIA) (Brindle & Green, Nov 2025) refers to this at section 6.12 and recommends mitigation measures at section 6.15.

Condition 19 requires "The lighting scheme shall include details of lighting to roads and footpaths and shall keep lux levels as low as practicably possible in proximity to hedgerows and other sensitive habitats" to prevent any possible adverse impacts to neighbouring properties or biodiversity. Whilst the lighting design meets ILP 1/21 for residential properties, it is not in accordance with ILP Guidance Note 08/23 Bats and Artificial Lighting at Night.

This is necessary to provide certainty for the LPA of the likely impacts on protected species and, with appropriate mitigation measures secured, the development can be made acceptable.

We note that the Lighting Design Report Rev C (Loveday Lighting, Nov 2025) at section 6.5 states

"During a recent site visit, it was observed that some of the existing floodlighting installations are already equipped with shielding to help control light spill." We therefore seek confirmation that directional shielding will be fitted to the remaining floodlight luminaires to avoid light spillage on hedgerows and other sensitive habitats in accordance.

We recommend that the mitigation and habitat compensation measures identified in the Ecological Impact Assessment (EcIA) (Brindle & Green, Nov 2025) should be implemented in full Conditions 16 and 19 attached to the consent for 22/00466/OUT. This is considered necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

We note that the EcIA (Brindle & Green, Nov 2025) recommends a condition for a Landscape and Ecology Management Plan (LEMP) to secure long term management of soft landscaping and non-mandatory BNG as detailed in the Soft Landscaping Proposals Rev A and Landscape Proposals Rev A (both Golby & Luck, Oct 2025). As this condition was contained in the decision notice for 22/00466/OUT, we recommend that this is secured by a condition of any reserved matters approval.

We support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended in the BNG covering letter (Brindle & Green, Nov 2025) including Appendix 1, Biodiversity Plan Rev P01 (Davidsons, Oct 2025), to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024).

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended).

We note that the bat activity survey and badger survey have been completed but these are not included in the description for this application nor have been discharged yet. We would support discharge of conditions 17 and 18 when applications are submitted and recommend that the mitigation measures recommended in the Ecological Impact Assessment (EcIA) (Brindle & Green, Nov 2025) e.g. precautionary working method statements, are included in

the Construction Environmental Management Plan (Biodiversity) to support discharge of Condition 16 and the Lighting details are in accordance with Condition 19.

Impacts will be minimised such that the proposal is acceptable, subject to the condition below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any reserved matters approval."

Subsequent comments received 26.01.2026:

"We have reviewed the additional information submitted since our previous comments (dated 12th December 2025) in which we noted no objection but highlighted the need for further information in relation to the discharge of other conditions (16, 17, 18 and 19) as part of the reserved matters. Since that response, no additional information has been submitted pertaining to lighting, bat surveys or Badger surveys and so those comments remain valid, as does the recommendation for

the application of a condition to any reserved matters approval requiring the submission of a Landscape and Ecological Management Plan (see recommended wording below).

We have reviewed the amended version of the Biodiversity Plan, which is now on Revision P03, and we remain in support of the biodiversity enhancements contained within it and the Biodiversity Net Gain covering letter (Brindle and Green, November 2025).

We have reviewed the amended Soft Landscaping Plans (Golby and Luck, January 2026) and the amended Trees and Hedgerow to be Retained and Removed plan (Davidsons, December 2025) and have no comments to make.

Recommendation

In summary, we have no further comments to make on any of the new and/or amended information submitted by the applicant."

4.2 Leicestershire Highways Authority: Did not object to the proposals providing the following comments.

Initial comments received 06.01.2026:

"The Local Highway Authority advice is that, in its view, 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 and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA is in receipt of application 25/00410/REM which seeks approvals for matters relating to layout, scale, appearance, landscaping and internal access for a development of 87 dwellings at land west of Welford Road Wigston.

The Applicant is also seeking permission for the discharge of Condition 13 (lighting appraisal), Condition 14 (noise assessment) and Condition 24 (ball strike assessment)

attached to outline planning approval 22/00266/OUT. The LHA did not advise any of the aforementioned conditions and therefore have no comments to make on these matters.

Throughout this response reference is made to the Leicestershire Highway Design Guide (LHDG) which can be accessed via <https://www.leicestershirehighwaydesignguide.uk/>.

In preparing this response the LHA has reviewed the following documentation.

- *Planning Application Form, submitted to the Local Planning Authority (LPA) 7th November 2025;*
- *Davidsons, drawing No. 1255_401-Location Plan;*
- *Davidsons, 'Highways Layout- Sheet 1', drawing No. 1225_101 Rev. P01;*
- *Davidsons, 'Highways Layout- Sheet 2', drawing No. 1255_102 Rev. P01;*
- *Davidsons, 'Planning Layout', drawing No. 1225_100 Rev. P03;*
- *Davidsons, 'Presentation Layout', drawing No. 800_Presentation Layout Rev. P02;*
- *Davidsons, 'Design Statement Rev. A', submitted to the LPA 17th November 2025;*
- *Nineteen47, 'Planning Statement', created November 2025;*
- *Golby + Luck, 'Landscape Proposals', drawing No. GL2572 LP 02A. and*
- *Davidsons, Various House Type and Garage floor plans, submitted to the LPA 17th November 2025.*

The LHA note that a further Planning Layout drawing has been submitted (Davidsons, drawing No. 1225_100 Rev. P04). Following a discussion with the LPA and a review of the new drawing, the LHA is satisfied that the amended layout shows only minor amendments in regard to highway matters. The LHA advise that whilst the following comments are based on a review of

drawing No. 1225_100 Rev. P03, they are also suitable in response to drawing No. 1225_100 Rev. P04.

For clarity drawing No. 1225_100 Rev. P04 is annotated to state the following amendments (relevant to the LHA) have been made.

- *Plot 4 and 48 have been swapped;*
- *An additional parking space has been added for Plot 75; and*
- *A garage has been added for Plots 77/78 (the LHA note the new garage serves Plots 76/77).*

These amendments are also annotated on the revised Highway Layout drawings. Therefore, the LHA consider that a full re-consultation is not necessary at this stage.

Site Access

Access to the site, from Welford Road, has been secured through application 22/00266/OUT. The LHA is satisfied that the access arrangements shown in the supporting documentation for this application are commensurate with those agreed and secured through application 22/00266/OUT (ADC Infrastructure drawing No. ADC2565-DR-001 Rev. P02).

Internal Layout

The acceptability of an adopted road layout is subject to a Section 38 (S38) agreement in accordance with the Highways Act (1980). For the site to be suitable for adoption, the

internal layout must be designed fully in accordance with the Leicestershire Highway Design Guide (LHDG)

The Applicant is advised that any review of the site layout provided by the LHA prior to determination of this planning application does not prejudice any future S38 application made to the LHA post granting of planning consent. Furthermore, adoptability of a site cannot be formally established until such time as S38 technical approval has been obtained through the S38 technical appraisal process with the LHA following the grant of planning permission. A site layout design submitted as part of a planning application which addresses all comments below does not guarantee a successful S38 application.

Adoptability of a site is not a material planning consideration. The comments below are therefore broken down into 'material planning considerations', which are required to be addressed pre-determination of this application, irrespective of adoptability, and 'adoptability' comments, which the Applicant may choose to address during the planning process to work towards a layout that meets the requirements for a S38 application.

Material Planning Considerations

The LHA consider that the internal layout does not accord with the LHDG and the site is therefore not suitable for adoption. The LHA therefore advise that this application should be approved on the basis it would not have a severe impact on the existing highway network and on the basis that the site will remain in private ownership. Further information regarding sites that remain in private ownership and that are not adopted by the LHA can be found within the LHDG at <https://www.leicestershirehighwaydesignguide.uk/approvals-road-adoptions-and-commuted-sums/roads-are-remain-private>.

