

Our Ref: PD10120
Email: ross.fraser@montagu-evans.co.uk
craig.blachford@montagu-evans.co.uk

Blaby District Council
Council Offices
Desford Road
Narborough
Leicester
LE19 2EP

21 February 2024

Dear Sir or Madam,

**APPLICATION UNDER SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
UNIT 2, 2A & 3, FOSSE PARK WEST, LEICESTER, LE19 1BY**

On behalf of Wexford Retail LP, a Crown Estate (TCE) company ('the Applicant'), we apply for permission for the use of Unit 2A as a 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.

The purpose of the application is to facilitate the occupation of the space at Unit 2A by The Health Suite.

In support of the planning application, please find enclosed a copy of the following information:

- Application Cover Letter dated 21 February 2024 (this letter);
- Application Forms and Certificates signed and dated 21 February 2024;
- Community Infrastructure Levy (CIL) Form, signed and dated 21 February 2024;
- Planning Statement, prepared by Montagu Evans;
- Transport Statement, prepared by TTP Consulting;
- The following drawings, prepared by The Harris Partnership;
 - Drawing Ref: 13365F-2-THPW-XX-XX-DR-A-0100 - Location Plan;
 - Drawing Ref: 13365F-2-THPW-XX-XX-DR-A-0104 - Proposed Elevations;
 - Drawing Ref: 13365F-2-THPW-XX-XX-DR-A-0103A - Proposed GA Plan;
 - Drawing Ref: 13365F-2-THPW-XX-XX-DR-A-0102 - Existing Elevations; and
 - Drawing Ref: 13365F-2-THPW-XX-XX-DR-A-0101B - Existing GA Plan.

The requisite application fee of £578.00 has been paid via the Planning Portal. The application has been submitted via the Planning Portal with the Reference PP-12777639.

The Application Site and Surroundings

The application site comprises Unit 2A, which comprises the upper level of Unit 2 (formerly referred to as Unit 13), as well as part of the rear of Unit 3, which is located within the main retail terrace at Fosse Park West (the 'Site').

Unit 2A, which measures approximately 352 sq. m (GIA) of floorspace at first floor level only, is currently void space. Unit 2 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. Unit 2 measures approximately 372 sq. m and is occupied by a Class E(b) restaurant, Volpo Lounge.

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 falling within the 'Motorways Retail Area'.

The full extent of the application site boundary is outlined in red on the submitted Drawing Ref: 13365F-2-THPW-XX-XX-DR-A-0100 - Location Plan.

Proposed Development and Planning Issues

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.

The planning application proposes the following description of development:

"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."

Currently, The Health Suite have a practice in Thurnby. The proposed Fosse Park facility 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.

Full details of each element of the proposed works are set out within the submitted Planning Statement and other supporting documents. The Planning Statement concludes the following:

- The proposed Class E use is already established in principle 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.

Accordingly, we conclude that the application fully accords with both national and local planning policy and should therefore be considered favourably by the Council.

Summary and Conclusions

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.

The supporting statements submitted in support of the application clearly demonstrate that the proposed development fully complies with both national and local planning policy and does not give rise to any material negative impacts. As such, we trust that the application can be considered favourably by the Council and approved without delay.

We trust the information submitted is in order and allows you to validate and determine this application, however should you require any further details please do not hesitate to contact Ross Fraser on 07920 206 216 (ross.fraser@montagu-evans.co.uk) or Craig Blachford on 07984 458 485 (craig.blachford@montagu-evans.co.uk) should you require any clarification.

Yours faithfully

Montagu Evans

MONTAGU EVANS LLP

CLICK OR TAP HERE TO ENTER TEXT.