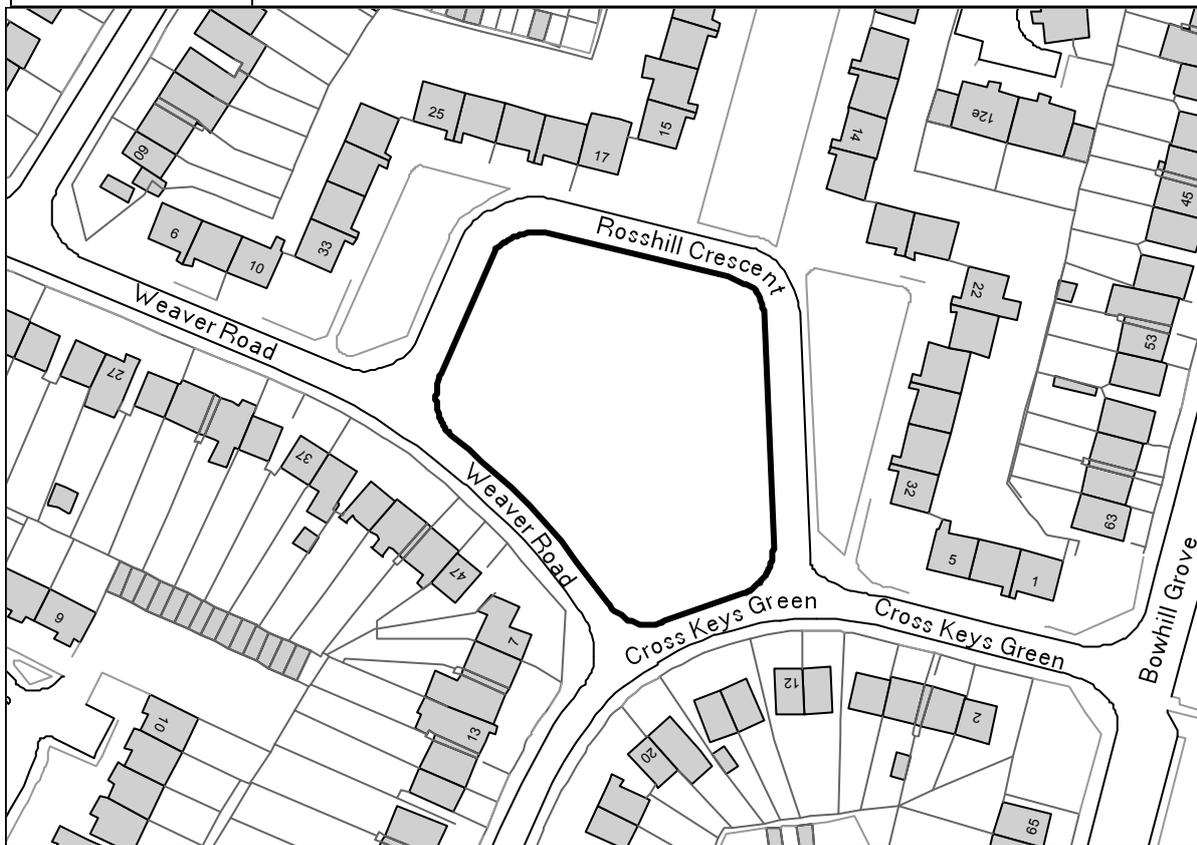


Recommendation: Conditional approval	
20190066	ROSSHILL CRESCENT, LAND OFF
Proposal:	CONSTRUCTION OF FIVE BUNGALOWS (5 X 1 BED) AND CANOPY (CLASS C3); INSTALLATION OF HARD STANDING AND 1.8M HIGH FENCES AND WALLS; ALTERATIONS (AMENDED PLANS RECD 14/06/19, 20/06/19 AND 21/06/19)
Applicant:	LEICESTER CITY COUNCIL
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20190066
Expiry Date:	2 August 2019
TB	WARD: Thurncourt



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Summary

- Brought to Committee due to the number of objections received.
- 10 objections were received concerning the principle of the development (loss of open space/landscaped area, concern for future resident mix, other better alternative sites and strain on local facilities/infrastructure), parking/highways, design, pollution, trees, nature, drainage, disruption during construction and lack of consultation on the proposal.