Adoptability Comments

The LHA consider that the internal layout does not fully accord with the LHDG and the site is therefore not suitable for submission of a S38 application post granting of planning consent as currently presented. Whilst it is not a requirement for these matters to be addressed during the planning application stage, the Applicant may wish to consider addressing the following points in order to demonstrate a layout more likely to be suitable for an application for adoption under S38:

- Currently there are less than six plots fronting onto or being directly served by Street 3. In accordance with Policy 5 of the LHDG this should be redesigned to increase the number of frontages, or alternatively not be proposed for adoption. The removal of the square ending to Street 1 and replacement with a 90-degree turn to extend the road would provide the easiest solution.*
- The Applicant should ensure carriageway geometry is in accordance with Table 3 of the LHDG and therefore suitable to serve the number of plots each will serve. In regard to Street 4 the larger carriageway width would potentially be acceptable to futureproof the site and allow for future expansion of the site. If the expansion does not occur, then a commuted sum would be incurred. The LHA acknowledge the Highway Layout drawing is annotated to state that the Applicant accepts commuted sums for proposals that are not considered standard.*
- Once the road geometry has been amended forward visibility splays will be required and the areas within the splays should be conveyed as highway outside Plot 33 in accordance with Figure 8 of the LHDG.*
- The proposed speed control measures are not currently designed in accordance with Table 20 of the LHDG. The minimum plateau length of speed control measures should be*

8.0m and ramps should not conflict with direct frontage accesses (drives). Further information can be found in Figure 31 of the LHDG.

- The radii for turning heads typically should be 8.0m in accordance with Figure 12 of the LHDG.*
- The turning head at Plots 60-62 is unnecessarily large and serves no highway purpose and does not need to extend beyond the radii. This should be shortened to just beyond the tangent point with private drive extended to suit. Again, further information can be found in Figure 12 of the LHDG.*
- The LHA is satisfied that the suitable bin collection points are contained within the site layout. Swept Path Analysis for an 11.20m long refuse vehicle moving around the site should be submitted should the Applicant wish for the internal layout to be adopted.*
- Off-street parking should be provided in accordance with Table 28 of the LHDG whereby two spaces are required for a dwelling with up to three bedrooms. Therefore Plots 63, 64, 68 and 69 have a one space shortfall.*
- Where more than two spaces (including garages) are proposed in tandem arrangement, due to the inherent inconvenience in use and due to the possibility, the arrangement could lead to on-street parking, only the first two spaces will count towards the parking provision. Therefore Plots 2, 4, 9, 10-13, 20, 23, 26-27, 31, 42-44, 49-51, 82-83 and 86-87 have a one space shortfall.*
- The LHA request that the parking for Plot 24 is re-considered as vehicles will have to cross an excessive area of the shared area allocated for pedestrian movements and driver to pedestrian intervisibility would be considerably limited.*
- Space for visitors to park should be provided at a rate of 0.25 spaces per dwelling. These spaces should be provided via on-street parking and in accordance with Figure 2 of the LHDG.*

The Applicant is advised that the above matters are expected to result in changes to plot positions; should the application be determined with the site layout as currently presented and the Applicant subsequently wishes to put forward the roads for adoption under S38, this could result in the requirement for a non-material amendment or S73 variation of condition application being required to be submitted to the LPA to meet the required LHDG standards

The following elements of the proposals do not accord with the LHDG, however, as these are not expected to alter plot positions, it is expected that these can be addressed as part of a future S38 technical appraisal process:

- The shared surfaces at the end of Street 2 & 3 could be extended (past Plots 16 & 39 respectively) to provide greater traffic calming effect for the residents on that street. This however would not be necessary for the layout to be adoptable.*
- The LHA consider the parking spaces serving Plots 7 and 84 to be located remotely in relation to the dwellings they will serve. This can result in wasteful use of land and increased pressure on on-street parking.*
- Any verge areas less than 10.0sq. metre will not be adopted and should be removed from the design.*

- *Consideration of root barrier/deflection treatment will be required when proposing trees/shrubs adjacent to the footway.*
- *The LHA confirm that all private driveway widths accord with Table 13 of the LHDG and that shared driveways and direct frontage accesses (other than Plot 24) provide suitable vehicular and pedestrian visibility splays.*
- *The LHA is satisfied that the proposed planting will not obstruct visibility splays.”*

Subsequent comments received 16.02.2026:

"The Local Highway Authority advice is that, in its view, 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 and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted on application 25/00410/REM which seeks approval for matters relating to layout, scale, appearance, landscaping and internal access for a development of 87 dwellings at land west of Welford Road Wigston.

The Applicant is also seeking permission for the discharge of Condition 13 (lighting appraisal), Condition 14 (noise assessment) and Condition 24 (ball strike assessment) attached to outline planning approval 22/00266/OUT. The LHA did not advise any of the conditions and therefore, have no further comments to make on these matters.

Throughout this response reference is made to the Leicestershire Highway Design Guide (LHDG) which can be accessed via <https://www.leicestershirehighwaydesignguide.uk/>.

Through the previous response issued 29th January 2026, the LHA advised there to be no material considerations preventing planning permission being granted. The LHA did however advise that the internal layout does not fully accord with the LHDG and therefore is not currently suitable for submission of a Section 38 (S38) application post granting of planning consent. The LHA offered matters to be addressed to provide a layout more suitable for adoption under S38 along with matters that it would be possible to address as part of a future S38 technical appraisal process:

The Applicant has subsequently submitted the following additional documentation in support of the proposals.

Davidsons, 'Planning Layout' drawing No. 125_100 Rev. P06;

Davidsons. 'Highways Layout – Sheet 1', drawing No. 1225_101 Rev. P04;

Davidsons. 'Highways Layout – Sheet 2', drawing No. 1225_102 Rev. P04;

Davidsons, 'Materials & Boundary Treatment Plan', drawing No. 1225_200 Rev. P06;

Davidsons, 'Presentation Layout', drawing No. 800_Presentation Layout Rev. P06;

Golby + Luck, 'Soft Landscape Proposals Sheet 1 of 2', drawing No. GL2572 LP 01D; and

Golby + Luck, 'Soft Landscape Proposals Sheet 2 of 2', drawing No. GL2572 LP 02D.

Site Access

Access to the site, from Welford Road, has been secured through application 22/00266/OUT. The LHA is satisfied that the access arrangements shown in the supporting documentation for this application is commensurate with those agreed and secured through application 22/00266/OUT (ADC Infrastructure drawing No. ADC2565-DR-001 Rev. P02).

Internal Layout

The acceptability of an adopted road layout is subject to a S38 agreement in accordance with the Highways Act (1980). For the site to be suitable for adoption, the internal layout must be designed fully in accordance with the LHDG.

The Applicant is advised that any review of the site layout provided by the LHA prior to determination of this planning application does not prejudice any future S38 application made to the LHA post granting of planning consent. Furthermore, adoptability of a site cannot be formally established until such time as S38 technical approval has been obtained through the S38 technical appraisal process with the LHA following the grant of planning permission. A site layout design submitted as part of a planning application which addresses all comments below does not guarantee a successful S38 application.

To aid the design process, the LHA have reviewed drawing No. 125_100 Rev. P06 and drawing No. 1225_101 Rev. P04.

Adoptability of a site is not a material planning consideration. The comments below are therefore broken down into 'material planning considerations', which are required to be addressed pre-determination of this application, irrespective of adoptability, and 'adoptability' comments, which the Applicant may choose to address during the planning process to work towards a layout that meets the requirements for a S38 application.

Material Planning Considerations

As stated, access to the existing highway network has been obtained through application 22/00266/OUT. As detailed below, the internal layout of the site has not been designed in accordance with the LHDG. However, the LHA is satisfied that the design of the site would not have a severe impact on the existing highway network and therefore advise that the application should be approved on the basis that the site will remain in private ownership.

Further information regarding sites that remain in private ownership and that are not adopted by the LHA can be found within the LHDG at <https://www.leicestershirehighwaydesignguide.uk/approvals-road-adoptions-and-commuted-sums/roads-are-remain-private>.

