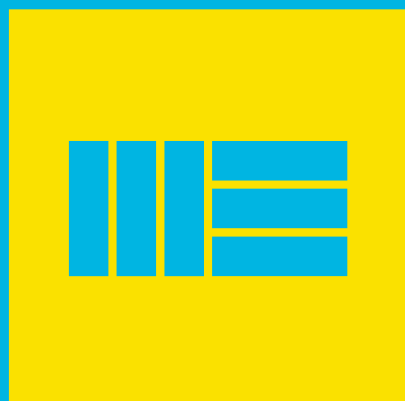


UNIT 2, 2A & 3, FOSSE PARK WEST, LEICESTER, LE19 1BY

PLANNING STATEMENT

21 FEBRUARY 2024



CONTENTS

1.0	INTRODUCTION	3
2.0	THE APPLICATION SITE AND PLANNING HISTORY	5
3.0	THE PROPOSED DEVELOPMENT	8
4.0	THE PROPOSED OCCUPIER.....	11
5.0	PLANNING POLICY OVERVIEW.....	14
7.0	PLANNING CONSIDERATIONS.....	17
8.0	SUMMARY AND CONCLUSIONS	19
APPENDIX 1.0	SITE LOCATION PLAN	

1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted on behalf of Wexford Retail LP, a Crown Estate (TCE) company, in support of a planning application (the 'Application') at Fosse Park West, Leicester, LE19 1BY ('The Site').
- 1.2 The application site boundary comprises the upper level of Unit 2, as well as part of the rear of Unit 3, within the main retail terrace at Fosse Park West and is to be known as Unit 2A. Unit 2A comprises "void" space above Unit 2, which is currently occupied by a Class E(b) restaurant, Volpo Lounge. It should be noted that Unit 2 was formerly referred to as Unit 13.
- 1.3 This application seeks planning permission for the use of the space comprising Unit 2A as a medical, wellness and aesthetic clinic within Class E; the "carve out" of part of the floorspace at Unit 3 for access to Unit 2A; and minor external alterations to the rear elevation of Unit 2. A separate planning application has been made for Unit 3 which also involves "carving out" the same part of Unit 3 to access Unit 2A.
- 1.4 The proposed development is required to facilitate the occupation of the floorspace at Unit 2A by The Health Suite. The Health Suite have an existing operation at 624a Uppingham Rd and the proposed operation at Unit 2A will be in addition to and complementary to that facility. The Health Suite provides a range of medical, wellness and aesthetic treatments, including in collaboration with the National Health Service (NHS).
- 1.5 The description of the proposed development is as follows:

"Full planning permission for the use of Unit 2A as medical, wellness and aesthetic clinic within Class E; alteration to rear of Unit 3 to provide access to Unit 2A; and external alterations to the rear elevation of Unit 3."

- 1.6 The development will ensure that existing void space is brought into productive economic use that generates employment opportunities and other positive benefits including enhanced medical, wellness and aesthetic treatments in the area.
- 1.7 This Planning Statement sets out the background to the planning application, identifies the key planning issues, and provides an assessment of the proposals against these key issues. The Statement focuses on the acceptability of the development in land use terms, having regards to the relevant policies of the National Planning Policy Framework (NPPF) and Development Plan Policy.
- 1.8 The remainder of the Statement is structured as follows:
 - **The Application Site and Relevant Planning History** – This section provides an overview of the application Site and summarises the relevant planning history;
 - **The Proposed Development** – This section provides an overview of the development proposals;
 - **The Proposed Occupier** – This section provides an overview of the proposed occupier, The Health Suite, and provides an overview of the identified need and associated benefits for locating the use at Fosse Park West;
 - **Relevant Planning Policy** – This section identifies the relevant planning policy at a national and local level which the development proposals should be assessed against. At a local level, this includes the

Statutory Development Plan for Blaby, including the Blaby District Local Plan (Core Strategy) 2013; the Blaby District Local Plan (Delivery) DPD 2019; Leicestershire Minerals and Waste Local Plan up to 2031; and the Blaby Neighbourhood Plan 2018.

