

Recommendation: Conditional approval	
20190079	8-10 KING STREET
Proposal:	CHANGE OF USE OF BASEMENT AND GROUND FLOOR FROM RESTAURANT (CLASS A3) TO BASEMENT NIGHT CLUB AND GROUND FLOOR BAR/RESTAURANT/HOT FOOD TAKEAWAY (SUI GENERIS); INSTALLATION OF SHOPFRONT, DOOR AND CANOPIES TO FRONT AND VENTILATION FLUE AT REAR; ALTERATIONS (AMENDED PLANS RECD 17/07/19)
Applicant:	MR KUMAR
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20190079
Expiry Date:	1 August 2019
TB	WARD: Castle



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Summary

- Brought to Committee due to the number of objections.
- 12 objections were received concerning the character and appearance of the surrounding area, residential amenity, pollution and the inappropriateness of the location of the proposal.

- The main considerations are the principle of the development, design and residential amenity.
- The application is recommended for conditional approval.

The Site

The application relates to a restaurant on the basement and ground floor of a four storey building. The first floor is in use as an office, whilst the upper floors are in use as flats. The site is located within the New Walk Conservation Area immediately adjacent to the historic park and garden of New Walk and in close proximity to a number of nationally listed buildings. The site is also located within the Central Commercial Zone, a Strategic Regeneration Area and a Primarily Office Area, as well as an IPC Premise and Buffer.

Background

Planning permission was granted in 1989 for change of use of the basement from retail (Class A1) to a restaurant (Class A3) (ref no. 19890886). Further planning permission was granted in 1992 for change of use of the ground floor from a shop (Class A1) to a restaurant (Class A3) (ref no. 19920435). No hours of use or noise insulation conditions were attached. Ventilation details were conditioned; however there is no ventilation flue present to the existing building. The restaurant use was implemented.

Conditional approval was also granted for a new shopfront in 1992, under app ref no. 19920642.

Whilst no planning permission was granted for the change of use of the ground floor to a night club, mapping images indicate that there has been a nightclub with a similar shopfront on the site since at least August 2010 and licensing records indicate that the site has been used as a nightclub since 2005.

There is an accompanying advertisement application ref no. 20190712 that is being determined separately.

The Proposal

The proposal is to change the use of 8-10 King Street from a restaurant to nightclub in the basement (sui generis) and bar/ restaurant/ hot food takeaway on the ground floor (Class A3/ A4/ A5). A Design and Access Statement and a Noise Impact Assessment for the proposed ventilation flue have been submitted with the application.

The plans have been amended with the following: -

- The amount of glazing and stall risers have been increased to the proposed shopfront so as to reduce the amount of blank panelling and create a more integrated design.
- The design of the door with fanlight has been amended to better integrate with the proposed and existing shopfront.

- The existing fan lights and moulding above the shopfront windows are will be retained and not affected by the proposed canopy.
- The shopfront will be timber framed rather than aluminium.
- The ventilation flue will be clad in brick slips to match with the existing building façade and with access for maintenance.
- Level access will be created via the new entrance.
- The minimum height from ground to base of the canopies has been amended to 2.5 metres to prevent highways safety risk.
- A waste storage area has been shown on the plans within the rear courtyard (as existing).

Policy Considerations

National Planning Policy Framework (NPPF) 2019

Paragraph 2 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions

Paragraph 11 contains a presumption in favour of sustainable development.

Paragraph 80 requires significant weight to be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 86 advises that main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

Paragraph 92 states to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

In making an assessment paragraph 108 states that development proposals should take up appropriate opportunities to promote sustainable transport modes; ensure safe and suitable access can be achieved for all users and; any significant impact (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable.

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 110 requires applications for development to give priority to pedestrians and cycle movements; address the needs of people with disabilities and reduced

mobility; create places that are safe, secure and attractive; allow for the efficient delivery of goods and; be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Paragraph 118 sets out criteria on land use flexibility. It requires planning policies and decisions to place substantial weight on the use of under-utilised land and buildings whilst also using sites more effectively.

Part 12 of the NPPF focuses on requiring good design. Paragraph 124 describes good design as a key aspect of sustainable development.