Adoptability comments

The LHA consider that the internal layout does not fully accord with the LHDG and the site is therefore not suitable for submission of a S38 application post granting of planning consent as currently presented. Whilst it is not a requirement for these matters to be addressed during the planning application stage, the Applicant may wish to consider addressing the following points to demonstrate a layout suitable for an application for adoption under S38:

- The square ending to Street 1 (outside Plot 34) should be removed.*

- *The speed control measures are currently not acceptable. In this instance the maximum distance between speed control measures, junctions or 90-degree bends is 60.0m. This is exceeded on Street 1, 2 and 3. Further information can be found in Table 20 of the LHDG.*
- *The radii for turning heads typically should be 8.0m in accordance with Figure 12 of the LHDG.*
- *Forward visibility splays have been shown. Opposite Plot 33, the area within the splay should be conveyed as highway and not contained within private land. Further information can be found in Figure 8 of the LHDG.*
- *Where more than two spaces (including garages) are proposed in a tandem arrangement, due to the inherent inconvenience in use and due to the possibility, the arrangement could lead to on-street parking, only the first two spaces will count towards the parking provision. Therefore Plots 2, 4, 9-13, 20, 23, 26-27, 31, 42-44, 48-51, 82-83 and 86-87 each have a one space shortfall.*
- *In accordance with the LHDG, for developments of over ten dwellings visitor parking is required at a rate of 0.25 spaces per dwelling. The proposed development therefore requires approximately 20 visitor parking spaces. Spaces should be provided via on-street parking (however not in shared surfaces) and in accordance with Figure 2 of the LHDG. Where options for on-street parking have been exhausted or would be impractical visitor parking spaces can be contained within private shared driveways.*

The Applicant is advised that the above matters are expected to result in changes to plot positions. Should the application be determined with the site layout as currently presented and the Applicant subsequently wishes to put forward the roads for adoption under S38, this could result in the requirement for a non-material amendment or S73 variation of condition application being required to be submitted to the LPA to meet the required LHDG standards.

The following elements of the proposals do not accord with the LHDG, however, as these are not expected to alter plot positions, it is expected that these can be addressed as part of a future S38 technical appraisal process:

- *Tegula Paving while permissible is considered enhanced materials as per the LHDG and will incur a commuted sum as part of the S38 agreement.*
- *Wooden Bollards while not completely necessary would be accepted and incur a commuted sum as part of the S38 agreement.*
- *Consideration of root barrier/deflection treatment will be required when proposing trees/shrubs adjacent to the footway.*

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Davidsons drawing number

1225_100 Rev. P06. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 (2024).

2. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of five metres of the highway boundary and shall be hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2024).

3. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of all private accesses with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2024)."

Leicestershire Local Lead Flood Authority: Did not object to the proposals providing the following comments.

Initial comments received 12.12.2025:

"This application seeks to approve reserved matters associated with the outline application 22/00266/OUT. The application has provided sufficient detail to the LPA in support of the application and the LLFA would refer the applicant and the LPA to the conditions set against the Outline application.

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 approval of the reserved matters.

Note: Reserved matters applications are reviewed by the LLFA in relation to details such as 'access', 'appearance', 'landscaping', 'layout' and 'scale' only, in line with article 2 of the Town and Country Planning Order 2015. This response does not consider any surface water specific conditions which must be consulted on separately once the reserved matters are approved by the LPA."

Subsequent comments received 19.01.2026:

"This application seeks to approve reserved matters associated with the outline application 22/00266/OUT. The applicant has provided sufficient detail to the LPA in support of the application and the LLFA would refer the applicant and the LPA to the conditions set against the Outline application.

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 approval of the reserved matters.

Note: Reserved matters applications are reviewed by the LLFA in relation to details such as 'access', 'appearance', 'landscaping', 'layout' and 'scale' only, in line with article 2 of the Town and Country Planning Order 2015. This response does not consider any surface water

specific conditions which must be consulted on separately once the reserved matters are approved by the LPA."

4.3 Severn Trent Water: Were consulted on the proposals with no comments received at the time of writing. It is assumed no objection is raised on this basis.

4.4 Sport England: Did not object to the proposals providing the following comments.

Initial comments received 09.12.2025:

"The proposal relates to the submission of details reserved under planning permission ref: 22/00266/OUT for the layout, scale, appearance, landscaping and internal access of this housing scheme. Located adjacent to playing field land, the proposed layout has the potential to prejudice the use of part of the playing field at this site.

The Planning Layout of the proposal, as shown on Drw No: 1225_100 Rev P03 (Planning Layout), includes details of the retention of the hedgerow and a 3.0-metre-wide maintenance clearance area accessed by a gate along the boundary with South Leicestershire Rugby Football Club's playing field. Rear and side gardens serving the proposed dwellings would be sited adjacent to this maintenance area. The Materials and Boundary Treatment Plan (Drw No: 1225_200 Rev P03) includes details of the siting of the ball strike netting posts and ball strike netting behind/to the side of plots 37-62 and located on land within the application site.

Documentation has also been submitted in accordance with conditions 13, 14 and 24. These conditions all seek to inform appropriate layout and design of the site in the interests of safeguarding the amenity of occupiers of the residential development and ensuring that the adjoining sports club does not have unreasonable restrictions placed on it as a result of this new housing development. This is a requirement of paragraph 200 of the NPPF (2024):

Condition 13 – Lighting Design Report (11.11.2025)

Condition 14 – Noise Assessment Report (November 2025)

Condition 24 – Rugby Ball Strike Assessment version 5.0 (10.11.25)

As part of the assessment of this consultation, Sport England has sought the views of the Rugby Football Union (RFU) who act as Sport England's technical advisor in relation to rugby and its facilities. The RFU confirm that they are satisfied with the layout proposed. They report that the previous proposal to widen the driveway leading to the rugby club is not viable due to the significant costs related to moving a cable on this land.

Assessment against Sport England's Playing Fields Policy and NPPF

The proposal would be sited adjacent to playing field. The proposal therefore needs to be considered against the exceptions in Sport England's policy which accord with the specified justifications included in paragraph 104 of the NPPF which both seek to protect playing fields from being built on. Of Sport England's playing field policy's five exceptions – exception 3 could potentially cover the proposed development which allows developments which affect only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;*
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*

- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.*

Sport England has been involved at the pre-application stage in the development of the details submitted as part of this reserved matters' application. Based on an assessment of the information which accompanies the planning application which includes details in the Planning Layout Plan, the Materials and Boundary Plan, the Rugby Ball Strike Assessment, the Lighting Strategy and the Noise Assessment, along with the comments made by the RFU, it is considered that the proposal should not prejudice the use of the adjoining playing field or reduce its sporting capacity. In Sport England's opinion it has therefore been demonstrated that the proposal would meet exception 3 of our Playing Fields Policy and the requirements of Paragraphs 104 and 200 of the NPPF (2024).

Sport England's Position

Given the above, Sport England raises no objection to the application which is considered to accord with exception 3 of our playing fields policy and the requirements of paragraphs 104 and 200 of the NPPF in that the proposal should not impact on the use of the adjoining playing field or reduce its sporting capacity."

Subsequent comments received 22.01.2026:

"The Planning Layout of the proposal, as shown on amended Drw No: 1225_100 Rev P04 (Planning Layout), includes details of the retention of the hedgerow and a 3.0-metre-wide maintenance clearance area accessed by a gate along the boundary with South Leicestershire Rugby Football Club's playing field. Rear and side gardens serving the proposed dwellings would be sited adjacent to this maintenance area. The amended Materials and Boundary Treatment Plan (Drw No: 1225_200 Rev P04) includes details of the siting of the ball strike netting posts and ball strike netting behind/to the side of plots 37-62 and located on land within the application site.

As part of the additional information, details have been submitted of the ball strike netting in the Ball Strike Netting Details plan. This shows the construction of 4m high posts which are 1m below ground. Netting would be installed between the heights of 1.8m – 4.0 metres.

As part of the assessment of this consultation, Sport England has sought the views of the Rugby Football Union (RFU) who act as Sport England's technical advisor in relation to rugby and its facilities. The RFU confirm that they are satisfied with the layout proposed and the details contained in the Ball Strike Netting Details Plan.

Assessment of amended proposal and additional information against Sport England's Playing Fields Policy and NPPF

The proposal would be sited adjacent to playing field. The proposal therefore needs to be considered against the exceptions in Sport England's policy which accord with the specified justifications included in paragraph 104 of the NPPF which both seek to protect playing fields from being built on. Of Sport England's playing field policy's five exceptions – exception 3 could potentially cover the proposed development which allows developments which affect only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch;*

- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Sport England has been involved at the pre-application stage in the development of the details submitted as part of this reserved matters' application. Based on an assessment of the amended plans and additional information which accompanies the planning application which includes details in the Planning Layout Plan, the Materials and Boundary Plan, the Rugby Ball Strike Assessment, the Lighting Strategy and the Noise Assessment, along with the comments made by the RFU, it is considered that the proposal should not prejudice the use of the adjoining playing field or reduce its sporting capacity. In Sport England's opinion it has therefore been demonstrated that the proposal would meet exception 3 of our Playing Fields Policy and the requirements of Paragraphs 104 and 200 of the NPPF (2024).

