

Leicester  
City Council

Humberstone Ward

**CABINET – Strategic Planning & Regeneration**

**4<sup>th</sup> September 2000**

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**Quakesick Valley, Hamilton – Site Development Guidance.**

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**Report of the Director of Environment and Development**

**1 Purpose of Report**

To seek member approval for the Quakesick Valley Site Development Guidance

**2. Summary**

Quakesick Valley is a large area allocated for housing development to the north of Hamilton District Centre. Draft site development guidance has recently been prepared for this site, which sets out the City Council's planning and urban design requirements for the development of this site.

The draft guidance was approved for consultation by the Planning & Transportation Committee at its meeting on 28<sup>th</sup> June 2000. The details of the consultation exercise (which lasted 3 weeks) are set out in Paper 1

**3 Recommendations**

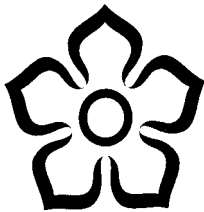
Members of the Cabinet are recommended to ADOPT the Quakesick Valley Site Development Guidance as Supplementary Planning Guidance to the City of Leicester Local Plan.

**4 Financial Implications**

Quakesick Valley is currently owned by the City Council, although the Hamilton Trustees (the majority landowner at Hamilton) have an option to purchase this land from the Council.

**5 Report Author/Officer to contact:**

Nigel Reeves, Urban Design, City Development, E&D. Extension: 7239



Leicester  
City Council

**WARDS AFFECTED:  
Humberstone**

**FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:**

**CABINET**

**4<sup>th</sup> SEPTEMBER 2000**

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**Quakesick Valley, Hamilton – Site Development Guidance**

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**Report of the Director of Environment & Development**

**SUPPORTING INFORMATION**

**1. Details of Parties Consulted on Site Development Guidance.**

*City Council Departments*

- Director of Arts & Leisure (City Archaeologist)
- Town Clerk - Head of Legal Services
- Director of Education
- Director of Housing

*Site Owner and Interested Parties*

A copy of the guidance was sent to the landowners (Leicester City Council – Property Services) and agents acting on behalf of the Hamilton Trustees (Mather Jamie).

*Adjoining and neighbouring residents.*

Copies of the guidance were sent to all neighbouring residential properties adjoining the site.

**Consultation Replies:**

A letter has been received from a resident living close to the development site, containing a petition with 223 signatures opposing the draft Site Development Guidance (SDG) on two grounds. They do not object in principle, to the idea of having a housing development in this area, but do object on the following grounds:

- The proposals of building high density housing adjacent to low density housing in the West Hamilton (Quakesick Valley) area, does not fit in with the general scheme of the housing development.
- The proposals to build three storey houses are opposed on the same grounds as above.

Councillor Scuplak has also objected to the draft SDG on the same grounds.

*Response.*

- *Recent Government Guidance (most notably in PPG3 Housing) encourages the creation of more sustainable residential development by using land more efficiently. It recommends that between 30 and 50 dwellings net per hectare are achieved and that development below 30 per hectare avoided. (NB the average density for the existing housing areas adjoining Quakesick valley is in the region of 23 per hectare, although there is wide variation within this figure between different developments).*
- *This part of Quakesick Valley is located close to the District Centre and also the proposed primary school site. It therefore makes most sense to locate the highest density development here, so that more people potentially can live within walking distance of shops and facilities.*
- *It is only likely that 3 storey housing will be located around the village green and in a few key locations where a landmark is required, to help to create a better quality and character in this development. A development containing a mass of 3-story housing throughout the area identified for higher densities would not be appropriate.*
- *It is intended that the density of development be graded down, away from the Village Green towards the development edges, so that new development in this location is similar to the existing. Both SDG text and plan have been amended to emphasise this. This modification should ease local residents concerns on this matter.*

## **2. Implications Contained in this Report.**

### **Equal Opportunities.**

The SDG seeks to ensure that all public space (e.g parks, greenways and play areas) is fully accessible and available to all sections of the community.

### **Legal Implications.**

There are no direct legal implications for the Council contained in this report. Any future development or option agreements that the City Council may pursue, will be the subject of further reports to the relevant service committees.

## **Sustainability & Environmental Implications (including EMAS).**

The guidance includes measures to encourage sustainability in the new development (e.g. higher densities, lower parking standards, energy efficiency).

The development will contribute to meeting the following EMAS targets:

- 7.4 Protection of prime ecological sites, shown on Site Alert Map
- 8.1 Creation of additional publicly accessible green space.

## **Crime & Disorder Implications.**

The guidance includes measures to engender public safety and security.

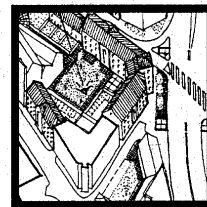
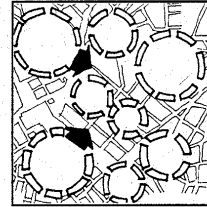
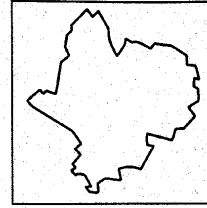
## **Background Papers – Local Government Act 1972**

City of Leicester Local Plan (1994)


Quakesick Valley Planning Brief (1989)

Quakesick Valley, Hamilton – Site Development Guidance, Report to Planning & Transportation Committee, 28<sup>th</sup> June 2000.