Paragraph 127 sets out criteria for assessing planning applications and requires decision makers to ensure that development proposals:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 130 states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions. It further requires local planning authorities to seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Paragraph 180 requires decision makers to ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Paragraph 182 requires planning policies and decisions to ensure that new development can be integrated effectively with existing businesses and community

facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

Paragraph 183 encourages planning decisions to focus on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

Paragraph 191 – where there is evidence of deliberate neglect or damage to a heritage asset, the deteriorated state should not be taken into account in any decision

Paragraph 192 – desirability to sustain & enhance significance of Heritage Assets

Paragraph 193 – great weight should be given to asset's conservation

Paragraph 197 – effect of application on significance of non-designated Heritage Asset

Paragraph 200 – LPAs should look for new development to preserve or enhance significance of Heritage Assets

Development plan policies

Development plan policies relevant to this application are listed at the end of this report.

Supplementary planning documents

Residential Amenity SPD (2008)

Other legal or policy context

Appendix 01 Parking Standards – City of Leicester Local Plan (2006)

New Walk Conservation Area Character Appraisal (2015)

Consultations

Pollution (Noise-Premise-Light): An assessment of ambient noise during the day with regards to the kitchen extraction system has been undertaken. It compares ambient noise, including noise from other existing premises on adjoining properties and other premises in the area. However, the assessment has not taken into account night time/early morning noise levels, when other systems are not working. The application does not make reference to proposed hours of use, however recent newspaper reports suggest that the intention is to operate the premises 24 hours daily. There are a number of flats that directly overlook the rear yard of the property (stated to be within 8m in the noise impact assessment). Whilst the assessment has recommended a number of issues that should be addressed, there is insufficient data/information supplied with the assessment/application with respect to noise from the extraction system over a 24 hour period.

There is concern about the use of the premises, including as a drinking establishment and late night entertainment premises, 24 hours daily with regards to music break out and on-street activity (customers entering/exiting and smoking) outside of the premises; particularly late at night and into the early hours of the morning seven days a week.

As such, the Pollution Control Officer would have very serious concerns of detriment being caused to residents due to noise if this application was to be accepted in its current form. These concerns would be difficult if not impossible to overcome even with conditions.

Pollution – IPC and Land, National and Local Amenity Societies, Garden History Society and Health and Safety Team: no response.

Representations

Twelve objections have been received concerning the following: -

- Litter dropping and drunken, anti-social and criminal behaviour is already at a high level in the surrounding area. The previous night club on site created similar issues. The proposal would worsen these issues and harm the character of New Walk and the surrounding area.
- To retrospectively approve the night club would be improper.
- Suggestion that the proposed restaurant is a guise to alleviate concerns of a predominantly nightclub and 24-hour bar use.
- A nightclub/bar with long opening/drinking hours would not be compatible with the recent regeneration of the surrounding area. The proposal could/would have a negative impact on the local amenity of the increasing number of settled residents and businesses in the surrounding area, including night time disturbance from people leaving the premises and noise both day and night. This is of particular concern when the location is immediately opposite the mostly unoccupied The Circle, which is part of the city's regeneration.
- Reference has been made by many objectors to a Leicester Mercury newspaper article dated 15th April 2019 with the headline '24-hour tapas bar plan'. This article also mentioned a 24 hour delivery option, which is also a concern.
- Questions whether there are already enough alcohol retailers in the surrounding area. The area is already saturated with bars and restaurants open late into the night. There is no sufficient need/demand for an A3 or night club use as the city centre already has an over-supply.
- The proposal is unsuitable within close proximity to children's nurseries.
- Concern of the same issues with the flue that was approved at Fernandez Grillhouse on Friar Lane. The proposed flue would be in close proximity to residential properties and assumed to operate for 24 hours.
- The shopfront alterations go against conservation guidelines.

The Trustees of the Friends of New Walk Voluntary Association objected on the grounds that the design of the new premises and its usage do not appear to be in line with the Conservation Area, concern about the impact of the ventilation flue on neighbouring properties by reason of odour and noise etc. and concern about an increase in anti-social behaviour, noise, litter and waste storage and collection.

An objection was received by Councillor Kitterick concerning the detrimental impact on local residential and business amenity. No hours of use restrictions are proposed, which could result in a 24 hour operation of the premises, including the night club. Recent years have seen an increasing residential population in this part of Leicester and so the proposal would result in late night disturbance to these residents. The site has been the scene of violent incidents, which have damaged the reputation of this area of the city and the key historic area of New Walk. The application threatens the residential and commercial viability of the immediate area.