Sport England's Position

Given the above, Sport England raises no objection to the amended application which is considered to accord with exception 3 of our playing fields policy and the requirements of paragraphs 104 and 200 of the NPPF in that the proposal should not impact on the use of the adjoining playing field or reduce its sporting capacity."

4.5 Leicestershire Police: Did not object to the proposals providing the following comments.

"Thank you for giving Leicestershire Police Designing out Crime Officers the opportunity to review the planning application for the development detailed above. After reviewing the available documents, Leicestershire Police has no objections to the application. However, I have the following observations:

- *The 'Presentation Layout' indicates that on the whole, parking is adjacent, or to the front of majority of dwellings. This is likely to have a positive impact on deterring crime.*
- *It also indicates that several properties have adjacent parking facilities. I recommend ensuring that each plot is allocated ample space to improve accessibility and reduce potential conflict between users.*
- *The LAP has been positioned centrally and is overlooked by dwellings, which is a further positive design feature that will help to deter crime and anti-social behaviour.*
- *The Presentation layout shows several passageways between plots. These void areas between properties provide the opportunity for criminals to easily access rear gardens without the risk of being seen. If these passages have to be included, I strongly recommend an additional gate is installed to the front of dwellings and secured using a mortice lock capable of being locked with a key from both sides.*
- *I understand that the shape of the land for the proposed development may make it challenging to apply the perimeter block principle, however, several properties have side and rear gardens that face onto public pathways and open spaces. Where properties adjoin open green or public spaces, rear boundary fencing should incorporate a weak trellis on top. This design makes climbing more difficult and due to its fragility, increases the likelihood of creating noise if tampered with, which can act as a deterrent.*
- *I note provisions for bins to be kept in rear gardens has been included in the plans, however, there are none for the storage of tools and bicycles. I recommend that for*

properties without garages, sheds should be provided. Sheds should be fitted with a certified 'Sold Secure' Silver Standard padlock, hasp and staple, coach bolted through the shed structure. Providing the shed door is at least 44mm thick, it could also be secured into the doorframe using either a mortice deadlock or mortice sash lock certified to BS 3621: 2007 or an equivalent standard.

I encourage the designers to consider these recommendations carefully in order to create safe, and resilient communities now and future years to come.

The following document has been developed by Secure by Design; it provides valuable information about crime prevention for new builds. Please see the following link.

[sbd_residential_guide_2025_250312.pdf](#).

I have no further comments to make at this time, should you require any further information. Please do not hesitate to contact me."

Following amendments to the scheme to incorporate some of the design features discussed including alterations to access passageways and addition of secure sheds no further comments were received.

- 4.6 Leicestershire Fire & Rescue: Were consulted on the proposals with no comments received at the time of writing. It is assumed no objection is raised on this basis.
- 4.7 Public Rights of Way: Were consulted on the proposals with no comments received at the time of writing. It is assumed no objection is raised on this basis.
- 4.8 Wigston Civic Society: Were consulted on the proposals with no comments received at the time of writing. It is assumed no objection is raised on this basis.
- 4.9 Oadby & Wigston Tree Officer: Following initial consultation advised no objection in principle though requested improvements to the central public open space area tree scape and enhanced tree diversity throughout the site.

Following amendments in line with these points it was confirmed the proposed landscaping was acceptable.

- 4.10 Oadby & Wigston Environmental Health: Raised no objection to the proposals or discharge of conditions providing the following comments:

"1. Noise assessment – the report provided demonstrates that the development overall will be acceptable in terms of noise. However, some mitigation is required to ensure suitable noise levels can be maintained during the day and night which includes the provision of an increased height (2.4m) boundary fencing in three locations where properties front Welford Rd. It is also acknowledged that further detail of the measures to achieve thermal comfort and suitable internal noise levels will be provided at the detailed design stage. This is to ensure some plots that front Welford Rd and others that face South Leicestershire Rugby Football Club can have adequate glazed acoustic protection and suitable ventilation.

2. Lighting design report – the assessment provides an appraisal of existing rugby club floodlighting and assesses its impact on the proposed residential development. The Reduction of Obtrusive Light GN01/21 published by the Institution of Lighting Professionals recommend maximum values of light parameters for the control of obtrusive light for each environmental zone. Environmental zone E3 is used for the assessment which is agreed. The floodlights are mounted on 15m high columns and illuminate three pitches. Light spill calculations show that there is a slight exceedance for the post curfew limit. The author concludes that this is overall deemed minimal and manageable with no requirements for

mitigation as the assessment represents a worst-case scenario. A point to note is the basis for this report assumes the floodlighting is maintained correctly, shielding is retained and in good condition, and usage is controlled.

3. Rugby ball strike assessment – this comprehensive assessment takes many scenarios to assess if the rugby ball will surpass the boundaries of pitches into the proposed housing development. It is acknowledged that this is impossible to predict with any certainty so therefore a balanced mitigation strategy needs to be implemented. It is recommended with this in mind therefore that a 280m long 4m high structure is provided along the western boundary of the development site and to the east of the three pitches. The author notes that this may not stop all balls from landing beyond the proposed site boundary. Further details should be provided of the design of any structure, its appearance and exact location given the association with the treeline and current landscape and boundary plan.”

Following receipt of further details of the design of the ball strike fencing structure it was confirmed that proposals were considered acceptable though it was agreed to impose a minimum height condition on the west boundary hedge to screen the timber fence portion of the ball strike fencing.

- 4.11 Oadby & Wigston Housing: Were consulted on the proposals with no comments received at the time of writing. It is assumed no objection is raised on this basis.

5. Neighbour and Resident Responses

- 5.1 Neighbours have been notified by site notice with 2 objections being received at the time of writing this report.

- 5.2 The reasons for objection can be summarised as follows:

- Loss of view.
- Impact on character of the area.
- Deprecation of house price.
- Increased traffic.
- Noise.
- Insufficient infrastructure.
- Disruption during construction.
- Cumulative impact with other developments.

6. Planning Policy Relevant to the Proposal

6.1 National Planning Policy Framework

- 6.2 The National Planning Policy Framework (NPPF) establishes the key principles for proactively delivering sustainable development through the development plan system and the determination of planning applications. It sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 6.3 Paragraph 2 of the NPPF states that '*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise*'.

- 6.4 Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in

mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These objectives are:

- An economic objective
- A social objective
- An environmental objective

6.5 Paragraph 11 states that '*Plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay*'. For the avoidance of doubt, this site has granted planning permission for the principle of residential dwellings.

Oadby & Wigston Local Plan

- Local Plan Policy 1 – Presumption in Favour of Sustainable Development
- Local Plan Policy 2 – Spatial Strategy for Development in the Borough
- Local Plan Policy 3 – Regeneration Schemes and Large-Scale Change
- Local Plan Policy 4 – Creating a Skilled Workforce
- Local Plan Policy 5 – Improving Health and Wellbeing
- Local Plan Policy 6 – High Quality Design and Materials
- Local Plan Policy 7 – Community Facilities
- Local Plan Policy 8 – Green Infrastructure
- Local Plan Policy 9 – Open Space, Sport and Recreation Facilities
- Local Plan Policy 10 – Public Realm
- Local Plan Policy 11 – Housing Choices
- Local Plan Policy 12 – Housing Density
- Local Plan Policy 13 – Affordable Housing
- Local Plan Policy 26 – Sustainable Transport and Initiatives
- Local Plan Policy 34 – Car Parking
- Local Plan Policy 37 – Biodiversity and Geodiversity
- Local Plan Policy 38 – Climate Change, Flood Risk and Renewable Low Carbon Energy
- Local Plan Policy 39 – Sustainable Drainage and Surface Water
- Local Plan Policy 43 – Countryside
- Local Plan Policy 44 – Landscape and Character
- Local Plan Policy 46 – Infrastructure and Developer Contributions

Residential Development Supplementary Planning Document (2019)

6.6 Paragraph 3.2 states that: '*All new residential related development should have a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing. The character and appearance of residential related development and how this fits with the local street scene are important considerations when deciding if proposed development is acceptable. All new residential related development should fit with the existing street scene and retain and / or enhance locally distinctive character.*'

6.7 Paragraph 3.34 states that: '*All new residential development, including extensions and alterations, should be designed so that adequate levels of amenity for future and existing residents of the property and neighbouring properties are provided and maintained.*'

6.8 Paragraph 3.84 states that: '*Individual plots should fit in with the existing street scene and should have an area, frontage and depth which are comparable with adjoining properties.*'

New residential homes should not be out of character or do harm to the locally distinctive character of the locality in which it is situated.'