# Supplementary Planning Guidance



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**Type:** Site Development Guidance  
**Subject:** Quakesick Valley (Hamilton)  
**Status:**   
**Date:** August 2000



## **1.0 Introduction.**

Quakesick Valley comprises a 17.5 ha. site allocated for residential development in the City of Leicester Local Plan (1994). It is situated in the Hamilton development area, which is a major urban extension to the north east of the City.

Some development has already taken place in the northern sector of Quakesick Valley, but the original outline planning permission for the whole of this area has now lapsed. A new application, seeking to extend the period within which the reserved matters can be submitted, is currently being considered. This enables the original planning and design requirements to be considered afresh and updated, based on current planning guidance issued by DETR (principally Circulars 1/97, 6/98 and PPGs 1,3 and 13(draft)).

This site development guidance thus sets out the City Council's planning and urban design requirements for the future development of this site.

The principal aim of this guidance is to ensure that the future design and layout of Quakesick Valley creates a stronger sense of identity and character than is found in earlier parts of Hamilton. In addition the guidance seeks to encourage the use of more sustainable development principles (including energy efficient measures, higher densities and better facilities for people who wish to walk, cycle or use public transport).

## **2.0 Site Area, Location and Character.**

The site measures a total of 17.5 ha (43.2 acres). The site location and its immediate surroundings are indicated on Plan 1.

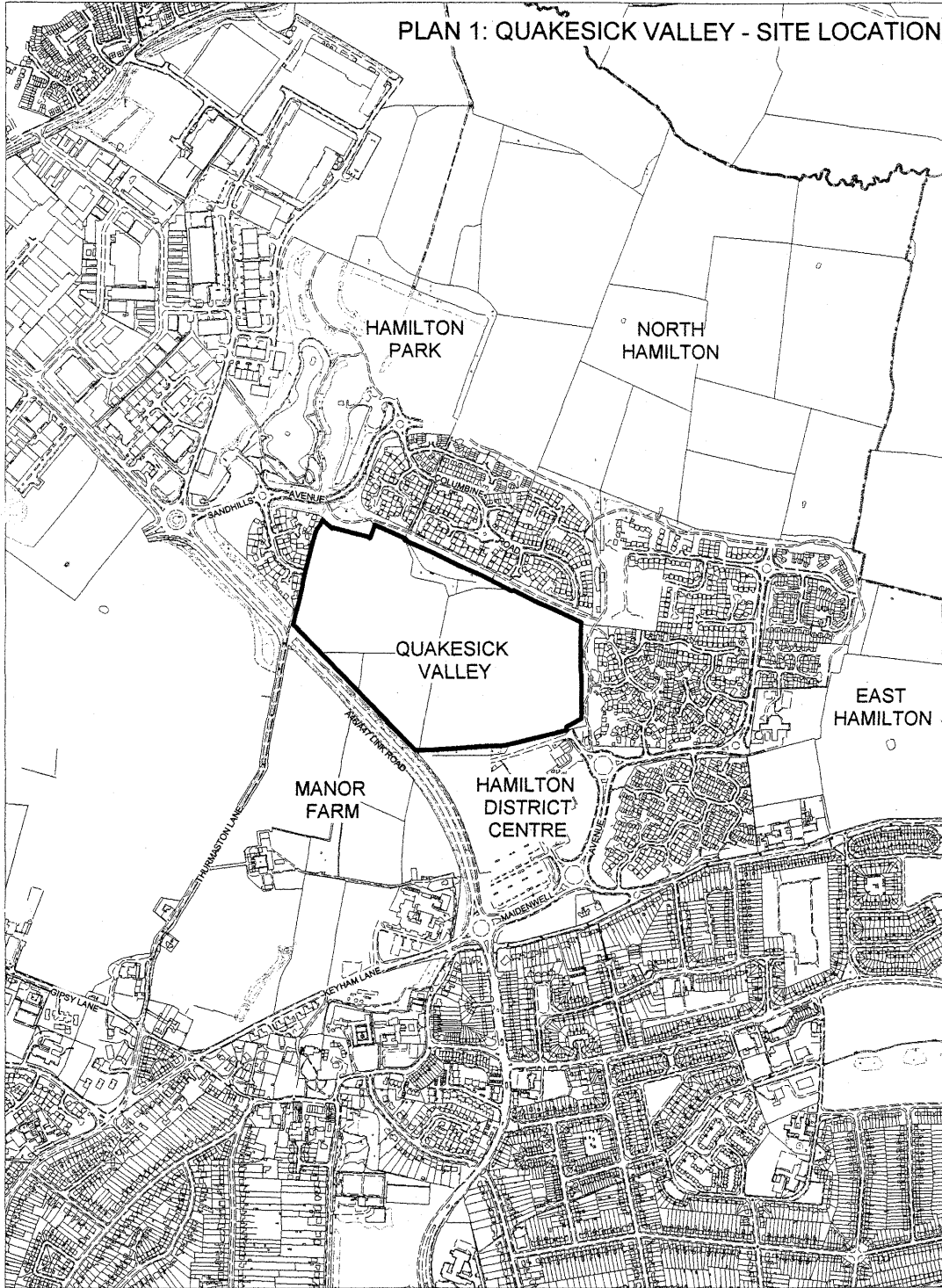
The site is situated to the north side of the recently constructed Hamilton District Centre, separated from it by a small area of woodland. The A46/A47 Link Road runs in a cutting along the south-west boundary.