- **Planning Considerations** – This section assesses the application against relevant planning considerations including socio-economic factors and transport; and
- **Summary and Conclusions** – Finally we provide a brief summary of the key planning issues and provide conclusions of the assessment. We conclude the proposed development accords with national and local policy and should therefore be considered favourably.

1.9 This Statement demonstrates that the development proposals fully comply with both national and local planning policy, and will have an overall positive effect, providing new medical and wellness services to the area and creating new jobs and bringing additional services to the area. As such, we therefore consider that planning permission should be granted.

2.0 THE APPLICATION SITE AND PLANNING HISTORY

THE SITE

- 2.1 The application site comprises Unit 2A, which comprises the upper level of Unit 2 (formerly Unit 13), as well as part of the rear of Unit 3, which is located within the main retail terrace at Fosse Park West.
- 2.2 Unit 2A, which measures approximately 352 sq. m (GIA) of floorspace at first floor level only, is currently void space. Unit 2, which was constructed pursuant to Planning Permission Ref: 15/0577/FUL, comprised double height space and envisaged floorspace at ground floor level only. However, to meet specific operator requirements a ceiling was inserted into Unit 2 to lower the ground to ceiling height, thereby creating Unit 2A at first floor level. Unit 2 measures approximately 372 sq. m and is occupied by a Class E(b) restaurant, Volpo Lounge.
- 2.3 The application boundary also includes part of the rear of Unit 3 at Fosse Park West. Unit 3 is vacant and subject of a separate planning application for sub-division and the carve out of space to the rear to enable access to Unit 2A.
- 2.4 Fosse Park West is situated circa 3km north of Blaby Town Centre and approximately 5.5km south west of Leicester City Centre, falling within the administrative boundary of Blaby District Council. As such, in accordance with the National Planning Policy Framework (the NPPF), the Site occupies and 'out of town centre location'. It should however be noted that the Site is contained within Fosse Shopping Park – an established retail destination. Fosse Park is recognised within the adopted Blaby District Local Plan (2019) as the 'Motorways Retail Area'.
- 2.5 The Site benefits from a highly strategic location, in close proximity to Junction 21 on the M1 motorway. The Site is bound by Grove Way and Everard Way to the west and north respectively. The A653 (Soar Valley Way) sweeps laterally to the south of the Site. The surrounding road network provides good access to Leicester but also settlements further afield.
- 2.6 Fosse Park North (anchored by Marks and Spencer and Primark) adjoins to the north of the Site, and Fosse Park South (with occupiers such as Curry's / PC World and DFS) is immediately adjacent to the east. Fosse Park Food Court (known as Food Central) provides the link between the Site and Fosse Park North.
- 2.7 The three elements of Fosse Park together provide circa 70,500 sqm or retail and food and beverage accommodation. In this context, Unit 2A comprises only 0.5% of the total floorspace. As a whole, the component parts of Fosse Park combine to create a well-established and popular destination primarily for shopping purposes and is recognised as an important part of in the retail hierarchy. It is estimated that in 2023, some 11 million people visit Fosse Park annually.

2.8 Figure 1 below shows Unit 2 / 2A in the context of the wider Fosse Park, highlighted in yellow with a red border.



Figure 1 – Unit 2 in context of Fosse Park

SURROUNDING CONTEXT

- 2.9 To the east of the Site and immediately adjacent are other commercial uses. This theme is continued just beyond the extent of the Retail Park with Asda and Sainsbury's Superstores located to the north and west respectively. The Site and the aforementioned sections to the north and west are designated as the "Motorway Retail Area" as set out in the Local Plan.
- 2.10 Further to the west, the surrounding area becomes increasingly defined by more office and light industrial based used which reflect the "Employment Area" designation as identified in the Local Plan.
- 2.11 To the east of the Site are undeveloped open fields which are defined in local planning policy as comprising a green wedge.
- 2.12 The Site is not located within a Conservation Area and does not contain any statutory listed buildings.

