



New Lubbesthorpe – Phase One

Non-Residential Planning Applications

This section lists the Outline planning application and each subsequent related non-residential application for phase one of the New Lubbesthorpe development. The applications are separated by application type and are listed in date order.

For convenience, this section has separated the applications in association with;

- Primary School 1
- Local Centre 1

To see all related documents listed in this section please visit the [Blaby District Council Planning Portal](#) and enter the planning reference number in the Search bar.

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Definitions of Application Types

Outline (OX)

Applications for outline planning permission seek to establish whether the principle of the proposed development would be acceptable to the local planning authority. This type of planning application allows fewer details about the proposal to be submitted. Those details would be the subject of a later application to approve the reserved matters. The Lubbesthorpe Outline planning permission approved the principle of the development with access details only.

Reserved Matters (RM)

Where outline permission has been granted, this further application seeks approval for the outstanding reserved matters, i.e. the information excluded from the initial outline planning application. This can include details of landscaping, layout, scale, appearance and accesses (where appropriate) of the development.

Please note, the **residential** reserved matters (and their associated applications) for Lubbesthorpe are listed by housebuilder and parcel number under a separate section.

Variation of Condition (VOC)

This type of application is for the removal of, or variation of the wording of a condition/s attached to a previous planning permission.

Discharge of Condition (DOC)

This type of application is for the approval (discharge) of details previously required by condition/s attached to a previous planning permission.

Application for Non-Material Amendments (NMAT)

Following a grant of planning permission, it may be necessary to make amendments to the permission. This type of application is appropriate where such changes are non-material, have minimal impact and do not change the nature of the previous permission.

Full Applications (FUL)

These applications sit outside of the Outline application. They are full planning applications seeking permission for development (in association with New Lubbesthorpe) which was not envisaged by the Outline application at that time.

Applications

Outline

Reference Number 11/0100/1/OX

- 4,250 dwellings
- A mixed use district centre and two mixed use local centres featuring a supermarket, retail, commercial, employment, leisure, health, community and residential uses
- Non-residential institutions including a secondary school, 2 primary schools and nurseries
- An employment site of 21 hectares
- Open spaces, woodlands
- New access points and associated facilities and infrastructure
- Detailed proposals for two new road bridges over the M1 motorway and M69 motorway
- Two road access points from Beggars Lane and new accesses from Meridian Way, Chapel Green/Baines Lane and Leicester Lane

Reference Number 22/0057/NMAT

- Non-Material amendment to Outline planning permission 11/0100/1/OX seeking to change the description of development to incorporate the words - 'with the provision of care' after 'residential uses', to alter the schedule of development to provide for a 66-bed care home facility at the Local Centre 01 to replace the envisaged 40 residential dwellings; and to relocate the proposed health centre from the District Centre to the Local Centre 01

Reserved Matters

Reference Number 15/0745/RM

- Approval of Reserved Matters – Highways infrastructure and Surface Water Drainage

Reference Number 15/0873/RM

Reserved Matters Application for the approval of the landscaping for phase 1

- Development including layout of park to northern boundary
- The provision of playing fields
- Layout of other parks
- Details of tree and other planting

Reference Number 17/1509/RM

Reserved Matters Application for the Public Square fronting Local Centre 1

Reference number 18/0433/RM

- Extension to Lubbesthorpe Road 2 to provide links to parcels R8(2) and R9(1). Creation of 2 detention basins and swale (Reserved Matters)

Reference number 19/0515/RM

- Construction of a section of Lubbesthorpe Road 3 and associated balancing pond

Reference Number 20/0340/RM

- Provision of play area including nine pieces of equipment, surfacing, hedgerows, seating and informal grassed play space. Phase 1

Reference Number 20/0850/RM

- Revised vehicular access into parcel R9(1) previously approved under 18/0433/RM (Reserved Matters) (Re-submission)

Reference Number 21/0781/RM

- Provision of Multi-Use Games Area (MUGA) to Old Warren Park

Reference Number 21/0819/RM

- Swale and Detention ponds serving Parcels R5(1) and R5(2) - Ponds 13, 14 and 15