Existing housing areas lie to the north and east (the first phase of Quakesick Valley to the north and East Hamilton to the east). Dedicated pedestrian/cycle routes run along these boundaries in the form of landscaped green ways.

The site slopes north to south from a high point of 100 metres OD to approximately 78 metres OD. Part of the northern boundary includes a mature woodland area (Quakesick Spinney). The southern boundary of the site is formed by the Quakesick Valley 'Green Way' containing a mature hedge and ditch. Within the site are a number of mature hedgerows, which formally comprised field boundaries.

Plan 2 shows the key landscape features present on this site. It will be expected that these will be retained in any new development proposals. It also indicates the approximate position of sewers and footpaths/bridleways, which may have an influence on the overall layout.

PLAN 1: QUAKESICK VALLEY - SITE LOCATION



Based upon the Ordnance Survey's 1:1250 map with the permission of the Controller of H.M. Stationary Office. Crown Copyright Reserved

Scale 1:10000  
Date: 12/5/2000

Peter Webster, Director,  
Environment & Development  
Leicester City Council



### **3.0 Planning History.**

Development at Hamilton began in the late 1980s and almost 1000 houses have now been completed.

Outline planning permission was originally granted in 1989 for residential development at Quakesick Valley (Planning approval ref. 88/2450/5. Approximately half of this area has now been developed (under separate detailed planning consents) with about 280 houses built and occupied.

A planning brief for Quakesick Valley was also approved in 1989. This will be superseded by this site development guidance.

The original outline planning permission for the remainder of the land not yet built on has now lapsed. A planning application to extend the period by which reserved matters applications can be submitted, is currently being considered (Planning Application 99/1718).

### **4.0 Planning Policy and Land Uses.**

*Quakesick Valley is allocated in the City of Leicester Local Plan, 1994 (CLLP) for residential development. A site for a primary school (CLLP Policy C9e) is also allocated within this area.*

Quakesick Spinney, and the copse of trees on the southern boundary, is identified as existing woodland (Policy EN50) to be protected from any development which impinges directly or indirectly upon it. The CLLP also identifies a strip of land alongside the A46/A47 Link Road as proposed allotments and open space. The allotments are not now required and the whole of this allocation should now be provided as public open space. A bridleway and separate public footpath cross the site from south to north (see Plan 2). A cycleway (CLLP Policy T9) is proposed on the line of the bridleway, running along the western site boundary. These may be relocated depending on the final site layout.

Although housing will comprise the main land use in this development, the City Council may consider development proposals which include a small (no more than 10% of the net developable area) proportion of Class B1 (a and b) uses. Uses within this class, such as offices, studios, research & development workshops can meet the increasing requirement from people who wish to live and work in the same location, or to be able to work from home but need some administrative or technical support.

### **5.0 Archaeology**

Although the Leicester Sites & Monuments Records (SMR) show that no known archaeology has been recorded on this site, a series of sites in the immediate vicinity have been excavated/identified, indicating that the site may have archaeological potential.

To ensure the appropriate and effective management of the likely archaeological remains the developer should undertake an Archaeological Impact Assessment of the area. Planning consents may be conditioned to ensure that archaeological remains are preserved and / or investigated and recorded.

An Archaeological Impact Assessment will need to be submitted by a developer before any detailed or reserved matters planning applications can be considered.



## 6.0 Highway Restrictions to Development.

*Further works to complete the highway infrastructure at Hamilton are required before the site can be fully developed. The need to have key highway infrastructure in place will have an impact on the number of houses that can be built at Quakesick Valley.*

*Until the Victoria Road East Extension (VREE) is constructed, a maximum of 420 houses can be built at East Hamilton and/or Quakesick Valley, served from Maidenwell Avenue. In addition, no further housing can be built at Quakesick Valley, which is accessed via either Bellflower Road or Columbine Road (which both lead off Sandhills Avenue).*

Current highway standards restrict the numbers of houses that can be served off a single point of access to a maximum of 150.

**Therefore, until the VREE is available, the maximum number of units that can be built at Quakesick Valley is restricted to 150 (accessed solely from Maidenwell Avenue).**

**Once the VREE is available, there will be no constraint on the numbers of houses that can be built at Quakesick Valley. Access will also then be allowed from both Bellflower Road and Columbine Road.**

## 7.0 Planning Obligations and Community Benefits.

DETR Circular 1/97 provides guidance on the provision of community benefits which developers may reasonably be expected to contribute to. The circular suggests that such benefits could include essential community, educational and recreational facilities.