ACCESS & ACCESSIBILITY

- 2.13 Vehicular, pedestrian and cycle access to the Retail Park forms off Fosse Park Avenue, located off the A5460 to the north and west and B4114 to the south. The A5460 provides a series of strategic road connections to the Site, including the A563 Soar Valley Way, in addition to the M1 and M69 to the west.
- 2.14 Accessibility to the Site can be taken off the A563 (Soar Valley Way) via Grove Way to the south of the Retail Park. Everard way to the north west adjoins a roundabout also connected to by Grove way, providing a second point of access. Finally, to the north Fosse Park Avenue connects to a second mini roundabout south of which leads directly into the car park which serves the site.
- 2.15 The Site also benefits from pedestrian and cycle access to the south of the site off Soar Valley Way.
- 2.16 With respect to public transport, there are 2 bus stops on Narborough Road South served by a number of services

which include the: 40, 50 X6, X55, X84. The wider retail park in which the site is included is served by a third bus stop outside Marks & Spencer's on Fosse Park Avenue served only by the 104 line.

PLANNING HISTORY

- 2.17 On 28 May 2015, planning permission (Ref: 15/0577/FUL) (the '2015 Permission') was granted for the following development:

"Demolition of existing buildings and erection of a non-food shopping park (Class A1) and complementary A3 uses together with access and servicing arrangements, car parking and landscaping and associated works including closure of Everard Way to create new pedestrian link into Fosse Shopping Park."

- 2.18 The 2015 Permission was granted subject to 28 Conditions. Condition 9 restricts the use of Unit 2 (formerly Unit 13) to a Class A3 (now Class E(b)) use, and restricts the total floorspace within the unit as follows:

"Units 13 to 18 shown on plan 14173-032-16 (Proposed Site Plan) shall not be used for any purpose other than that falling within Class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or any subsequent re-enactment with or without modification). These units shall be limited to the gross internal areas set out in the table below."

<i>Class A3 Units</i>	<i>Gross Internal Area (sq.m)</i>
13	372
14	302
15	218
16	344
17	168
18	168
Total Class A3	1,571"

3.0 THE PROPOSED DEVELOPMENT

3.1 This application seeks planning permission for the use of Unit 2A as a medical, wellness and aesthetic clinic within Class E; the “carve out” of part of the floorspace at Unit 3 for access to Unit 2A; and minor external alterations to the rear elevation. The proposed development is required to facilitate the occupation of Unit 2A by The Health Suite.

3.2 The description of the proposed development is as follows:

“Full planning permission for the use of Unit 2A as medical, wellness and aesthetic clinic within Class E; the provision of a “carve out” of part of the floorspace to the rear of Unit 3 for access to Unit 2A; and external alterations to the elevations.”

3.3 We set out and consider each element of the proposed development in turn below.

USE OF UNIT 2A AS A MEDICAL, WELLNESS AND AESTHETIC CLINIC WITHIN CLASS E

3.4 The proposed development seeks planning permission for the use of Unit 2A as a medical, wellness and aesthetic clinic within Class E.

3.5 Class E was introduced into the Town and Country Planning (Use Classes) Order in September 2021. It pulled together the majority of commercial and associated uses with similar characteristics. The full list of Class E uses is included below.

- a. for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- b. for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises
- c. for the provision of the following kinds of services principally to visiting members of the public—
 - i. financial services,
 - ii. professional services (other than health or medical services), or
 - iii. any other services which it is appropriate to provide in a commercial, business or service locality,
- d. for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- e. for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- f. for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public;
- g. for—
 - i. an office to carry out any operational or administrative functions,
 - ii. the research and development of products or process;
 - iii. any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

- 3.6 Post the introduction of Class E, there is now the flexibility to change activities across the Class E categories without the need for planning permission, subject to the particular planning history Of a site. With regards Fosse Park North, Fosse Park South and within the main terrace at Fosse Park West. Fosse Park the full range of Class E uses are permitted.
- 3.7 The proposed operations of The Health Suite are correctly described as falling under Class E(e) (Medical services not attached to the residence of the practitioner). As such, in principle The Health Suite would comprise a use that would be acceptable at Fosse Park.
- 3.8 The proposed use is therefore established as acceptable in this location and this is a material consideration to the determination of this planning application.