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

The Site

The application relates to a grassed area within a Primarily Residential Area. To the north and west of the site are terraced bungalows; whilst to the south of the site are terraced and semi-detached houses. The land slopes down from the northern boundary adjacent to Rosshill Crescent to the southern boundary adjacent to Weaver Road and Cross Keys Green.

The Proposal

The application proposes bungalows for council housing, with associated parking and amenity spaces. 1.8m high close board timber fencing with concrete posts will divide the boundaries between the bungalows, whilst 1.8m high brick walls will face the boundaries of the site. Lockable gates will be provided to give access to the rear gardens. General landscaping is also proposed. One house- house type 6 on plot 5 to the north east of the site- is proposed with a larger floor area for wheelchair user access. This bungalow will also have canopy to the side and front to provide a covered driveway. One off-street vehicle parking space is proposed per bungalow.

The plans have been amended so that: -

- The block paving currently used as a run-over for the highway will be retained and distinct from the proposed footpath/grass verges,
- Grass verges have replaced footpaths in some sections of the perimeter,
- The width of the vehicle parking spaces has been increased to at least 2.9m,
- 2m by 2m visibility splays have been created between the vehicle accesses and footpaths,
- 0.9m high open board timber fencing has replaced 0.9m high close board timber fencing to the front and side of the proposed dwellings,
- The location of the proposed trees has been amended,
- The roof and cladding have been amended from darker to lighter materials,
- The internal layout of house type 5 has been amended;
- Waste storage areas have been shown on the plans to the rear gardens.

A Drainage Strategy, Design and Access Statement and a Floor Space Schedule have also been submitted with the application.

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.

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF taken as a whole. Leicester city Council does not currently have a 5 year housing land supply therefore the policies relating to housing are out of date.

Paragraphs 59 to 79 sets out the housing policies of the NPPF. Paragraph 59 places an emphasis on the importance of a sufficient amount and variety of land to come forward where it is needed and that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 68 states that small and medium sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. The policy goes stating that local authorities are required to support the development of windfall sites through decisions- giving great weight to the benefits of using sustainable sites within existing settlements for homes.

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 degree.

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 place 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 117 requires planning policies and decisions to promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 118 requires that planning decisions should:

- a) Encourage multiple benefits from urban land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation;
- b) Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) Promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 122 places an emphasis on local planning authorities to support development that makes efficient use of land. It requires decision makers to take into account issues such as the need for different types of housing, including the availability of land suitable for accommodating; local market conditions and viability; the availability and capacity of infrastructure and services, including the potential for further improvement; the desirability of maintaining an area's prevailing character and setting (including residential gardens) and; the importance of securing well-designed, attractive and healthy places.

Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. The policy includes a set of criteria for decision-taking, for the latter it advises local planning authorities to refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 170 encourages planning policies and decision to contribute to and enhance the natural environment.

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.

Development Plan policies

Development plan policies relevant to this application are listed at the end of this report. Supplementary Planning Documents (SPD)

Residential Amenity SPD (2008)

Other legal or policy context

Leicester & Leicestershire Housing and Economic Development Needs Assessment – Executive Summary (2017)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO)

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

Statement of Community Involvement (2014)

Consultations

Traffic and Travel Planning – The principle of the development is acceptable and the proposed car parking provision is at an appropriate level. Conditions are suggested should the proposal be amended to retain the overrun, to widen the car parking spaces and to show suitable pedestrian visibility splays.