Each development site at Hamilton will be expected to contribute towards facilities to serve the area as a whole. The appropriate level of contribution will relate pro-rata to the size of each development site.

The recently concluded Section 106 Agreement for North Hamilton contains requirements for a new primary school, subsidies to support public transport, a financial contribution to a new library at the District Centre and a financial contribution to provide additional leisure facilities.

The developer of the remaining land at Quakesick Valley will be expected to provide contributions for community benefits as set out below.

### 7.1 Education Requirements.

- A site of 1.75 hectares (4.32 acres) shall be reserved in the southern part of the site close to Hamilton District Centre, for a primary school.

Funding for the school building will be expected to be secured through contributions from the two remaining housing development sites in Hamilton – East Hamilton and Manor Farm – when they come forward for development at a later date.

### 7.2 Leisure Requirements.

- A commuted sum of £150,000 will be required to provide additional leisure facilities in the Hamilton area.

A final decision has not yet been made about how this commuted sum will be used, but it is likely to support either additional leisure facilities at the District Centre or sports changing facilities at the District Park. Both are close to the Quakesick Valley development site.

- A minimum of 2.35 ha of public open space and play space will be required at Quakesick Valley.

Policies R1 and R11 in the CLLP indicates a target figure of 2.6 ha of public open space and play space per thousand population to be provided in all new housing developments. The actual amount and location will need to be agreed when the site development master plan is drawn up (See Section 9).

- **A minimum of 2 LEAPs (Local Equipped Areas for Play) and approximately 8 LAPs (Local Areas for Play) in addition to the above requirement, must also be provided (as part of the total requirement set out above).**

These play areas should total to a minimum of 0.28 ha. (based on CLLP Policy R11). The design of these facilities should meet the criteria set out in the NPFA minimum standards for outdoor playing space. The approval of the City Council of design and matters in respect of adoption (including long term funding of maintenance) will be required.

An indication of the form and location of the public open space and the preferred location of the LEAPs is shown on Plan 3. The size and location of LAPs will be determined when detailed planning applications for individual sites are made.

- **The proposed allotments alongside the A46/A47 Link Road, shown in the CLLP and the previous planning brief, should be re-allocated as public open space.**

The City Council has recently carried out a survey of allotment provision in the City. It is considered that no further allotments are now required in this area. The designation of the land as open space, amounting to 1.0 ha, will be in addition to the other open space requirements.

### 7.3 Public Transport and Highways.

A quality bus service starting at Hamilton District Centre, serving the various housing developments in Hamilton and running direct to the City Centre, will be provided following the commencement of house building at North Hamilton. This service will be subsidised for the first 4 years as part of the developer contribution for North Hamilton.

It is important that further contributions are achieved from the remaining housing development sites and that these are arranged to ensure that the enhanced bus service continues after the North Hamilton subsidy ends.

- The Quakesick Valley development will be expected to provide a commuted sum payment to support a quality bus service, for a 2 year period commencing immediately upon the cessation of the subsidy from North Hamilton. The service level will be as follows:

A 15 minute even interval frequency service on Monday to Saturday (0600 – 1900),  
an enhanced 10 minute even interval frequency peak-time service (0700 – 0900  
and 1700 – 1900), and,  
a 30 minute even interval frequency service on Monday to Saturday evenings  
(1900 - 2300) and all day on Sundays and Bank Holidays (1000 – 2300).

The Quakesick Valley site is connected to the Manor Farm site to the south by a public footpath and a bridleway. The A46/A47 Link Road currently severs both of these routes making pedestrian/cycle movement between the two sites very difficult. Although a new footbridge is proposed to link across to the District Centre, this is considered to be too far south and will cause pedestrians and cyclist to be forced to make very indirect and convoluted routes.

***The Developer of Quakesick Valley will therefore be expected to provide:***

- ***A new toucon crossing on Hamilton Way (A46/A47 Link Road) and associated gradient access and safety features, in a location to be agreed with the City Council.***

#### **7.4 Affordable Housing.**

DETR Circular 6/98 encourages the provision of a range and mix of house types and tenures within new housing developments to ensure mixed and balanced communities.

Policy H3(a) in the City of Leicester Local Plan sets a target figure of at least 30% of all dwellings on new development sites, to be provided as affordable housing. For the purposes of this policy affordable housing encompasses both subsidised (rented or shared ownership) and low-cost market housing.

The City Council's Supplementary Planning Guidance on Affordable Housing (adopted January 2000) contains detailed information on housing need in the City.

- In view of the clearly identified housing need in the City, the target figure of 30% will be sought as part of the proposed development of the site. At least 50% of this total should be rented affordable housing provided by a Registered Social Landlord.

**Financial evidence will be expected to be provided by the developer of any particular abnormal costs or other mitigating factors associated with this development that might justify any reduction in the above target figure (as set out in para 10 of Circular 6/98).**

Further information on housing mix, current rent levels etc., that should be achieved in this development to meet current housing needs, is available from the City Council.