- 6.9 Paragraph 3.87 states that: *'The design of the new dwelling(s) should not have a detrimental impact on the amenities of existing properties through the loss of light or privacy and should normally provide sufficient off street car parking and garden space to meet the needs of the new development.'*
- 6.10 Paragraph 3.41 advises on the amount of rear garden space required on all residential related development, dependent on the size of the property and so the practical needs of any household who might live within it. It states that: *'All dwelling house rear gardens should have the following minimum sizes, unless exceptional circumstances dictate otherwise:*
- *1 bedroom properties shall have a minimum private rear garden space of 50 square metres.*
 - *2 – 3 bedroom properties shall have a minimum private rear garden space of 75 square metres.*
 - *4 – 5 bedroom properties shall have a minimum private rear garden space of 100 square metres.'*
- 6.11 Paragraph 3.44 outlines the amount of open space that would be required as part of flatted developments. It states that: *'Flats and residential care units / homes should have a minimum of 75 square metres for up to 5 units with an additional 15 square metres per unit. That might include a combination of communal open space and 'private' spaces, such as balconies.'*

Design Code Supplementary Planning Document (2025)

- 6.12 At Chapter 12, the NPPF requires all local planning authorities to prepare design codes or design guides (paragraph 133). Paragraph 134 states that, in order to carry weight in decision making, such documents should be produced as part of a plan or as Supplementary Planning Documents.
- 6.13 The National Model Design Code sets out the design considerations that local planning authorities must take into account when preparing their own design codes and guides, and when determining planning applications.
- 6.14 The National Design Guide explains how well designed places can be recognised and identifies ten characteristics relevant to large scale development.
- 6.15 Following the advice in the NPPF, the National Model Design Code and the National Design Guide, the Council adopted a Design Code Supplementary Planning Document (SPD) in 2025. The SPD establishes the expectation that design proposals will be informed by the context and surroundings of a site. Applicants are required to adopt a 'comply or justify' approach, demonstrating how their scheme meets—or, where relevant, does not meet—the expectations of the Design Code. The SPD includes a Design Code Checklist in Appendix 1.
- 6.16 For this application, the SPD requires the applicant to demonstrate how the proposal has been influenced by the townscape context, including:
- Local characteristics
 - Built form, layout, urban grain and density – including the scale and proportion of streets and spaces
 - Building heights, massing and proportions
 - Relationships between buildings
 - Roofscapes

Public Realm Strategy Supplementary Planning Document (2021)

- 6.17 Although the focus of this document is primarily directed towards the town and district centres of the Borough, it also seeks to improve public realm across the whole Borough of Oadby and Wigston.
- 6.18 Well-designed public realm will make best use of the opportunities available for improving the character and quality of an area, the way that it functions, and, seeks to meet the demands of the wider community.

Supplementary Planning Document/Other Guidance

- Landscape Character Assessment (2018)
- Leicestershire Highways Design Guide (latest version)

7. Planning Considerations

- 7.1 Planning applications must be determined in accordance with the provisions of the Development Plan unless there are material considerations which indicate otherwise and whether those material considerations are of such weight that the adopted policies of the Development Plan should not prevail in relation to any proposal.

In addition to the policy considerations set out above, there are a number of substantive material considerations that relate to the development of this site, which are:

- Principle of Development
- Impact of the Proposal on the Street Scene and Local Surroundings
- Impact of the Proposal on Residential Amenity
- Highways Impact of the Proposal
- Impact on South Leicestershire Rugby Football Club
- Discharge of Conditions relating to 22/00266/OUT

Principle of Development

- 7.2 The principle of development for the site was established under the previous application 22/00266/OUT. In addition to the principle of development the outline permission included approval of the site access and associated highways issues and therefore does not form part of the reserved matters application.
- 7.3 The overall housing mix of the site was to be addressed at the detail design stage submitted within this application for which the Local Planning Authority considers the proposals represent an appropriate mix of tenures to meet housing needs identified in the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA). In addition, the proposals include provision of one bed maisonettes and bungalows for which there is considered to be a need within the borough and is a form of development for which there are limited opportunities to provide within the borough. As such the proposals are considered to be supported by the aims and provisions of Policy 11 of the Oadby and Wigston Local Plan.
- 7.4 Further to the housing mix the proposals make provision for 17 affordable dwellings including provision of smaller tenure units for which there is a need within the Borough to meet the growing housing demands. The provision of 17 affordable dwelling under the submitted proposals meets the requirements of the associated S.106 agreement of the outline planning permission and Policy 13 of the Oadby and Wigston Local Plan.

- 7.5 It should be noted that the developer must still comply with the Section 106 agreement and any conditions attached to the outline planning permission.

Impact of the Proposal on the Street Scene and Local Surroundings

- 7.6 Policy 6 of the Oadby & Wigston Local Plan requires that high quality design, and the use of high-quality materials is paramount in ensuring that new development creates attractive buildings and spaces that are sustainable, well connected, and are in character within the locale they are set. It is imperative that new development provides buildings and spaces that people enjoy now and in the future. Further, the Governments National Model Design Code is taken into account when proposals are being produced and assessed.
- 7.7 Policy 44 'Landscape and Character' states that 'all development proposals within the Borough will be considered against the need to conserve and enhance the distinctive landscapes in the Borough. The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.' The policy goes onto state that 'development proposals will only be permitted where it is in keeping with the area in which it is situated. Development proposals that are contrary to the policy guidance as set out within the Council's Landscape Character Assessment ... will not be approved.'
- 7.8 The site is largely contained by existing boundary features and given the extent of the development surrounding the site it is largely disconnected from what could be considered contiguous countryside. Whilst Welford Road maintains a fairly open and verdant appearance the general character of the area is considered to be suburban and residential in nature.
- 7.9 The proposals represent an impact to the character of the site itself however given the retention of the existing hedgerow to the east and south boundaries, resulting set back nature of the development and the suburban setting of the street scene the proposals are not considered to unduly harm the character and appearance of the area.
- 7.10 The proposals would see the loss of some existing grassland and hedgerows within the site and at the approved access for which Policy 37 'Biodiversity and Geodiversity' outlines the requirement for proposals to '*conserve, protect and enhance biodiversity and geodiversity through minimising loss of valued features in the landscape*'.
- 7.11 Most ecological issues relating to the proposal are addressed under the outline planning permission and associated conditions though the submitted layout and landscaping must demonstrate that appropriate retention, supplementation, enhancement and replacement of landscaping and biodiversity within the site.
- 7.12 The proposals include notable internal landscaping features including an attenuation pond, open space including a central feature public open space including play equipment, soft breaks to site frontages, areas of public open space to the north & south of the site and supplementary planting to retained boundary hedgerows. Such provision is considered to be comparable or a betterment on the provisions of neighbouring residential sites and would comply with the requirements of the Public Realm Strategy Supplementary Planning Document (2021).
- 7.13 The proposals would also see the introduction of bat & bird boxes and hedgehog highways which was welcomed by Country Ecology. The Ecological Impact Assessment submitted in support of the application identified potential for protected species to be negatively impacted as a result of the development but that the recommended mitigation measures incorporated into the scheme would be sufficient to address these issues. Further surveys for bats and badgers are secured under conditions 17 and 18 of the outline permission.