Drainage (Severn Trent) – The development should not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in

accordance with the approved details before the development is first brought into use. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Lead Local Flood Authority (LLFA) – No objection, as long as remaining requirements are satisfied through use of the suggested conditions for Sustainable Urban Drainage Systems (SuDS) and drainage.

Waste Management – The development is expected to include purpose built space for the storage of waste that has a suitable impermeable hardstanding and is no more than 20m from the bin storage area and the road collection point. As these properties are bungalows, it can be assumed that there may be assisted collections due to special needs, so it would be preferable for the storage to be at the front of the property. Management issues were raised that should be addressed regarding the ongoing management of the site.

Representations

Ten objections have been received concerning the following: -

- Existing parking issues due to limited availability and high demand, creating constrained access for emergency and servicing vehicles due to the limited road width. The proposal, with resident and visitor parking, will worsen the existing congestion, blocking of driveways and highways safety risks.
- The two on-site vehicle parking spaces standard for the new bungalows will not be met as there is only one on-site vehicle parking spaces proposed per bungalow. There is no room to park cars outside the proposed bungalows on the road.
- If the safety block paving around Rosshill Crescent is taken away, access to emergency and delivery services will result in highways safety risk, as well as a loss of resident parking.
- It would be better to turn the site into a parking bay.
- The proposed pathway goes nowhere and would likely not be used.
- There would be an increase in air and noise pollution.
- The Council does not maintain trees. The use of trees in the plans serves no useful purpose. The over-use of trees in the proposal will worsen existing issues with leaves and light blocking.
- The majority of the existing residents in the area are elderly, and so it is suggested that adding a more diverse population would be more beneficial.
- Local infrastructure and facilities are already under strain, such as schools and medical services.

- Other large(r) brownfield sites in the surrounding area, including those that are run down, attract anti-social behaviour and are not maintained such as Land & Garages Rear of 6-48 Cross Keys Green and Land & Garages Rear of 34-46 St Austell Road, should have been prioritised as potential development sites rather than using the small and much needed green amenity spaces currently available. Don't want anything built on the site.
- The amenity grassland fronting Homestead Gardens has existing trees that would fit in with a new build, as an alternative larger site.
- The proposal will remove a play area for children in the area, on a site that is safe and benefits from good natural surveillance. It is also an area that elderly people can use to meet, exercise and walk pets, and also provides a short cut. The green space on Thurncourt Road would not provide an alternative as it's not safe for children and suffers from anti-social behaviour.
- Landscaped areas are decreasing in the suburbs, yet people rely on them for their health and mental-wellbeing.
- When the original plans were passed for this area the site was designated as an open amenity space not for development, and so it is not right that the Council can develop the space by reversing a previous decision.
- Suggestion that the community open spaces and the aesthetics of the area are now less important than when the surrounding houses were granted planning permission.
- The proposal would spoil the aesthetic of the area and the nature in it.
- The design of the buildings is not in-keeping with others in the immediate area/facing and would look out of place, including the use of grey windows and metal railings. The brick walls will shut down access to the green space.
- Blocked views and reduced natural surveillance.
- Existing issues with water running from the site down driveways on Weaver Road.
- Accusation that the Drainage Strategy Report on the boreholes contains missing information that has been deliberately removed. The borehole nearest Weaver Road contained lots of water that was removed based on eye witness accounts. No notice was given of the testing.
- Disruption whilst the bungalows are being built.
- Lack of consultation on the proposal, with no local meetings.

Other comments were made from an objector stating interest in how the Council would spend any section 106 monies that the development will bring. There was acknowledgement that there is a need for housing for disabled people. Another objection stated that in close proximity to the site is young family housing and bungalows for the elderly, and so the Council should carefully consider what residents are housed on the site.