An objector did however note that they are not against some form of development at the property in principle, such as a restaurant, whilst another objector noted that they would welcome a new business in the area as it could increase footfall. Another objector noted that if done correctly and efficiently with the right openings hours, the new business would be good for the area.

Consideration

Principle of development

The premises are currently vacant. The planning history shows that the lawful use of the building is a restaurant. Nevertheless, the premises have been operating as a night club albeit without consent. It is not clear how long this was the case. The site is within a primarily office allocation as shown on the City of Leicester Local Plan 2006 proposals map. It is also in the city centre, but outside of the central shopping core.

- Core Strategy (2014) policy CS10 – Employment Opportunities: Within the existing professional office area between New Walk and the Cathedral, small class B1(a) offices between 100 and 1,000 sqm and class D1 uses (except places of worship) will be acceptable.
- Appendix 2 of the NPPF identifies nightclubs, restaurants and hot food takeaways as main town centre uses. NPPF paragraph 86 seeks to direct main town centre uses to town centres in the first instance.
- CS12 - City Centre:

The Council will promote the growth of the City centre as a sub-regional shopping, leisure, historic and cultural destination, as the most accessible and sustainable location for main town centre uses and in recognition of its central role in the City's economy and wider regeneration by adopting the following strategy:

- *Maintaining a compact and accessible retail centre by:*

- *Safeguarding the central Shopping Core as the focus of City centre retail development;*
- *Ensuring that new retail development is well integrated and closely linked with the streets of the central Shopping Core in terms of proximity, continuity of function and ease of access;*

National and local retail policy seeks to direct main town centre uses such as is proposed to town centres in the first instance before edge-of-centre site are considered to be appropriate. However, these premises have had a long standing history (dating back to at least the early 1980s) of main town centre uses on the ground floor and basement level. Offices occupy the first floor. Therefore, the principle of main town centre uses in this location has been established. This part of King Street from 4-10 and 7-19 has long established uses with shops and restaurants.

In summary, the property has an extensive history of main town centre uses, therefore the principle of the proposed uses are acceptable subject to design, amenity, parking and representations.

Design and Heritage Assets

The amended shopfront alterations would be a more integrated and contextually sympathetic improvement upon the existing shopfront, which has been altered over time and has little active frontage or on-street surveillance. The elegant rectangular glazed panels immediately below the fascia zone will be retained. The new door to the shopfront will align with the windows above and will continue the rectangular glazed design of the shopfront with its fan light. The size and profile of the canopy is matching to 4 King Street and will add interest to the front façade. The caged door to the basement will better define the public and private realm.

The new rear ventilation flue will be clad in brick slips to match with the existing bricks on site, and will also have the same width as the existing chimney, to minimise its visual impact and be more in-keeping with the host building and the surrounding area. Ventilation flues are required to be one metre above the ridge of the main roof to aid the proper dispersion of cooking fumes and odours.

A condition is recommended requiring further material and drawing details for the proposed timber shopfront and caged door and material details for the brick slip cladding of the ventilation flue in the interest of preserving the character and appearance of the Conservation Area. Level access and a wider door will be provided to improve access for disabled people and people with limited mobility, which is welcomed.

The rear yard area provides an area for waste storage provision that is not highly visible to the public realm, as existing. This will discourage the storage of waste to the front of the site, except during collection day, to prevent harm to the character and/or appearance of the Conservation Area. Public waste bins are located in close proximity to the site to discourage the dropping of litter. Violent, criminal and anti-social activities

are subject to other control systems. It cannot be assumed that the proposal would increase these activities in relation to the previous use.

Subject to the recommended conditions, I conclude that the proposal would comply with policy CS03 and CS18 of the Core Strategy (2014) and is acceptable in terms of the character and appearance of the New Walk Conservation Area.

Residential amenity

The site is located within the Central Commercial Zone approximately 75 metres from the Central Shopping Core. Licensing records and mapping images indicate that the site has been used as a nightclub across both the basement and the ground floor for over ten years, after which an unlawful use is immune from enforcement action. There was approximately one annual noise complaint whilst the night club was in use, none of which resulted in a statutory nuisance. Such complaints were raised at a time when there were also two other night clubs in close proximity to the site at 1 Wellington Street and 2 King Street. 1 Wellington Street is still in use as a night club. 2 King Street has recently been converted into residential on the upper floors and a restaurant in the basement. Revolution at 6B New Walk is still in use as a bar/restaurant. It is considered that the section of New Walk Conservation Area to which the application relates has some night time economy character in connection with the nearby Central Shopping Core, namely Belvoir Street and Market Street.