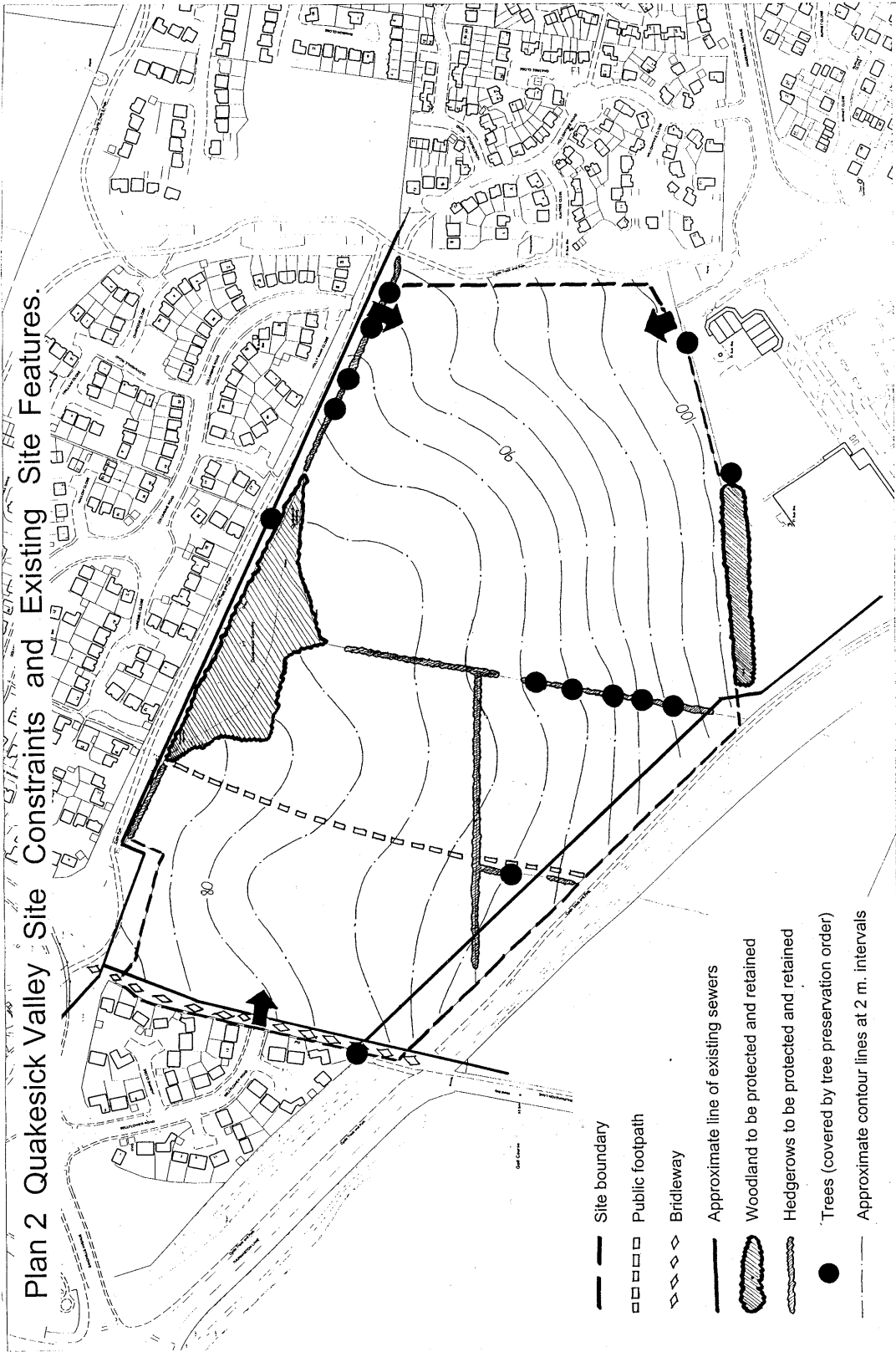
#### **8.0 Site Layout and Urban Design Requirements.**

*New development at Quakesick Valley should seek to create a sustainable form of residential development, strongly encouraged in Planning Policy Guidance Note 3 March 2000 (PPG 3). There should be a particular emphasis on quality in the new development, with a place designed for people, which is distinctive, safe, accessible and pleasant and which makes the most efficient use of land.*

#### **8.1 Key Aims.**

The early phases of Hamilton are characterised by typical suburban development, which tend to lack a clear sense of identity or focus.

Plan 2 Quakesick Valley Site Constraints and Existing Site Features.