PROPOSED “CARVE OUT” OF PART OF THE FLOORSPACE AT UNIT 2 FOR ACCESS TO UNIT 2A

- 3.9 The proposed development includes the “carve out” of part of the floorspace at the rear of Unit 3 to provide an access to Unit 2A.
- 3.10 It is proposed that the existing entrance to the rear of Unit 2 is retained, and a total of 49 sq. m of the floorspace to the rear of the unit “carved out” to provide a staircase and lift core leading to Unit 2A. It is proposed that the existing entrance to the rear of Unit 3 will become the new entrance to Unit 2A.
- 3.11 This application is being submitted alongside and coincides with a separate planning application (Planning Portal Ref: PP-12557060), which seeks planning permission for the following development at Unit 3 of Fosse Park West:

“Variation of Condition 4 of Planning Permission: 15/0577/FUL to facilitate the reconfiguration of floorspace at Unit 3, including the subdivision of the unit to create 2 no. separate retail units; provision of a “carve out” of part of the floorspace for access to Unit 2A; provision of a new shared servicing area for the 2 no. new units; and external alterations to the elevations of Unit 2.”

- 3.12 Given that the proposed “carve out” of part of the floorspace at Unit 3 for access to Unit 2A element of Planning Portal Ref: PP-12557060 directly relates to the proposals at Unit 2A, it has also been included within this application for completeness.
- 3.13 The proposed creation of a “carve out” of part of the floorspace at Unit 3 for access to Unit 2A will result in a minor reduction to the overall floor area of Unit 2 of 6 sq. m, with the total floorspace decreasing from 372 sqm GIA to 366 sqm GIA. The existing and proposed floor areas of Unit 2 and Unit 2A, and their existing and proposed uses, are as follows:

	Unit 2 (sq. m GIA)	Unit 2A (sq. m GIA)
Existing	372 (Class E(b))	352 sq. m (Void – No Use Class)
Proposed	366 (Class E(b))	352 sq. m (Class E(e))

- 3.14 The proposed layout of Unit 2 and Unit 2A is clearly illustrated on the submitted Drawing Ref: 13365F-2-THPW-XX-XX-DR-A-0103 ‘Proposed GA Plan’.

EXTERNAL ALTERATIONS TO THE REAR ELEVATIONS

- 3.15 The proposed development also includes a minor external alteration to the rear elevation of Unit 2 to facilitate the proposed occupation by The Health Suite.
- 3.16 The proposed alteration to the rear elevation comprises the provision of a new fire exit door, located on the rear elevation (Elevation C), adjacent to the existing service door at first floor level. The proposed alteration to the rear elevation is clearly illustrated on the submitted Drawing Ref: 13365F-2-THPW-XX-XX-DR-A-0104 'Proposed Elevations'.
- 3.17 The existing elevations of Unit 2 / 2A will remain largely as existing as a result of the proposed development. The proposed alteration to the rear elevation is considered to be very minor and entirely acceptable in all regards.
- 3.18 It should be noted that all proposed signage will be subject to a separate advertisement consent application.