Discharge of Conditions

Reference Number 15/0054/DOC

Discharge of conditions for Phase 1

- 10, 11 and 12 – Submission of an Area Master plan and Design Code
- 13 – Design Code for Primary School 1
- 18 – Site Wide Green Infrastructure and Biodiversity Management Strategy
- 22 – Preliminary Geo-Environmental Interpretive Report – Primary School 1 Preliminary Geo-Environmental Interpretive Report
- 29 – Air Quality Monitoring Strategy
- 33 – Submission of a Sustainable Drainage Strategy
- 43 - Archaeological Work Specification

Reference Number 15/0230/DOC

Discharge of condition 19

- Submission of a Green Infrastructure and Bio-Diversity Strategy for Phase 1

Reference Number 15/0343/DOC

Discharge of conditions

- 16 – Submission of Energy Statement for Part Sub-Phase 1 Residential
- 17 – Submission of Sustainability Statement Part Sub-Phase 1 Residential (amended by application 15/0052/NMAT)

Reference Number 15/0743/DOC

Discharge of conditions

- 21 – Submission of a Construction Environmental Management Plan
- 22 – Submission of a Geo-Environmental Interpretive Report
- 27 – Submission of a Noise Assessment for Primary School and
- 28 – Submission of a Noise Assessment for the residential plots

Reference Number 15/1321/DOC

- Discharge of condition 38 - Siting of electricity sub-stations

Reference Number 16/0195/DOC

- Discharge of condition 20 - Removal of section of hedgerow adjacent Parcel R10

Reference Number 16/0222/DOC

- Discharge of condition 20 - Removal of section of hedgerow adjacent to Parcel R1 – 1

Reference Number 17/1378/DOC

- Retention of a Community Cabin

Reference Number 18/0994/DOC

- Discharge of condition 43 attached to planning permission 11/0100/1/OX – Archaeology (Road 2)

Reference number 18/1051/DOC

- Discharge of conditions
- 10,11 and 12 – Masterplan and Design Code
- 21 – Construction Environment Management Plan
- 22 – Land contamination Parcel R6(1) and R6(2)
- 43 – Archaeology Parcels R2(2), R2(3), R5(1), R5(2), R6(1), R6(2), R9(1) and R26

Reference Number 18/1146/DOC

- 8 (Site Wide Phasing Strategy)
- 19 (Phase 1 Green Infrastructure and Biodiversity Management Plan) - Parcels comprising Phase 1 Sub Phase 2
- condition 22 (Contamination) - Parcel R9(1) - attached to planning permission 11/0100/1/OX

Reference Number 18/1261/DOC

- Discharge of Conditions
- 17 –Sustainability Update
- 25 – Waste Management Update

Reference Number 18/1277/DOC

- Discharge of Conditions
- 16 –Energy Statement (Phase 1 sub phase 2 residential development)

Reference Number 18/1349/DOC

- Discharge of condition 31 and 33 – foul drainage and Sustainable Urban Drainage System

Reference Number 19/0688/DOC

- Discharge of condition 3 (maintenance & management strategy) & 4 (surface water drainage) Public Square (for local centre 1) attached to reserved matters approval 17/1509/RM

Reference Number 19/1207/DOC

- Relocation of Community Cabin (The Lubbesthorpe Community Hub) required under condition 6 of Outline Planning Permission 11/0100/1/OX

Reference Number 20/0680/DOC

- Amendments to Phase 1 Design Code previously discharged under 18/1051/DOC

Reference Number 20/1146/DOC

- Discharge of condition 38 attached to 11/0100/1/OX - Relocation of sub - station 6

Reference Number 21/0196/DOC

- Discharge of conditions 1-8 attached to 15/0873/RM relating to detailed drawings, planting schemes, landscape management scheme, vehicle restraint system, in accordance with Green Infrastructure Strategy, finished levels and design strategy for signage, waste bins and play areas. Phase 1 Lubbesthorpe