- Site boundary
- - - - - Public footpath
- ◇ ◇ ◇ ◇ ◇ Bridleway
- Approximate line of existing sewers
- ▨ Woodland to be protected and retained
- ~ Hedgerows to be protected and retained
- Trees (covered by tree preservation order)
- - - - - Approximate contour lines at 2 m. intervals

Peter Webster, Director  
Environment & Development  
Leicester City Council

Scale 1:2500  
Date: 6/6/2000

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**The main design aims to be incorporated in the layout for the remaining parts of Quakesick Valley are:**

- **To create a memorable place with distinctive character**
- **To ensure that the development is well connected; internally, through a network of streets and linked spaces and externally, to surrounding areas. The focus should be on people rather than traffic.**
- **To incorporate public space (streets, focal points, open space etc.) that is well defined, well used and attractive.**
- **To create a sustainable place.**
- **To create a safe place**
- **To ensure that the place is well maintained.**

The key planning and urban design principles are set out below and illustrated on Plan 3.

## **8.2 A distinctive place**

*A place with character engenders a sense of identity and encourages the formation of a distinctive community or neighbourhood. To this end, development should incorporate the following design principles:*

- **A variety of housing type, form and tenure.**

*A mix of housing will provide visual interest and provide for a range of social and physical needs of residents. It will also give more opportunities for building adaptation over time.*

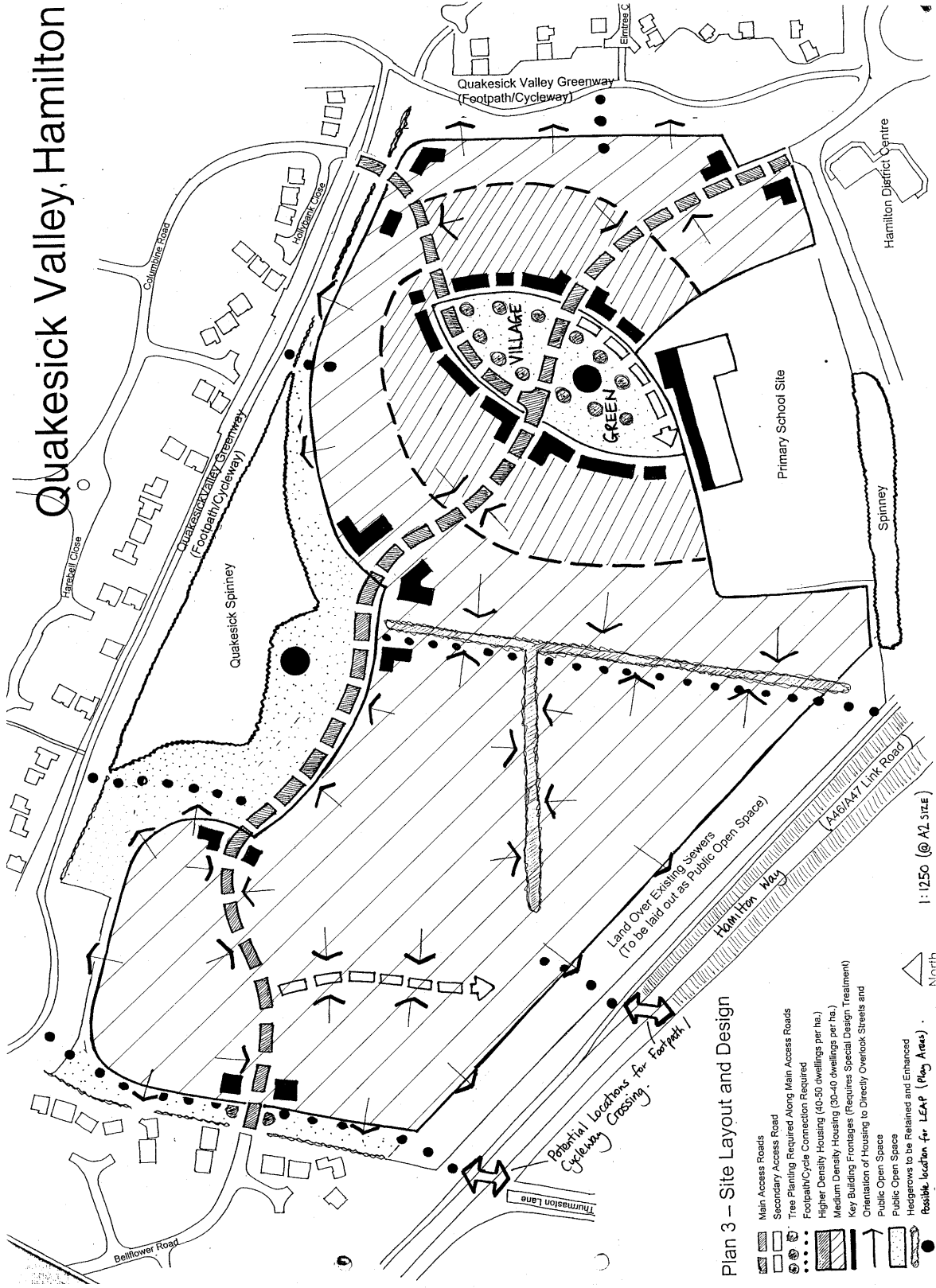
- **The inclusion of a central public space.**

This will provide a focal point for socialising, recreation and orientation. It may use either hard paving or grass (designed as a town square or village green) but should be of a size sufficient to allow trees to be planted which will eventually be able to grow to a substantial size (as found in many village settings).