4.0 THE PROPOSED OCCUPIER

INTRODUCTION TO THE HEALTH SUITE

- 4.1 The Health Suite Limited was founded by two medical doctors and a consultant osteopath with 59 years of experience between them in western medicine, functional medicine, public health, medical education, hyperbaric medicine, medical research and holistic complementary therapies. Currently, it has a single operation in Thurnby.
- 4.2 The founders created The Health Suite to offer their combined experiences and knowledge to develop an integrated medical and wellness clinic, offering the best of evidence based western medicine, eastern wisdom and complementary therapies. Two of the founders, who are General Practitioners by profession, offer NHS services at their respective NHS practices in the wider area, as well as providing services from the existing The Health Suite, based at 624a Uppingham Road, Thurnby.
- 4.3 The Thurnby The Health Suite opened in August 2020. The number of practitioners has grown with now over 40 doctors and complementary therapists providing services. The number of therapies and services on offer exceeds 100. The practice has amassed a database in just over 2 years of almost 12,000 patients. To meet increased demand for services and the growing market for the services offered, The Health Suite are proposing a dual strategy- an extension to the existing practice in Thurnby and a new facility at Fosse Park.
- 4.4 The existing The Health Suite clinic offers a wide range of medical and wellness treatments and services. A full list of the treatments and services on offer at the existing The Health Suite, and what can be expected from the proposed Fosse Park West clinic, is provided below:
- a) **Hyperbaric Oxygen Therapy:** used for anti-inflammatory, pain relief, increased speed of recovery from injuries, general wellness and anti-ageing.
 - b) **Whole Body Cryotherapy:** pain relief, reduces inflammation, sleep and relaxation, reduces muscle damage, energy levels, weight loss, general wellbeing and stress management. This modality has already been adopted by healthcare services equivalent to the NHS in eastern Europe and is evidenced based with studies published.
 - c) **I.V. Vits and Drips:** designed to optimize and enhance health, given by intravenous infusion directly into the blood stream, bypassing the digestive system resulting in almost 100% absorption. Studies reveal almost 90% of people are deficient in at least one or more nutrients.
 - d) **Infrared Sauna Therapy:** better sleep, relaxation, detoxification, weight loss, relief from sore muscles, relief from joint pains such as arthritis, improved circulation.
 - e) **Infrared Light Therapy:** increases energy, boosts collagen, skin repair, balance hormones, elevate mood, improve circulation.
 - f) **Testing** – functional medicine tests to optimise health and wellness, nutrigenomics testing, DNA testing.
 - g) **Wellness Therapies:** including massage, reflexology, osteopathy, reiki.
 - h) **Aesthetics.**
 - i) **Nutrition Consultations.**
 - j) **Small Studio:** available for small groups or 1:1 classes for wellness including reformer Pilates, yoga, baby massage and baby yoga.
 - k) **Medical Services:** including Private GP Consultations, specialist consultations, ultrasound scans, physiotherapy, counselling, medical skin services.

THE NEED FOR / BENEFITS OF THE PROPOSED CLINIC AT FOSSE PARK WEST

- 4.5 When considering the case for the proposed provision of a new The Health Suite clinic at Fosse Park West, it is important to first understand why the existing NHS model is unable to meet the increasing and rising demands of the UK population and why The Health Suite provides an additional and complementary service, in collaboration with the NHS.
- 4.6 In 2021, the effects of the COVID-19 pandemic resulted in over 162,000 patients waiting over 52 weeks for elective care, with the standard care usually set at 18 weeks. It was predicted that this backlog would take several years to clear. Figures for July 2022 show that the number of patients waiting for treatment was at 6.84 million, with 2.67 million of these waiting over 18 weeks, and over 370,000 people waiting over 1 year. These figures continue to rise. In comparison with 2019, figures for patients waiting over 1 year for treatment was only 1,032. In addition, the COVID-19 pandemic has resulted in patient services being spread out to allow for adequate ventilation and cleaning. This has resulted in around a 50% reduction in capacity of elective NHS services [source: The Health Suite].
- 4.7 The provision of The Health Suite clinic will assist in reducing demand on local NHS services, by providing supportive and alternative provisions to health care, as well as working to reduce chronic illness and injury further reducing demands on local health care.
- 4.8 Alongside the private health services offered by The Health Suite, support is also offered to the local NHS trust in terms of providing extra capacity for NHS patient services. This will assist in reducing waiting lists and fines experienced by the NHS trust for long wait times.
- 4.9 An example of the existing clinics continued support is the provision of a two week wait breast cancer care to the University Hospitals of Leicester NHS trust for under 35s. Since The Health Suite has been engaged, it has resulted in patients no longer failing to receive essential assessments and diagnosis of breast cancer, bucking the trend across other departments within the hospital.
- 4.10 It is considered that the proposed The Health Suite clinic at Fosse Park West will provide a significant opportunity to provide additional health and wellness services for the area, from a location which is already a well-established destination for many, with car parking and good access to transport links. There is also a synergy with the established retailers at Fosse- such as pharmacies (Boots), providers of health and wellness apparel (Nike, Sports Direct, Regatta etc), and healthy food outlets located within the Fosse Park Food Central.
- 4.11 In addition, the Site at Fosse Park is located within the heart of the Motorway Retail Area and is located adjacent to an employment area. The Site is therefore perfectly located for The Health Suite to provide services for those already visiting Fosse Park for work purposes in the immediate area.
- 4.12 The Health Suite will offer innovative diagnostic and treatment options. The services offered by The Health Suite are not ones that are generally available at a local level.
- 4.13 Unit 2A of Fosse Park West provides an optimum opportunity for an additional health and wellness services for the area, which will assist in reducing demand on local NHS services, by providing supportive and alternative provisions to health care.