- 7.14 As such it is considered that the impacts of the proposal on the character and appearance of the area are limited with sufficient mitigation and landscaping incorporated into the scheme to comply with the requirements of Policies 37, 43 & 44.
- 7.15 The proposed dwellings are primarily 2 and 2.5 storey dwellings with provision of some bungalows. The submitted house designs represent significant variation in form and appearance incorporating a mix of architectural styles and distinct design features contributing to a mixed visual form on the street scene. Individual house types are considered to represent high quality design with larger properties being sited at key vistas such as the central landscape feature and attenuation pond to contribute positively to the overall appearance of these key features. Indicative street view images have been submitted with the application as per the below:



- 7.16 Nearby residential developments on Rawson Drive and Meadow Hill similarly feature mix of house types to enhance visual interest on the street scene so the resulting mix is not considered to be out of character with the prevailing pattern of the development in the area.
- 7.17 Details of external materials are to be submitted under condition 5 of the outline permission however it is considered that the general palette of materials proposed on the site is appropriate and contributes positively to the appearance of the proposals.
- 7.18 It is considered the proposal would be largely in keeping with the street scene and character of the area, represents high quality design for the proposed dwellings and is considered to meet the requirements of Policies 6, 37, 43 and 44 of the Oadby & Wigston Local Plan.

Highways Impact of the Proposal

- 7.19 Access to the site including impact on the wider highways network was considered and approved under the outline planning permission. Consideration of the reserved matters application is therefore concerned with internal highways issues relating to the layout and parking provision.
- 7.20 In considering the internal highway layout the advice of LCC Highways as the relevant statutory consultee were sought on the application. Full comments are provided in the consultation section for reference however to summarise it was advised that there was no objection to the proposals subject to conditions.
- 7.21 It was advised however that there were some issues relating to the potential adoptability of the internal roads within the site that might be prohibitive to a future S.38 application to the County. It should be noted that the adoptability of a road falls outside of the remit of the planning process and as such is not a material consideration that would justify refusal of the application.
- 7.22 Amendments to the scheme have been secured with the applicant to address potential issues relating to adoptability including the provision of additional parking to the maisonettes which was not required to make the proposal acceptable in planning terms.
- 7.23 These amendments do not cover all issues raised however it is important to note that the criteria ascribed in the comments provided are guidance and the S.38 process for adoption of a highway is a negotiation between highways and the developer. The applicant has advised that it is the intention that the road be submitted for adoption with any required commuted sums being made available as required within the S.38 process.
- 7.24 An example of the issues raised in these criteria is that the use of tandem parking represents a shortfall of parking to some of the 4 to 5 bed properties where only the first 2 parking spaces would be counted towards parking provision. Despite this it is being advised that parking provision is considered to be acceptable in planning terms and the authority is aware of roads that have been adopted in similar situations.
- 7.25 Should any subsequent material amendments to the layout be required the Local Planning Authority would be able to exercise control through an application to consider the associated changes however it is considered that issues relating to the site layout have been largely incorporated into the revisions and any further information or commuted sum would be addressed outside of the planning process within the S.38 agreement.
- 7.26 It is expected that the internal Highway will be adopted which is a matter to be addressed between the developer and County Highways though as it relates to the current proposal it is being advised that the associated Highways impact of the proposal regardless of a subsequent S.38 agreement.
- 7.27 In the absence of an objection from the relevant statutory consultee it is considered there is not a reason for refusal of the application which could be substantiated on impact to the highway network.

Impact of the Proposal on Residential Amenity

- 7.28 The Council's Residential Development Supplementary Planning Document seeks to ensure that new development is designed so that it does not unacceptably affect the amenities enjoyed by the occupiers of neighbouring dwellings, particularly through loss of daylight or privacy.

- 7.29 Residential developments are sited to the east of the site, the other side of Welford Road on Meadow Hill Gate as well dwellings to the south of the site including the Rawson Drive development. Given the significant distance from the development site to individual dwellings there is not considered to be a direct impact upon neighbouring residential amenity. Whilst the provision of new residential units on the site could lead to a slight increase in noise and disturbance, this would remain commensurate with that reasonably expected from residential properties and would not be inherently incompatible with established residential uses in the area.
- 7.30 Objections received during the course of the application raised concerns with regard to the loss of views to nearby dwellings and the potential depreciation of neighbouring house prices. These issues are not material considerations within the planning remit and as such cannot prejudice against the proposal. Other concerns raised in respect of traffic, infrastructure and cumulative impact of development were considered and approved under the outline application.
- 7.31 To the north of the site there is not considered to be an impact in respect of amenity to Wigston Cemetery whilst the sites relationship with the neighbouring South Leicestershire Rugby Club is covered in the next section.
- 7.32 In terms of the amenity of occupants of the site there are not considered to be any overriding issues to amenity resulting from the proposed layout and design of dwellings. There are not considered to be any severe issues in respect of loss of light, overbearing or loss of privacy resulting from the relationship between proposed dwellings. The most immediate impact would result from the siting of plots 73 & 74 between the rear gardens of plots 70 & 76. Neither dwelling features side facing windows which would result in a loss of privacy to neighbouring properties though there would be some impact in respect of overbearing and loss of light to Plot 70. Despite this given the depth of the impacted rear gardens the associated impact is not considered to be to the extent that it would justify resisting the proposals.
- 7.33 In considering the layout of the scheme it was noted that a number of plots fell short of recommended garden space provision outlined under section 3.41 of the Residential Development Supplementary Planning Document (2019). Where this effected market properties the shortfall was minor and not considered to be to a degree that would justify resisting the proposed layout. A number of the affordable dwellings featured more significant shortfalls in rear amenity space provision notably plots 35 to 37 and 65 to 67. Given the associated public benefit ascribed to the provision of affordable dwellings and that any resulting layout changes to these plots might compromise the supporting landscaping scheme and retained hedgerow to the south boundary it is considered in this instance that the associated shortfall in amenity space is acceptable though the Local Planning Authority would look to exercise control over further development that would further erode amenity space provision.
- 7.34 As such subject to restricting permitted development rights in respect of future extensions, outbuildings and insertion of additional windows it is considered that the proposals would not represent an unacceptable impact in respect of the amenity of neighbouring residential sites or dwellings proposed as part of this application.

Impact on South Leicestershire Rugby Football Club

- 7.35 Paragraph 193 of the NPPF requires that new development should be integrated effectively with existing businesses and community facilities such as sports clubs. It further goes on to state that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.

- 7.36 Conversely impacts from South Leicestershire RFC must be considered and mitigated within the proposals to ensure the amenity of future occupants of the site is protected.
- 7.37 The scheme therefore must incorporate measures which seek to protect the operation of South Leicester RFC by not constraining the existing operation and protect the amenities of residents close to the boundary.
- 7.38 Members will recall concerns were raised during the committee with regards to the provision of sufficient ball strike netting and securing the west side boundary from residents of the development in view of issues the rugby club had faced on its own west side boundary.
- 7.39 As it relates to securing the west side boundary the proposal has incorporated two lines of boundary treatment forming a maintenance corridor accessed by a gate to the north and one to the west to the rear of plot 47.
- 7.40 The existing hedging on the boundary is to be supplemented to fill in gaps and prevent movement onto the rugby clubs land with the exception of the gate which is to be lockable from the rugby clubs side. A secondary fenceline is to be formed of a 1.8m close board timber fence with 2.5m (including a 0.3m overlap) netting above to a total height of 4m. To the north of the site the respective boundaries are to be connected by a further gate to form a secure maintenance corridor.
- 7.41 Access to the corridor would be controlled to allow access only by the rugby club for the purpose of ball collection and for the purposes of maintenance of the ball strike netting and hedgerow.
- 7.42 To ensure this remains secure it is proposed to condition no openings within the fence line to ensure the maintenance corridor remains secure and is only accessible through the above mentioned gates. In addition to a condition for provision of supplementary planting on the boundary the Local Planning Authority considers it appropriate to impose a condition for minimum height of the hedgerow to further secure this boundary and provide screening to the setback fenceline.
- 7.43 Given these measures and the proposed condition it is considered that all reasonable measures have been taken to ensure the west side boundary has been secured in line with the concerns raised by members when determining the Outline application.
- 7.44 A further issue raised during the previous committee was that of the provision of ball strike netting for which the principle that sufficient measures to protect dwellings and ensure the operation of the rugby club was accepted subject to final details of mitigation measures being provided at the detail design stage.
- 7.45 In line with submission of a formal site layout the proposals are supported by a revised ball strike assessment recommending provision of a 4m high netting along the length of the boundary which has been incorporated into the proposals.
- 7.46 Through consultation with Sport England and the Rugby Football Union across both the pre application discussions and formal application the Local Planning Authority has been advised that the provision of 4m high ball strike netting is considered appropriate. As identified in the comments received from Environmental Health the submitted ball strike assessment acknowledges that the recommended 4m netting might not stop all balls however in discussion with Environmental Health it was confirmed that it was not considered that this would be to a degree that support refusal of the application.
- 7.47 Though advice from statutory consultees did not object to the proposed ball strike measures it was requested that this height be raised to provide a betterment to what was

being advised though the applicant was not inclined to provide this. It should be noted that the proposal represents a betterment to the indicative netting on the outline proposal which did not cover the whole boundary and was set lower in sections.