Reference Number 21/0656/DOC

- Revised footpath details previously discharged under 21/0196/DOC & required by condition 1 on 15/0873/RM

Reference Number 21/0958/DOC

- Discharge of condition 43 (part) attached to 11/0100/1/OX (archaeology report in relation to swale and detention ponds serving Parcels R5(1) and R5(2) - Ponds 13, 14 and 15)

Non-Material Amendments

Reference Number 14/0678/1/NMAT

- Reduction in the width of the M1 Bridge

Reference Number 15/0867/NMAT

- Change to alignment of M1 bridge western approach

Reference Number 15/1611/NMAT

- Amendment to the location of parcel access roads to main east / west link road approved by application 11/0100/1/OX

Reference Number 16/0052/NMAT

- Amendments to Sustainability Statement (condition 17 approved by application 15/0343/DOC)

Reference Number 16/0239/NMAT

Amendments to landscaping of pond 1 at the site entrance

- Provision of a turning head to Lubbesthorpe Bridleway,
- Alteration to the layout of the boardwalk and platforms including the provision of additional boardwalk and relocation of southern pedestrian access

Reference Number 19/0024/NMAT

- Non-Material Amendment to planning application 17/1509/RM - Change of kerb material – Public Square

Reference Number 20/0633/NMAT

- Non-material amendments to planning permission 17/1509/RM to allow revised surfacing materials (local square)

Reference Number 20/0768/NMAT

- Non-material amendment to Reserved Matters approval 17/1509/RM to allow revisions to landscaping (local square)

Full Applications

Reference Number 18/1263/FUL

- Formation of new vehicular access road (New House Farm)

Reference Number 21/1497/FUL

- Restoration and Conversion of Abbey Farm site and buildings for 7 dwellings (6 net) and offices under use classes C3 and E(g)(i) and (ii) respectively, demolitions and new building works, laying out of the site including access works, surface and foul water drainage and package plant, parking areas, waste bin storage areas, pedestrian routes, screen walls and landscaping, including a new pond, tree and hedge planting and removals.

Other

Reference Number 17/0762/DEM

- Demolition of Old Warren Farm, Farm Buildings, House and Hard Standings

Applications relating to Primary School 1 (Tay Road)

Reference Number 17/0576/RM

- Reserved Matters Application for Lubbesthorpe Primary School 1

Reference Number 18/0787/DOC

- Discharge of conditions 2 (Materials), 5 (Lighting), 6 (Boundary Treatment) and 7 (Traffic Management) attached to permission 17/0576/RM

Reference Number 18/1593/DOC

- Discharge of condition 71 attached to 11/0100/1/OX relating to Travel Plan for Primary School One

Reference Number 19/0026/DOC

- Discharge of conditions 9 and 12 attached to Reserved Matters 17/0576/RM relating to drainage details and cycle stands to Primary School One

Reference Number 19/0332/NMAT

- Non-Material amendments to Reserved Matters 17/0576/RM relating to kerb specification, omission of pond, rationalisation of in pavement and raingarden uprighters, change in shape and size to sprinkler tank base and increase in size of external play / teaching area

Reference Number 19/0587/ADV

- Display of illuminated lettering, surface mounted aluminium panel and three freestanding signs

Reference Number 19/0842/NMAT

- Non-Material amendment to 17/0576/RM relating to addition of flue

Applications relating to Local Centre 1 (Tay Road)

Reference Number 21/0201/DOC

- Discharge of condition 13 attached to 11/0100/1/OX - Design Code for Local Centre 1
- Reserved matters application for the erection of Local Centre 1 to include commercial units (units 1-3 use class E(a), unit 4 use class E(a) and E(b) and unit 5 use class E(b)), medical centre (use class E(e), potential medical centre expansion or offices (use class E(e) and E(g(i))), 66 bed residential care home (use class C2) together with cash point to unit 1 and car parking (details of access, appearance, landscaping, layout and scale)

Reference Number 22/1146/ADV

- Display of 2 internally illuminated fascia signs and 1 internally illuminated double-sided projecting sign

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