Attached to the east of the site at 12 King Street is a hairdresser. Located to the eastern rear of the site is 5 Wellington Street in Class A2 use on the ground floor and a community centre and place of worship on the upper floors, but with an extant conditional approval (ref no. 20162462) for change of use of the upper floors to flats and ground floor for A1, A2, A3 or A5 use with a noise insulation condition attached. Opposite the site at The Circle is the recently developed mixed use development (ref no. 20160226) which includes flats with noise insulation conditions that have been discharged. Attached to the north of the site at 4A King Street is a café with no hours of use restriction. Located to the north of the site at 4 King Street is a restaurant with no hours of use restriction. In light above the above it is considered that on-street activity as a result of the proposed use would not be significantly out of character or detrimental to the residential amenity of the surrounding area.

The first floor of the host property is in use as an office, whilst the upper floors are in use as flats. Located to the rear of the site at 3 Wellington Street are flats for which conditional approval was granted in 2010 (ref no. 20100649), with a condition for the prevention of adverse noise transmission from neighbouring properties. To the rear of 3 Wellington Street are openable principal room windows, including three principal room windows at lower ground floor level at a similar floor level to the rear courtyard, and four ground floor windows at a similar floor level to the stairs leading to the rear yard. In the interest of preventing harm to residential amenity at 3 Wellington Street, I recommend conditions restricting the use of the rear courtyard area.

The original consent to use the site as a restaurant has no hours of use restrictions and could have been used as a drinking establishment or hot food takeaway by permitted development at the date of approval. The proposal would still be subject to licensing regulations, which may restrict the hours of opening as appropriate. In light

of the above and NPPF paragraph 182, I would consider it unreasonable to recommend refusal of the application. I do not consider it reasonable to recommend a condition to restrict the collection of deliveries in association with the A5 use, given that the site has limited access to vehicles and so will most likely be collections by bike or on foot with limited noise and disturbance. Ongoing discussions regarding hours of use and other potential conditions to protect residential amenity will be reported in an addendum.

I do not consider that the proposed ventilation flue will cause a significant loss of light or outlook to neighbouring residential windows. The ventilation flue is of a satisfactory height one metre above the ridge of the roof and has a plain termination point to aid the proper dispersion of cooking fumes/odours. In light of NPPF paragraph 183, I consider it onerous to request further details of the ventilation flue with regards to odour abatement.

I recommend a series of conditions to prevent harm to the residential amenity of the surrounding residential uses by noise and odour pollution, including a restriction on the opening hours of the sliding windows to the front and an improved noise impact assessment for the ventilation flue.

I conclude that subject to the recommended conditions and ongoing discussion regarding further conditions the proposal would comply with policy CS03 of the Core Strategy (2014) and would not conflict with saved policy PS10 of the Local Plan (2006), and is acceptable in terms of the privacy and amenity of the neighbouring occupiers.

Highways and Parking

The doors will be inwards opening as shown on the plans so as to prevent obstruction on the highway. Loading and unloading to and from the site would be via the pedestrianised area to the front and vehicular access is controlled from the northern end of King Street. I recommend a condition restricting the hours of deliveries in the interests of residential amenity with regards to noise pollution and general disturbance. Having regard to Appendix 01 cycle parking standards and maximum vehicle parking standards and the sustainable location of the site, I consider that the lack of vehicle and cycle parking provision is acceptable.

I conclude that the proposal would comply with policy CS15 of the Core Strategy (2014) and with saved policies AM01, AM02 and AM12 of the Local Plan (2006), and is acceptable in terms of parking.

Drainage

The site is located within a Critical Drainage Area. I consider that a requirement for a scheme of sustainable drainage would be onerous and that the impact of the proposal in terms of increased surface water run-off is unlikely to be significantly different to the existing situation. I conclude that the proposal would not conflict with Policy CS02 of the Core Strategy (2014) and is acceptable in terms of sustainable drainage.