JOB CREATION AND OPENING HOURS

4.14 The Health Suite clinic will make the best use of existing space bringing it into productive economic use that generates employment opportunities. It is expected that the proposed The Health Suite clinic at Fosse Park West will provide between 30 – 40 new jobs.

4.15 It is expected that The Health Suite will operate the following opening hours at the proposed Fosse Park West location:

- 08:00 – 20:00 (Monday to Friday)
- 09:00 – 19:00 (Saturdays)
- 11:00 – 17:00 (Sundays)

5.0 PLANNING POLICY OVERVIEW

5.1 We consider national policy contained in the National Planning Policy Framework 2023 (NPPF) and the accompanying guidance contained in the Planning Practice Guidance (PPG) relevant to this application. At a local level, we consider the Statutory Development Plan to include the Blaby District Local Plan Core Strategy (CS) (2013) and Blaby District Local Plan (Delivery) Development Plan Document 2019.

NATIONAL PLANNING POLICY

5.2 At the national level, England's town and country planning system is configured to facilitate a coordinated spatial approach to the provision of the new medical and research facilities required to support the Government's science and innovation strategy.

5.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development - performing economic, social and environmental roles. The fundamental dimensions to sustainable development are set out in Paragraph 8 of the NPPF, which requires planning system to perform a number of roles:

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

Economic Growth

5.4 **Paragraphs 81-83** state that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Planning decisions should also recognise the specific locational requirement of different sectors.

Promoting Healthy Communities

5.5 **Paragraph 20** states that strategic policies should make sufficient provision for community facilities, such as health facilities.

5.6 **Paragraph 92** sets out that policies and decisions should enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.

5.7 **Paragraph 93** states that policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Transport

5.8 Transport issues should be considered from the earliest stages of development proposals. In assessing specific applications for development, it should be ensured that:

- Appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location;
- Safe and suitable access to the site can be achieved for all users; and
- Any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated and acceptable to a degree.

5.9 **Paragraph 110** of the NPPF confirms that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.10 All developments that will generate significant transport movements should be required to provide a Travel Plan and the application should be supported by a transport statement or transport assessment to enable the likely impacts of the proposal to be assessed.

Sustainability

5.11 **Paragraph 149** of the NPPF confirms that the planning system should support the transition to a low carbon future in a changing climate, including encouraging the re-use of existing resources, such as the conversion of existing buildings.

LOCAL PLANNING POLICY

5.12 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.13 The Statutory Development Plan for the Site consists of the following:

- The Blaby District Local Plan Core Strategy (CS) (2013);
- The Blaby District Local Plan (Delivery) Development Plan Document 2019;
- The Leicestershire Minerals and Waste Local Plan up to 2031; and
- The Blaby Neighbourhood Plan 2018.

