

## Appendix A – Consultation Responses

**Ward Member** - I agree with all the Parish Council views.

**Parish Council** – Objections raised to the original submission. Following re-consultation on the revised scheme further comments were received which object to the proposal on the following grounds;

- The CHHNP clearly states that development will be supported for up to 10 dwellings. There is no mention of additional buildings being supported nor is there an identified need for commercial offices in the village of Long Clawson.
- This application does not consider how surface water will be managed nor is there a separate Surface Water Drainage Strategy pertaining to this particular application.
- The height of the building has been lowered in light of the Parish Council's previous comments. However, the building will still dominate the houses on both sides.
- The Design and Access Statement for original planning application for 10 houses (19/01072/FUL) proposed the use of farm fences and verges 'to reinforce the rural feel'. However, the Parish Council still does not understand how the addition of an office building at the entrance of a rural housing development will do this.
- The original plans indicated that the proposed site would be a play area for the development of 10 houses. The Parish Council is unable to justify the change of use and feels that it is unfair to the residents, who have bought properties, to have this plan withdrawn.
- The Parish Council has not seen any evidence that a hydrogeological study has been carried out.
- An additional Surface Water Drainage Strategy has not been provided for this application. The Parish Council has grave concerns about the addition of another building on this site. The land will be covered with impermeable materials which will result in increased level of surface water runoff.
- The design does not include sustainable drainage systems (SuDS) and the application does not detail ongoing maintenance provision.
- Flooding issues in Long Clawson are long running and well documented. Without adequate drainage systems and ongoing maintenance, the risk of flooding to dwellings on Claxton Rise is worryingly high. The Parish Council is also keen to learn if the attenuation pond, originally planned for the same site, has been constructed yet.
- The proposal is not sited in an existing building and this particular area of land was not developed previously. Permission was granted for 10 dwellings (NPLONG1).

- It is felt that neither the size nor the appearance of the proposed development reflects the character of the rural setting. Despite its reduced height, it will dominate the street scene and have a detrimental effect on the approach to the village
- There are no existing adjacent business premises and there does not appear to be a proven need for increased office space in Long Clawson. The design of the building is not in keeping with the character of the village.
- It is felt that the modern design of the commercial building with car parking spaces for 8 vehicles, which will be visible from Melton Road neither enhances nor reinforces the local distinctiveness and character of the rural village. 2. The size of the building does not fit in with the character of the surrounding area, which is predominantly residential and farming.

### **LCC Highway Authority -**

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 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

### **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 Drawing WA 520 (04) 02. Thereafter the onsite parking provision shall be so maintained in perpetuity.

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

**Lead Local Flood Authority** - Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 1ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding. The proposals seek to discharge at 5 l/s via pervious paving and an off-site existing attenuation basin with an existing connection to a watercourse

**Environment Agency** - The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

**LCC Ecology** - The proposed development is close to a known great crested newt (GCN) record. However, the proposed development has a relatively small footprint and is within the area of the previously approved 2019 application (19/01072/FUL), and the surveys submitted with the 2019 application are considered to be sufficient to support this application. It is recommended that the Great Crested Newt Survey Report & Mitigation Strategy (FPCR, October 2019) submitted with application 19/01072/FUL should be followed. Compliance with this should be required as a

condition of the development. Providing these mitigation measures are in place I would consider the likelihood of GCN being impacted by the development to be low and I have no objection to this application