I therefore recommend that this application is APPROVED subject to conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Notwithstanding the submitted noise impact assessment ref. L4386, the uses and the installation of the ventilation flue authorised by this permission shall not commence until an insulation scheme to prevent the transmission of noise and vibration to adjacent properties, including the second and third floors of the host property, has been carried out in accordance with details which shall first have been submitted to and approved by the City Council as local planning authority, and retained thereafter. (In the interests of the amenities of nearby occupiers, and in accordance with policies PS10 and PS11 of the City of Leicester Local Plan (2006)).
3. Cooking of food that requires an external ventilation flue shall not commence until the ventilation system to control the emission of fumes and smells from the premises has been installed in accordance with approved plan ref no. DSA-18194-PL-PRO-01-K received by the City Council as local planning authority on 11/07/19, and shall be maintained thereafter in accordance with the manufacturer's instructions. (In the interests of the amenities of nearby occupiers, and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan).
4. Prior to the commencement of any works to the new shopfront and caged door, detailed elevational and cross sectional drawings at a scale of 1:5 and material details of the new shopfront and caged door shall be submitted to and approved in writing by the City Council as local planning authority and carried out in accordance with the approved details. (To preserve the character and appearance of the Conservation Area in accordance with Core Strategy (2014) policies CS03 and CS18 and saved policy BE10 of The City of Leicester Local Plan (2006)).
5. Prior to the commencement of any works to the new ventilation flue a sample of the brick slip cladding to be used for the encasing of the ventilation flue shall be submitted to and approved in writing by the City Council as local planning authority, and implemented in accordance with the approved details and retained thereafter. (In the interests of preserving the character and appearance of the Conservation Area, and in accordance with Core Strategy policies CS3 and CS18).
6. The rear courtyard shall not be used by customers. (In the interest of residential amenity and in accordance with policies PS10 and PS11 of the City of Leicester Local Plan (2006)).
7. The rear courtyard shall not be used for disposal of waste outside the hours of 07:30 - 21:00 Monday to Saturday and 10:00 - 16:00 on Sundays. (In the interests of the amenities of nearby occupiers, and in accordance with policies PS10 and PS11 of the City of Leicester Local Plan (2006)).

8. Deliveries shall not be carried on outside the hours of 07:30-23:00 daily. (In the interests of the amenities of nearby occupiers and to preserve the character of the New Walk Conservation Area, and in accordance with policies PS10 and PS11 of the City of Leicester Local Plan (2006) and Core Strategy (2014) Policy CS18.)
9. The sliding windows at the front of the premises shall not be open outside the hours of 7:30 - 23:00 daily. (In the interests of the amenities of nearby occupiers, and in accordance with policies PS10 and PS11 of the City of Leicester Local Plan (2006)).
10. This consent shall relate solely to the amended plans ref. no. DSA-18194-PL-PRO-01-L and DSA-18194-PL-AL-02-C received by the City Council as local planning authority on 17/07/19. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process pre-application. The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2019 is considered to be a positive outcome of these discussions.
2. Regarding condition 2, an assessment of ambient noise during the day with regards to the kitchen extraction system has been undertaken. It compares ambient noise, including noise from other existing premises on adjoining properties and other premises in the area. However, the assessment has not taken into account night time/early morning noise levels, when other systems are not working. There are a number of flats that directly overlook the rear yard of the property (stated to be within 8m in the noise impact assessment). Whilst the assessment has recommended a number of issues that should be addressed, there is insufficient data/information supplied with the assessment/application with respect to noise from the extraction system over a 24 hour period.

Policies relating to this recommendation

- 2006_AM01 Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
- 2006_AM02 Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.

- 2006_AM11 Proposals for parking provision for non-residential development should not exceed the maximum standards specified in Appendix 01.
- 2006_BE10 In developments involving a new shopfront, the design should be an integral part of the whole building and should be in proportion to the lines of the facade of which it forms a part.
- 2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
- 2006_PS11 Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.
- 2006_E06 Planning permission granted for the development of B1 offices and criteria for the development of complementary uses.
- 2014_CS02 Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
- 2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
- 2014_CS04 The Strategic Regeneration Area will be the focus of major housing development and physical change to provide the impetus for economic, environmental and social investment and provide benefits for existing communities. New development must be comprehensive and co-ordinated. The policy gives detailed requirements for various parts of the Area.
- 2014_CS10 The Council will seek to ensure that Leicester has a thriving and diverse business community that attracts jobs and investment to the City. The policy sets out proposals to achieve this objective.
- 2014_CS12 In recognition of the City Centre's role in the City's economy and wider regeneration, the policy sets out strategies and measures to promote its growth as a sub-regional shopping, leisure, historic and cultural destination, and the most accessible and sustainable location for main town centre uses.
- 2014_CS14 The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.
- 2014_CS15 To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.
- 2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.