

APPENDIX A

PLANNING POLICY COMPLIANCE MATRIX

Proposed Development
Shilton Lodges
Land North West of Leicester Road
Earl Shilton
Leicestershire

Policy Requirement Compliance

NPPF – Sustainable Development Development should deliver economic, social and environmental benefits ✓
The proposal provides sustainable tourism, environmental enhancement and economic growth.

NPPF – Good Design High-quality, well-designed development ✓ Landscape-led design using natural materials and extensive planting.

NPPF – Rural Economy Support sustainable rural tourism ✓ Four holiday lodges providing visitor accommodation.

NPPF – Biodiversity Conserve and enhance biodiversity ✓ Native planting, habitat creation and Biodiversity Net Gain.

Core Strategy – Tourism Support tourism development ✓ The proposal increases visitor accommodation within the Borough.

Core Strategy – Rural Economy Encourage appropriate rural diversification ✓ Tourism diversification of a rural site.

Development Management – Countryside Respect countryside character ✓ Low-density development retaining significant open space.

Development Management – Landscape Protect landscape character ✓ Existing hedgerows retained and enhanced.

Development Management – Design High-quality design ✓ Timber lodges with landscape-led layout.

Development Management – Highways Safe access ✓ New access designed to highway standards, subject to approval.

Development Management – Ecology Protect and enhance habitats ✓ Extensive ecological enhancement proposed.

Development Management – Drainage Manage flood risk ✓ Sustainable Drainage Systems proposed.

APPENDIX B

PROPOSED PLANNING CONDITIONS

The applicant would be willing to accept planning conditions covering:

Holiday Occupancy:

The lodges shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main residence.

Visitor Register:

A register of all occupiers shall be maintained and made available to the Local Planning Authority upon reasonable request.

Landscaping:

All approved landscaping shall be completed during the first available planting season following completion of the development. Any trees or shrubs that fail within five years shall be replaced with specimens of similar size and species.

Ecology:

All ecological enhancement measures shall be implemented in accordance with the approved Ecological Enhancement Plan and Landscape and Ecological Management Plan.

Lighting:

External lighting shall be installed in accordance with an approved lighting scheme to minimise impacts on wildlife.

Drainage:

No development shall commence until a detailed drainage strategy has been approved by the Local Planning Authority.

Construction:

Construction working hours shall be limited to:

- Monday–Friday: 08:00–18:00
- Saturday: 08:00–13:00
- Sundays and Bank Holidays: No construction work, except emergency operations.

Tree Protection:

Existing trees and hedgerows identified for retention shall be protected throughout construction in accordance with BS5837.

APPENDIX C

RESPONSE TO LIKELY CONSULTATION COMMENTS

Landscape Officer:

Potential Concern:

Development within open countryside:

Applicant Response:

The proposal has been intentionally limited to only four lodges occupying a small proportion of the site. Extensive native planting, retention of existing hedgerows and careful layout ensure that the landscape remains the dominant feature.

Ecology Officer:

Potential Concern:

Potential impact upon existing habitats:

Applicant Response:

The proposal retains existing hedgerows and mature trees where practicable and delivers habitat enhancement through additional native planting, wildflower meadow creation and biodiversity improvements. A Preliminary Ecological Appraisal and Biodiversity Metric will accompany the application.

Highway Authority:

Potential Concern:

Safety of the proposed access:

Applicant Response:

The access has been designed to modern highway standards, subject to detailed approval. The development comprises only four holiday lodges, resulting in relatively low traffic generation.

Lead Local Flood Authority:

Potential Concern:

Surface water management:

Applicant Response:

Surface water will be managed using Sustainable Drainage Systems e.g. attenuation pond. The layout has been designed around the underground 15-inch water main, ensuring the statutory undertaker's easement is respected.

Environmental Health:

Potential Concern:

Noise and disturbance:

Applicant Response:

The proposal is for a small-scale holiday lodge development with low expected noise levels. Any external lighting will be designed to minimise light spill and protect neighbouring amenity and wildlife.