Consideration

Principle of development

The site is not designated green space or open space and is within a Primarily Residential Area. Core Strategy policy CS06 *Housing Strategy* states that the “*housing requirements of the Regional Spatial Strategy can be met through... limited housing growth within established residential areas and small housing infill... to support the development of sustainable communities*”. It also goes on to propose the following measures to ensure that new housing meets the needs of City residents: -

- that the “*City Council will continue to work with its partners to ensure the delivery of sustainable communities to meet both current and future needs of the population as identified by the Strategic Housing Market Assessment*” (SHMA),
- that new “*housing developments will be required to provide an appropriate mix of housing types, sizes and tenures to meet the needs of existing and future households in the City... as identified by the SHMA*”, and
- that “*the City Council will seek to meet the needs of specific groups through:... Ensuring that an appropriate proportion of new housing units are designed to meet wheelchair access standards*”.

The Leicester and Leicestershire Housing & Economic Development Needs Assessment (2017) (HEDNA) estimates the total wheelchair adapted need of 4,322 homes (2011-36) in the Housing Market Area. The proposed house type 6 would help meet this need. In addition the HEDNA identifies a need for specialist housing for the elderly. The proposal does not provide specialist housing. However the HEDNA goes on to identify “*there may for example be an option to substitute some of this specialist provision with a mix of one and two bedroom housing aimed to attract ‘early retired’ older people which could be designated as age specific or not... Our experience when carrying out stakeholder work as part of other similar commissions typically identifies a demand for bungalows (and/or less typically step free homes). Where developments including bungalows are found, it is clear that these are very popular to older people downsizing.*”

Core Strategy policy CS08 (Outer Estate Areas) states that limited “*residential infilling in Outer Estate Areas can play an important role in the provision of new housing in the City, particularly on lower density estates where more opportunities exist.*”

The proposal is therefore acceptable in principle as it provides housing on a suitable small site within an existing residential area. It provides a wheelchair adapted home, as well as suitable substitutes for specialist housing for the elderly, for which there is an identified need.

Design

The proposed dwellings would relate well to the simple form of brick with pitched roofs of the surrounding area, whilst also creating a contemporary appearance with the

cladding. The amended roof and cladding materials also relate well to the surrounding area, with natural timber finish cladding and lighter shaded tiles. The contrast of the grey windows with the white windows of the nearby buildings is not considered to cause a significant impact to visual amenity, and design proposals for authentic contemporary housing should not be expected to replicate exactly the nearby buildings that were granted planning permission in the 1950s and 1960s. A sample of the brick proposed has been provided, and is considered to be in-keeping with the surrounding houses.

The site is located within the 'Outer Area' of the *Residential Amenity* SPD. Whilst the proposal is a relatively low density for a greenfield site, the lower density helps to maintain the open character of the surrounding area, as well as providing better living conditions and needed bungalow housing. The proposal maintains the visual link between Bowhill Grove and Nursery Road.

The open-board fencing will be in-keeping with the open character and appearance of the surrounding area, and will allow any planting the people may wish to undertake to be viewed and part of the street. The low level open board fencing to the front and side of the properties will also allow for on-street surveillance for safety and security. The higher fencing and walls will ensure that the amenity spaces for the proposed dwellings are private. These fences and walls are considered to be of an appropriate height and design. The walls will have matching bricks to the exterior of the proposed houses.

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014), would not conflict with saved policy PS10 of the Local Plan (2006) and is acceptable in terms of the character and appearance of the area.

Living conditions (*The proposal*)

The floor spaces proposed (51 square metres for four of the houses and 61 square metres for one of the houses) are of a good size. The private amenity spaces provided (ranging from 107 square metres to 157 square metres) exceeds the standards of Appendix E of the Residential Amenity SPD. House type 6 has a larger floor area to allow for wheelchair turning, which have been shown on the floor plans. As confirmed by the Design and Access Statement, The houses have been designed in accordance with the requirements of Building Regulations Optional Requirement M4(2) for Accessible and adaptable dwellings. I recommend a pre-occupation condition to this effect.