- 7.48 Whilst acknowledging the potential for balls to clear the proposed netting, without a substantive objection from Sport England, the Rugby Football Union or Environmental Health the Local Planning Authority is not able to demonstrate a degree of harm that would substantiate grounds for refusal of the application.

Discharge of Conditions relating to 22/00266/OUT

- 7.49 Included with the submitted reserved matters application are details for the discharge of conditions 13 (lighting appraisal), 14 (noise assessment) and 24 (ball strike assessment) of application outline planning approval 22/00266/OUT. It should be noted that discharge of conditions does not fall within the remit of the planning committee so consideration should be given to where the submitted details inform the layout and design of the proposals.
- 7.50 Condition 13 required submission of a lighting appraisal in respect of the floodlighting serving the rugby club to protect the amenity of occupants of the development site. As the floodlighting falls outside of the development site the application is not able to exercise control over this element hence submission of these details is required to inform the layout of dwellings subject to any light spill and inform any mitigation measures.
- 7.51 In the comments provided by Environmental Health the method and parameters used for the appraisal had objection provided the conclusion that the lighting 'does not have a significant or adverse impact on the proposed residential development' or that no mitigation is required. County Ecology raised concerns relating to light spill on the west boundary hedgerow however this is an existing situation which falls outside of the development site and therefore the remit of this application to address. As such it is considered the submitted information is sufficient to discharge the condition.
- 7.52 Condition 14 required submission of details of noise mitigation measures be submitted to and agreed in writing with the Local Planning Authority to protect the amenity of occupants of the development site.
- 7.53 The measures identified within the submitted Noise Assessment included provision of 2.4m fencing and alternative means of ventilation to allow for windows to be closed for affected plots to the edges of the site where issues were identified. Raised fencing is incorporated within the submitted plans in line with the recommendations whilst means of ventilation would fall outside of the planning remit its provision to allow for closed windows would be covered under the discharged condition. Environmental Health confirmed that these measures were considered to be appropriate and did not object to the details provided. As such it is considered the submitted information is sufficient to discharge the condition.
- 7.54 Condition 24 required submission of details of the ball strike mitigation measures relating to the west side boundary with the rugby club to ensure sufficient protection is afforded to dwellings sited close to the boundary and ensure the rugby club is not unduly prejudiced by the development.
- 7.55 This aspect of the proposal is discussed in detail in the previous section where it relates to the proposed ball strike netting though to summarise no objection was received from Environmental Health or Sporting England in consultation with the Rugby Football Union. It is intended responsibility for the long-term maintenance of the ball strike netting to be passed to a management company for the site who would also be responsible for the maintenance corridor and public open space. A framework for maintenance and management of all assets is proposed to be ensured by condition under this application to

exercise appropriate control and management of the site long term. As such it is considered the submitted information is sufficient to discharge the condition.

7.56 It should be noted that other conditions require further discharge under the outline permission 22/00266/OUT.

8. Conclusion

- 8.1 The principle of development is established in through the previous outline permission. It will make an important contribution to delivering the Borough's housing requirement and make an important contribution to the Boroughs five-year supply housing supply in accordance with the National Planning Policy Framework.
- 8.2 As outlined in the report the proposals are not considered to unacceptably harm landscape character and are appropriate to their context in urban design terms. Furthermore, the proposals would not unacceptably affect the amenities enjoyed by the occupiers of nearby dwellings and neither would they prejudice the safe or efficient use of the highway network. The proposals would not exacerbate flood risk and would not unacceptably harm protected species or their habitats.
- 8.3 There are therefore no material considerations which indicate that the application should be refused, and it is considered that the conditions proposed will ensure that any impacts of the development are mitigated against.

9. Recommendation, Proposed Conditions and Informatives

9.1 For the reasons set out in the above report then Permit subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless otherwise first approved in writing (by means of a Section 96A Non-material Amendment, Section 73 Minor Material Amendment or a new Planning Permission) by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the approved plans and particulars listed in the schedule below:
 - Planning Layout - 1225_100 P07 received 05.02.2026
 - Presentation Layout - 1225_800 P07 received 05.02.2026
 - Materials and Boundary Treatment Plan - 1225_200 P07 received 05.02.2026
 - Highway Plan - 1225_101 P05 received 05.02.2026
 - Highway Plan - 1225_102 P05 received 05.02.2026
 - Boundary Treatments - 1225_Boundary Treatments P02 received 23.12.2025
 - Ball Strike Netting Details - 1225_Boundary Treatments P02 received 22.01.2026
 - Location Plan - 1225_400 P01 received 17.11.2025
 - Trees to be Retained & Removed - 1225_109 P02 received 23.12.2025
 - Biodiversity Plan - 1225_105 P05 received 05.02.2026
 - Soft Landscape Proposals - GL2572 LP 01E received 05.02.2026
 - Soft Landscape Proposals - GL2572 LP 02E received 05.02.2026
 - DB210G-5 (AS) Elevations and Floor Plans C01 received 17.11.2025
 - DH201BR-5 (OP) Elevations and Floor Plans C01 received 17.11.2025
 - DH201BRS-5 (AS) Elevations and Floor Plans C05A received 17.11.2025
 - DH260BE-5 (AS) Elevations and Floor Plans C00 received 17.11.2025
 - DH260BE-5 (OPP) Elevations and Floor Plans C00 received 17.11.2025

- DH260BI-5 (AS) Elevations and Floor Plans C00 received 17.11.2025
- DH301GEA-5 (AS) Elevations and Floor Plans C01 received 23.12.2025
- DH301GEA-5 (OP) Elevations and Floor Plans C01 received 23.12.2025
- DH310B-5 (AS) Elevations and Floor Plans C01 received 23.12.2025
- DH311G-5 (OP) Elevations and Floor Plans C01 received 23.12.2025
- DH311V-5 (AS) Elevations and Floor Plans C01 received 23.12.2025
- DH311V-5 (OP) Elevations and Floor Plans C01 received 23.12.2025
- DH313V-5 (AS) Elevations and Floor Plans C01 received 23.12.2025
- DH313V-5 (OP) Elevations and Floor Plans C00 received 17.11.2025
- DH314V-5 (AS) Elevations and Floor Plans C01 received 23.12.2025
- DH314V-5 (OP) Elevations and Floor Plans C01 received 23.12.2025
- DH320R-5 (AS) Elevations and Floor Plans C00 received 17.11.2025
- DH332G-5 (OP) Elevations and Floor Plans C00 received 17.11.2025
- DH360BE-5 (AS) Elevations and Floor Plans C00 received 17.11.2025
- DH360BE-5 (OP) Elevations and Floor Plans C00 received 17.11.2025
- DH401G-5 (AS) Elevations and Floor Plans C00 received 23.12.2025
- DH401G-5 (OP) Elevations and Floor Plans C00 received 23.12.2025
- DH412G-5 (OP) Elevations and Floor Plans C01 received 23.12.2025
- DH409GH (AS) Elevations and Floor Plans C01 received 23.12.2025
- DH409GH (OP) Elevations and Floor Plans C01 received 23.12.2025
- DH422G-5 (OP) Elevations and Floor Plans C06 received 23.12.2025
- DH422GR-5 (OP) Elevations and Floor Plans C07 received 23.12.2025
- DH425G-5 (OP) Elevations and Floor Plans C06 received 17.11.2025
- DH425GG-5 (AS) Elevations and Floor Plans C05 received 23.12.2025
- DH425GG-5 (OP) Elevations and Floor Plans C05 received 17.11.2025
- DH425GH (AS) Elevations and Floor Plans C01 received 17.11.2025
- DH425GH (OP) Elevations and Floor Plans C01 received 17.11.2025
- DH425V-5 (OP) Elevations and Floor Plans C03 received 23.12.2025
- DH425VR-5 (OP) Elevations and Floor Plans C03 received 23.12.2025
- DH425H-5 (OP) Elevations and Floor Plans C01 received 17.11.2025
- DH430B (OP) Elevations and Floor Plans C03 received 17.11.2025
- DH430BR-5 (AS) Elevations and Floor Plans C01 received 17.11.2025
- DH430BR-5 (OPP) Elevations and Floor Plans C01 received 17.11.2025
- DH435V-5 (AS) Elevations and Floor Plans C01 received 23.12.2025
- DH501G-5 (AS) Elevations and Floor Plans C07 received 23.12.2025
- DH501G-5 (OP) Elevations and Floor Plans C07 received 23.12.2025
- DH510V (OP) Elevations and Floor Plans C02 received 23.12.2025
- AB21GE-5 (AS) Elevations and Floor Plans C00 received 17.11.2025
- AB21GE-5 (OP) [M4(2) & HQI] Elevations and Floor Plans C00 received 17.11.2025
- AH16GEA & GEB (AS) Elevations and Floor Plans C04 received 17.11.2025
- AH21GE-5 [M4(2) & HQI] (AS) Elevations and Floor Plans P00 received 17.11.2025
- AH21GE-5 [M4(2) & HQI] (OP) Elevations and Floor Plans P00 received 17.11.2025
- AH21GG-5 [M4(2) & HQI] (OP) Elevations and Floor Plans P00 received 17.11.2025
- AH31GE-5 [M4(2) & HQI] (AS) Elevations and Floor Plans P00 received 17.11.2025
- AH31GE-5 [M4(2) & HQI] (OP) Elevations and Floor Plans P00 received 17.11.2025
- AH31GI-5 [M4(2) & HQI] (AS) Elevations and Floor Plans P00 received 17.11.2025
- AH32GE (AS) Elevations and Floor Plans C04 received 17.11.2025
- LG1-4 Single Garage Elevations and Floor Plans C01 received 17.11.2025