5.14 The Council are in the process of updating their Local Plan with the New Local Plan Options document (Reg 18) consulted on between January and March 2021. Reg 19 consultation on the New Local Plan has been delayed due to the programme of work for the sub-regional strategic evidence that supports the Leicester and Leicestershire Statement of Common Ground in relation to the housing requirement for Leicester City. Given the early stage in preparation of the emerging document, in addition to the delay to Reg 19 consultation, limited weight can be applied to the New Local Plan at this stage.

- 5.15 There are no policies in the adopted or emerging Local Plan which relate specifically to general health care facilities.

The Blaby District Local Plan Core Strategy

- 5.16 **Policy CS1** of the CS sets out the Council's overarching strategy in relation to the location of new development proposals. Among the strategic objectives of the policy is for proposals to deliver the infrastructure, services and facilities required to meet the needs of the population of the District of Blaby.
- 5.17 **Policy CS2** of the CS sets out that all new development should respect distinctive local character and should contribute to creating places of a high architectural and urban design quality, contributing to better quality of life for the local community.
- 5.18 **Policy CS6** relates to Employment and confirms the District Council will work with partners to ensure that the District has a range of employment opportunities to meet the needs of its residents and wider communities, allowing for growth of existing businesses and for inward investment, particularly in the 'priority' employment sectors.

Blaby District Local Plan Delivery DPD (2019)

- 5.19 Paragraph 6.14 of the Blaby District Local Plan Delivery DPD (2019) states that East Leicestershire and Rutland CCG have identified that there is potential to increase capacity in local primary health care facilities in order to meet future needs arising from proposed growth.

Summary of Planning Policy

- 5.20 In the context of the scale and type of development proposed, it is our opinion that the proposals should be considered against the following:
- ***Are the proposals of an appropriate scale?*** The proposed development is located within an established retail destination and relates to the re-use of existing vacant space. The proposals reflect the specific requirements of the identified occupier. The proposals are therefore of an appropriate scale to its location as an established retail destination;
 - ***Is the proposed development appropriate to the character and appearance of the site and the surrounding built environment?*** The proposed development comprises the refurbishment and reconfiguration of the floorspace of an existing Unit. The proposed external alterations to the unit are very minor and fully respect the existing design of the retail terrace. Therefore, we conclude that the proposals are fully compliant in this regard.
 - ***Is the proposed development easily accessible, or capable of being made easily accessible, by a choice of means of transport, including by public transport, walking and cycling?*** The application site forms part of an existing retail destination that is accessible by bus, walking and cycling as well as by private vehicles. The Site benefits from strong pedestrian and cycle links to Braunstone Town to the north and strong road links with the surrounding towns. Therefore, we conclude that the proposals are fully compliant in this regard;
 - ***Will the proposals comprise sustainable economic development?*** The development will secure the long term occupation of the Site, enhance medical and wellness services, maintain and enhance employment opportunities and generally meet sustainable economic development objectives. Therefore, we conclude that the proposals are compliant in this regard.

7.0 PLANNING CONSIDERATIONS

7.1 In this section we set out an overview of the other development management issues associated with the consideration of the application. These are as follows:

- Sustainable Economic Development and Socio-Economic Benefits; and
- Transport.

SUSTAINABLE ECONOMIC DEVELOPMENT AND SOCIO-ECONOMIC BENEFITS

7.2 Sustainable development is the cornerstone of the planning system under the NPPF. The application proposals relate to a vacant unit at Fosse Park West, within a well-established retail destination serving residents from Leicester, Blaby and the surrounding area.

7.3 The occupation of Unit 2A by The Health Suite will create significant local employment opportunities, providing 30 - 40 new direct jobs in addition to those associated with the store fit-out and the supply chain. The development will secure the long-term occupation of the space contributing to local economic growth. The proposals have therefore significant planning merit in socio economic terms.

7.4 The application Site is in a location which is accessible by public transport and provides opportunities for linked trips with the other existing retail and leisure provision, including within the Fosse Shopping Park. It is located within walking and cycling distance of a number of residential areas. As such, it is well placed to meet the needs of the local population in a sustainable location.