There will be wall mounted lighting by the front and rear doors of each of the houses. The area will also be illuminated from street lighting that surrounds the site for safety and security. Entrances to the front of the houses will provide better safety and security for future residents.

I consider that the proposed living conditions are acceptable with regards to privacy and outlook. The rear principal room windows will not directly face each other. 1.8m high fences will also screen potential overlooking between the proposed dwellings. I therefore consider the proposal to be acceptable with regards to living conditions.

Residential amenity (*outside the site*)

Whilst there may be some detriment to light, outlook and privacy, it would not be so significant so as to justify refusal. The trees and the low height bungalows proposed will be set back from neighbouring properties by the widened highway, front gardens and the existing landscaped areas. The windows to the front and sides will increase on-street surveillance.

I conclude that 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.

Waste storage and collection

The purposes built waste storage areas will be located within 20m of the road collection points. The impermeable hardstanding of the waste storage areas can be secured by the recommended landscaping condition.

Highways and Parking

The amended plans will retain the block paving that forms an overrun for vehicular access (including emergency vehicles), with the proposed footpaths located to the back of the overrun. This will ensure no reduction in the availability of on-street vehicle parking space. The proposal meets the vehicle parking standard of *Appendix 01 Parking Standards*. The site is located in close proximity to bus links on both Bowhill Grove and Nursery Road.

To prevent a hard-surface dominated environment, footpaths are only proposed where necessary, rather than surrounding the whole perimeter of the site. A 2m grass verge will be retained to the perimeter, to allow for further footpath provision in the future if required. The amended visibility splays are satisfactory. I recommend conditions to ensure that the proposal will be satisfactory with regards to highways and parking.

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

Drainage

The development is located with Flood Zone 1 and does not reside within a flooding Hotspot or a Critical Drainage Area, subsequently is considered at low risk from fluvial and surface water flooding.

Surface water would be managed via a combination of Sustainable Drainage Systems (SuDS), prior to controlled discharge into the public sewer. A ground investigation has been completed, which determined discharge of surface water via infiltration is unfeasible and discharge into the surface water sewer is the only viable solution. Details regarding attenuation, maintenance and design remain outstanding and so I recommend a condition for SuDS and drainage to ensure that the development is provided with a satisfactory means of drainage; to reduce discharge into the public drainage system, limit surface water volumes and discharge rates, reduce overall risk

from surface water flooding, make sufficient allowances for climate change and minimise the risk of pollution.

With reference to the objection regarding the Drainage Strategy Report, there is nothing to suggest that the usual ground investigation/infiltration testing procedure was not followed nor from the information provided within the drainage strategy report to suggest that information has been deliberately removed.

I conclude that the proposal would not conflict with Policy CS02 of the Core Strategy (2014) and is acceptable in terms of sustainable drainage, subject to the recommended conditions.

Nature conservation/Trees/landscaping

There will be minimal loss of biodiversity as a result of the development. The proposal of trees and low level shrubs/planting to landscape the site would have a positive impact on biodiversity and the visual amenity of the surrounding area. The location of the trees has been amended so that they would be more visible to the public realm, and would allow for more open area within the proposed rear gardens. I recommend a landscaping condition to ensure that the trees, shrubs and planting will be locally native species, as well as larger species to have greater positive impact for visual amenity and biodiversity. The recommended landscaping condition also includes requirement for details of nest boxes for small birds within the rear gardens to ensure a net gain in biodiversity as a result of the proposal in accordance with NPPF paragraph 170.

The proposed footway will only be installed where required to prevent a hard-surface dominated environment and to increase the area of the grass verge. The hard surfacing around the bungalows is required for access and maintenance. The proposed path within the landscaped area serves to provide a shorter eastern route from the north to the south of the site and vice versa.

I conclude that the proposal would comply with Core Strategy policy CS17 *Biodiversity* and saved policy UD06 *Landscape Design* of The City of Leicester Local Plan (2006), subject to the recommended conditions.