- LG3-4 Single Garage Elevations and Floor Plans C01 received 17.11.2025
- MG1-4 Single Garage Elevations and Floor Plans C00 received 17.11.2025
- SG1-4 Single Garage Elevations and Floor Plans C01 received 17.11.2025
- SG3-4 Single Garage Elevations and Floor Plans C03 received 17.11.2025
- SG10-4 Double Garage Elevations and Floor Plans C01 received 17.11.2025
- MS200-5 Double Garage Elevations and Floor Plans C01 received 17.11.2025

Reason: For the avoidance of doubt as to what is permitted by this permission and in the interests of proper planning.

3. All planting, seeding or turfing comprised in the approved details of landscaping on plans GL2572 LP 01E Soft Landscape Proposals and GL2572 LP 02E Soft Landscape Proposals shall be carried out in the first planting and seeding season following the completion of the development; and any trees or plants which within a period of 10 years from the completion of the development die, 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 consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome in the interests of the visual amenities of the locality and the occupiers of adjacent buildings and in accordance with the aims and objectives of the National Planning Policy Framework and Policy 44 of the Oadby and Wigston Local Plan.

4. Notwithstanding the approved plans no additional windows, openings or enlargement of windows within the first floor side elevations of plots 73 & 74 hereby approved shall be undertaken without the prior written permission of the Local Planning Authority.

Reason: To safeguard the privacy of occupiers of the adjoining property and in accordance with Policy 6 of the Oadby and Wigston Local Plan.

5. The boundary treatments hereby approved shall be completed in accordance with the approved details prior to the first occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate boundary treatments are provided in accordance with the approved plans to safeguard the visual amenities of the area as well as the amenities of future occupiers in accordance with the National Planning Policy Framework and policies 6 and 44 of the Oadby and Wigston Local Plan.

6. No hedges on the site specified for retention or planted as part of the specified landscaping proposals shall be damaged or removed without the prior written permission of the Local Planning Authority.

Reason: In order to maintain the wildlife corridor and biodiversity on the site. To enhance its setting within the immediate locality and in accordance with Policy 37 of the Local Plan.

7. Prior to first occupation of the first dwelling of plots 37 to 62 the hedgerow along the west side boundary of the site must be planted to supplement the retained hedgerow with the access gate adjacent to the rear of plot 47 installed and secured from the sports facilities side in accordance with the approved plans. Thereafter notwithstanding the installed gate which shall be retained in accordance with the approved details the hedgerow shall be maintained to a minimum height of 2m along the length of the boundary unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate boundary treatments are provided in accordance with the approved plans to prevent unauthorised access to the west of the site and safeguard the sporting use of the adjacent sports facilities and to accord with the requirements of the National Planning Policy Framework and Sport England.

8. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the boundary treatments to the west side of plots 37 to 62 inclusive and shared drive 04 serving plots 36 and 37 shall be maintained as a solid impermeable structure with no openings or means of access being formed therein.

Reason: To ensure that adequate boundary treatments are provided in accordance with the approved plans to prevent unauthorised access to the maintenance corridor and safeguard the sporting use of the adjacent sports facilities and to accord with the requirements of the National Planning Policy Framework and Sport England.

9. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the integral and detached garages hereby approved shall be retained for the purposes of storing motor vehicles unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to ensure the character and appearance of the site and the wider area, to ensure that there is sufficient off-street car and cycle parking available to serve the needs of any future residents of the site. To comply with the provisions of Policies: 6 and 34 of the Oadby and Wigston Local Plan.

10. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no additional hardstanding shall be laid within the front and side garden areas of any dwelling hereby permitted without the prior written consent of the Local Planning Authority.

Reason: In order to ensure the character and appearance of the site and the wider area, to ensure the protection of the trees and soft planting within the frontage of the dwellings. To comply with the provisions of Policies: 6, 37 and 44 of the Oadby and Wigston Local Plan.

11. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended (including any alterations to its roof) and no buildings or structures shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: In order to ensure the protection of the character and appearance of the site and surrounding area given the restricted size of the plots and to protect the amenity of neighbouring residents. To comply with the provisions of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan and the provisions of the Residential Development Supplementary Planning Document.

12. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Davidsons drawing number 1225_100 Rev. P07. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 (2024).

13. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of five metres of the highway boundary and shall be hung to open away from the highway.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (December 2024).

14. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of all private accesses with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (December 2024).

15. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development (or specified phase of development).

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details for a minimum of 30 years to deliver the required condition of habitats created.

Reason: To allow the Local Planning Authority 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)

16. Prior to completion of the development on site, details for the long-term management and maintenance of shared on site assets including public open space, landscaping, ball strike netting and play area equipment. Submitted details should include a framework plan for regularity of maintenance checks and works including for cutting of grassed and hedged areas and contact details for the responsible party(s) following completion of works on site. Thereafter management and maintenance of the site shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate management of the site and associated equipment in the interests of the amenity of future occupiers of the dwellings in accordance with the aims and objectives of the National Planning Policy Framework and Policies 6 and 44 of the Oadby and Wigston Local Plan.

17. The footpath and maintenance access and open space area to the northern end of the site adjoining the access to the sports facilities shall be provided in accordance approved plans and shall not be developed and or changed other than in accordance with these details without the prior permission of the Local Planning Authority.

Reason: To ensure an appropriate soft edge and spacing to the northern end of the site and to accommodate means of access to the maintenance corridor, support connections to existing pedestrian footpaths and to allow consideration of any future works to the adjoining access and to accord with the requirements of the National Planning Policy Framework and Policy 6 of the Oadby and Wigston Local Plan.

18. Prior to installation details of the bird and bat boxes proposed on approved plan Biodiversity Plan - 1225_105 P05 received 05.02.2026 shall be submitted to and agreed in writing by the Local Planning Authority and shall be installed in accordance with the approved details prior to first occupation of the individual dwelling to which they are affixed.

Reason: To ensure that protected species and habitats are taken into consideration according to legislation under the Habitats and Species Regulations (2017) and the Wildlife and Countryside Act (1981) and their amendments and in accordance with the recommendations of Ecological Impact Assessment BG21.216 REV1 prepared by Brindle & Green received 17.11.2025.