*Development around the space should include the following elements:*

- ✓ *Higher density development (e.g. in the form of 3 storey and terraced houses),*
  - ✓ *The positioning of buildings on or close to the back of footway (to produce the desired level of enclosure around the space).*
  - ✓ *A high quality of design and layout of the buildings fronting this space (in terms of building massing and placement, elevations, materials and detailing.*
  - ✓ *The incorporation of speed reducing features in the streets surrounding and defining the space*
  - ✓ *The location of the primary school building. A high quality design will be expected of this building. It should be a landmark feature, located on or close to the back of the footway. (It should also be designed as a multi-use facility, to enable use of some facilities by the local community after school hours (e.g. evening classes, youth clubs etc.)*
- **The retention and incorporation of key features of landscape and nature conservation. This will help integrate the development into the wider area, contributing to a sense of place. Particular natural features are identified in Diagram 2.**

# Quakesick Valley, Hamilton



Plan 3 – Site Layout and Design

- Main Access Roads
- Secondary Access Road
- Tree Planting Required Along Main Access Roads
- Footpath/Cycle Connection Required
- Higher Density Housing (40-50 dwellings per ha.)
- Medium Density Housing (30-40 dwellings per ha.)
- Key Building Frontages (Requires Special Design Treatment)
- Orientation of Housing to Directly Overlook Streets and Public Open Space
- Public Open Space
- Hedgerows to be Retained and Enhanced
- Possible location for LEAF (Play Areas)

1:1250 (@ A2 SITE)



North

- ✓ *Full landscape and ecological surveys should be carried out at an early stage in the design process.*
- ✓ *Development must protect sensitive sites, minimise impact and identify appropriate mitigation measures for lost habitats and features.*
- ✓ *New planting will be expected to make a specific contribution to development - to provide interest on streets, to soften buildings, to create structure and delineation or to establish landmarks.*
- ✓ *Planting proposals should form part of an integrated design approach involving the co-ordination of overall layout, access, hard landscaping, lighting, services and street furniture*
- ✓ *Plant species should be appropriate to local ground conditions and consideration given to their long term growth characteristics and maintenance requirements.*

- **The incorporation of public art into the design of public spaces.**

The City Council will seek the provision of new works of art within the development to add interest, enjoyment and value to the public realm. There exists a good opportunity to plan for the inclusion of a significant work of art as part of the open space focal point. This would add considerably to the distinctiveness of the development and the sense of place.

- ✓ *Developers will be expected to liaise with the Council's Public Arts Officer before submitting planning applications to ensure the integral consideration of public art with the planning, design and construction process.*

### **8.3 A place that is easy to get to and move through, but not dominated by the motor car**

- ***The City Council will encourage the use of 'Places, Streets & Movement' (DETR 1998), which is identified in PPG3 as a source of good practice guidance on the layout and design of new development.***

'Places, Streets & Movement' suggests that in designing new residential layouts, the design of the spaces and places should be considered *first* and the layout then adjusted to meet highway needs. This should result in the area being developed based primarily on the needs of people rather than the motor car.

### **Main Routes**

- ***The three existing major accesses into the Quakesick Valley housing area – Columbine Road, Bellflower Road and Maidenwell Avenue will provide the main routes through the site. They should also link up to the main focal point in the centre of the development.***

The key design requirements are:

- ✓ *Each road should be 6.75m wide with 1.8m wide footways.*
- ✓ *These roads will allow full bus access. A bus stop and shelter will be expected to be provided every 250m. along these roads.*
- ✓ *The streets should be designed as tree-lined boulevards (to indicate their relative importance in the overall street network) with either 2.0m wide verges or tree-pits within a widened footway to allow tree planting.*
- ✓ *Housing should be oriented to face onto these key routes. Rear garden walls and fences facing onto these must be avoided.*
- ✓ *The design of these roads should allow speeds of no more than 20mph, using a range of speed reducing features. Speed reduction should be taken into account at the initial*

*design stage and be an integral part of the overall layout of buildings, spaces and streets. Ideas on suitable traffic calming techniques are set out in 'Places, Streets & Movement'.*

#### Street Network.

- **The layout of Quakesick Valley should comprise a continuous network of streets and routes, to produce the maximum level of connectivity and accessibility throughout the development. These should provide direct connections between the major places and focal points in the development particularly for pedestrians and cyclists.**

*The key design requirements are:*

- ✓ *The design of the streets should ensure that maximum connectivity for pedestrians and cyclists is achieved via a connected street network.*
- ✓ *Streets should be designed to keep vehicle speeds uniformly below 20 mph.*
- ✓ *Where traffic levels are likely to be relatively low some cross roads may be permitted within the overall street network.*
- ✓ *In a limited number of cases cul de sacs may be permitted to allow the development of awkwardly shaped sites.*
- ✓ *Direct connections to surrounding areas must also be achieved from this development, including new connections to the greenways surrounding the site, so that residents can easily access the existing greenway system around Hamilton.*
- ✓ *The needs of people with disabilities must be taken into account. The Council's Guide "Paving the Way" provides detailed advice on this subject.*
- ✓ *Residential streets should be 5.5m wide with 1.8m wide footways.*

#### **8.4 A place which is pleasing to the eye**

An important factor in determining a place's attractiveness and success is the relationship of buildings to each other and to the street.