Other matters

Regarding the objection of disruption during construction works, given the relatively modest scale of the proposed development and the relatively unconstrained access to the site, I do not consider that disruption impacts during construction are likely to be so significant as to warrant control through the planning process.

Conclusion

The proposal will contribute to meeting housing need and is acceptable in principle. The proposal is acceptable with regards to design, residential amenity, living conditions, highways/parking, nature/trees, waste storage/collection and drainage; in accordance with planning policies and subject to the recommended conditions.

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. Before the development authorised by this permission is begun, a detailed landscaping scheme showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and approved by the City Council as local planning authority. This scheme shall include details of: (i) new tree and shrub planting, including plant type, size, quantities and locations; (ii) means of planting, staking, and tying of trees, including tree guards; (iii) other surface treatments; (iv) fencing and boundary treatments; (v) any changes in levels; (vi) the position and depth of service and/or drainage runs (which may affect tree roots); (vii) nest boxes for small birds within the rear gardens. The approved landscaping scheme shall be carried out within one year of completion of the development. For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved by the local planning authority. No property shall be occupied until the system has been implemented in full. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
4. Prior to the commencement of development details of drainage, and especially foul drainage, shall be submitted to and approved by the local planning authority. No property shall be occupied until the drainage has been installed in full in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

5. Prior to the commencement of development details of all street works; including the provision of dropped kerbs and ramps suitable for wheelchairs and prams at all major pedestrian crossing points, road junctions and footway crossings, the provision of the new footway and new highway verge and the provision of new footway crossings; shall be submitted to and approved in writing by the City Council as local planning authority. Prior to occupation of the dwellings all street works must be implemented in accordance with the approved details. (To achieve a satisfactory form of development and for the safety and convenience of pedestrians including disabled people and pram and wheelchair users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
6. The dwellings and their associated parking and approach shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement'. On completion of the scheme and prior to the occupation of the dwellings a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard. (To ensure the dwellings are adaptable enough to match lifetime's changing needs in accordance with Policies CS03 and CS06 of the Leicester Core Strategy (2014)).
7. No part of the development shall be occupied until the 2 metre by 2 metre sight lines on each side of each vehicular access have been provided, and they shall be retained thereafter. (In the interests of the safety of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
8. Prior to first occupation of any dwelling, the proposed vehicular access shown on the amended plans shall be provided and surfaced in a hard bound material for a minimum distance of 5 metres behind the back edge of the footway and shall be positively drained so as to prevent surface water running from the site and into the highway, and shall thereafter be permanently so maintained.
9. This consent shall relate solely to the amended plans ref. no. 10 Rev G, 11 Rev G, 13 Rev E, 30 Rev C and External Finishes Schedule and Other External Materials received by the City Council as local planning authority on 21/06/19; the amended plan ref no. 14 Rev C received by the City Council as local planning authority on 20/06/19; the amended plan ref no. 20 Rev B House Type - 5 received by the City Council as local planning authority on 14/06/19 and the submitted plans ref no. 20 Rev A House Type - 6 and 21 Rev A received by the City Council as local planning authority on 11/01/19. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. Regarding condition 2, the trees, shrubs and planting should be locally native species.

2. Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Asset Protection Build Team (Tel: 024 7771 6843 / email: net.dev.east@severntrent.co.uk).
3. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway. For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact highway.management@leicester.gov.uk
4. 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 and 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.

Policies relating to this recommendation

- | | |
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| 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_AM12 | Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01. |
| 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_UD06 | New development should not impinge upon landscape features that have amenity value whether they are within or outside the site unless it can meet criteria. |
| 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_CS06 The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.
- 2014_CS08 Neighbourhoods should be sustainable places that people choose to live and work in and where everyday facilities are available to local people. The policy sets out requirements for various neighbourhood areas in the City.
- 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_CS17 The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.