7.5 We therefore conclude that the proposed development represents sustainable economic development, which will result in the occupation of vacant floorspace, secure sustainable economic growth by way of job creation and investment.

TRANSPORT

7.6 This application is supported by a Transport Statement ('TS'), prepared by TTP Consulting.

7.7 The TS sets out that Fosse Park currently has car parking capacity in excess of 3,100 cars. The Park is accessible by all modes of transport, with pedestrian and cycle links to nearby commercial and residential uses, and local bus services.

7.8 The TS outlines that the proposed 352 sq. m to be used by The Health Suite comprises just 0.5% of the total floorspace at Fosse Park, and considerably less when considering the total quantum of commercial floorspace in the wider area.

7.9 The potential number of trips has been estimated based on trip rate information from the TRICS database, with the exercise demonstrating that there would not be any noticeable change to traffic conditions.

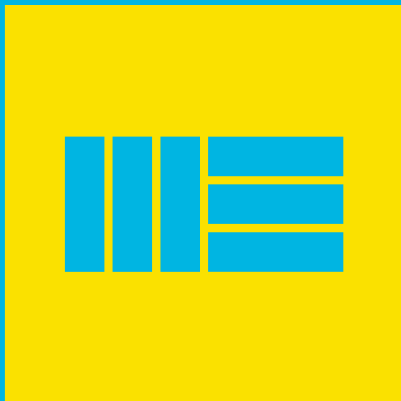
7.10 The proposed use will generate demand for 5 to 7 spaces during the day, representing just 0.33% of the provision in Fosse Park North and Fosse Park West combined. As such, the proposed development is not considered to affect the availability of parking.

7.11 It follows that the TS concludes that the proposals are entirely acceptable in highways and transport terms.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 This Planning Statement is submitted on behalf of Wexford Retail LP, a Crown Estate (TCE) company, in support of a planning application (the 'Application') at Fosse Park West.
- 8.2 The application relates to Unit 2A, which comprises the upper level of Unit 2, as well as part of the rear of Unit 3, which is located within the main retail terrace at Fosse Park West.
- 8.3 The application seeks planning permission for the use of Unit 2A as a medical, wellness and aesthetic clinic within Class E; the "carve out" of part of the rear of Unit 3 for access; and minor external alterations to the rear elevation. The proposed development is required to facilitate the occupation of the floorspace at Unit 2A by The Health Suite. Currently, The Health Suite have a practice in Thurnby. The proposed Fosse Park unit will be in addition to and complementary to the Thurnby practice which itself is proposed to be extended to meet the need for the proposed medical, wellness, etc services in the area.
- 8.4 This Statement has demonstrated that the Site at Unit 2A of Fosse Park West provides the optimum location for an additional health and wellness services for the area and be complementary to the existing retail and food and beverage uses at Fosse Park.
- 8.5 This Planning Statement has considered the acceptability of the proposal against the relevant policies contained in the NPPF and in local Development Plan policy, and concludes the following:
- The proposed Class E use is already established as acceptable across Fosse Park. In other words, theoretically, the use could be delivered into other units at Fosse Park subject to availability.
 - The proposed development will assist in reducing demand on local NHS services, by providing supportive and alternative provisions in health care.
 - The proposed development will deliver significant investment into the local economy by way of new employment opportunities, as well as investment into the local economy by way of the internal fit-out works proposed;
 - There is strong synergy between the proposed and existing uses. Furthermore, Fosse Park is already an established destination which attracts a high number of visitors per year and is also part of a wider employment area with a significant workforce. By locating The Health Suite at Fosse Park there is the opportunity for linked service provision.
 - The development presents sustainable development, resulting in the occupation of vacant floorspace within an existing building, in an accessible location;
 - The proposed development is acceptable in all other respects.
- 8.6 Accordingly, we conclude that the application fully accords with both national and local planning policy and should therefore be considered favourably by the Council.

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.