- ***The new housing areas in Quakesick Valley should in the main comprise a perimeter block type layout, i.e. streets fronted by houses, with private space such as gardens located at the rear of the block. This is to ensure that houses provide a positive relation to the street and public areas.***
- ***Each housing area should be designed along a common theme in order to create a subtle range of identities within the wider area.***

*The term perimeter block does not infer that the street block should be a continuous line of terraced houses – semi-detached and detached housing can also be laid out to perform a similar function.*

*The key design requirements are:*

- ✓ *Housing must be oriented to provide direct overlooking from their frontages over streets and other public space.*
- ✓ *Each street should be designed to have its own distinctive character, through the use of a common design theme in terms of building massing, use of materials and the detailing and design of elevations.*
- ✓ *House frontages should generally be positioned close to or on the back of the footway, to create a better sense of street enclosure.*



- ✓ *There should be a clear definition between private and public space, where front gardens abut the street and at the back of buildings. This should be achieved using railings and/or fences.*
- ✓ *Parking spaces should generally be located at the sides of houses rather than in front of the building line (where they would be prominent in the streetscene).*
- ✓ *A limited amount of on-street parking will be acceptable, providing that some widening of the carriageway is achieved.*
- ✓ *Corner buildings in new development will be expected to contribute positively to the quality of the public realm. The design of corners that results in a gap, blank wall or fence will not be acceptable.*

## **8.5 A sustainable place that makes good use of land and other resources**

- ***Recent guidance, set out in PPG3 (2000), seeks to encourage housing development that makes more efficient use of land. The current density of housing at Hamilton is approximately 25-30 houses net per hectare. The City Council will seek to achieve higher density housing within Quakesick Valley.***
- ✓ *As a guide a figure, between 30 and 50 houses net per hectare should be achieved at Quakesick Valley. Development below 30 dwellings per hectare net must be avoided*
- ✓ *The highest densities should be located closest to the District Centre and around the village centre. Lower densities will be more appropriate at the edge of the development to 'tie in' with existing housing on adjoining sites.*
- ***PPG3 suggests that car parking standards that exceed more than 1.5 off-street car parking spaces per dwelling are unlikely to reflect the Governments emphasis on securing sustainable residential environments. This view is shared by the City Council.***
- ✓ *An average of 1.5 car parking spaces per dwelling will be sought throughout Quakesick Valley, with a lower than average provision in the area identified in Plan 3 for higher density development (i.e. 1 space per dwelling) and in the medium density areas no more than 2 spaces per dwelling.*

NB. Parking standards are currently being reviewed as part of the preparation of the new CLLP. Advice should therefore be sought from the City Council when any pre-application enquiries are submitted.

- ***New buildings should demonstrate good practice in energy efficiency and water conservation.***
- ✓ *Residential development should achieve a National Home Energy Rating of 9 or above. Non residential development should achieve a "very good" rating in terms of energy efficiency under the Building Research Establishment Environmental Assessment Method (BREEAM 5/93).*
- ✓ *Sustainable water management techniques should be incorporated into design and infrastructure proposals, including the use of storm water control and greywater utilisation systems.*

## 8.6 A place which generates personal safety and security

- ***Housing design should take into account the security of people and property. Some of the design principles already identified will contribute to this aim, particularly the clear distinction between public and private space, the encouragement of walking, cycling and socialising, natural surveillance from through streets and overlooking properties and a range of types and tenures of housing (which is less likely to result in homes being unoccupied at similar times).***
- ✓ Building design should conform to the latest security advice including the incorporation of appropriate deterrent devices

## 8.7 A place that is well maintained.

- ***The intended function of all land within the site should be established at the outset.***
- ✓ *At an early stage of design all public or semi-public spaces should be designated, so that adoption and maintenance proposals can be established and agreed. Space that has no explicit function should be designed out.*
- ***The proposed arrangements for long term maintenance, including standards and funding should be established at an early stage.***
- ✓ *Committed sums will be sought for the proper maintenance of public landscaping and open space.*
- ✓ *Consultation over the maintenance and function of key open spaces should, when practicable, be carried out with the local community.*

## 9. Master Plan.

Before detailed planning applications can be considered a master plan should be prepared and submitted for approval by the City Council, showing in more detail how the above site layout principles and development requirements will be provided. This should also include an indication of the development phasing.

## 10. Consultation

It is important that the contents of this guidance are understood and, ideally, accepted by a range of interested parties. To this end, this guidance will be subject to consultation with the following groups:

- landowners
- local residents
- local ward councillors
- development industry representatives
- other interested bodies.

The results of consultation will be considered in the preparation of the final form of the guidance, which will be presented to the appropriate committee of the City Council for adoption. A full report on the results of consultation will be available from the Director of Environment and Development.

## **11. Contacts**

Early discussions between owners/potential developers (including the City Council) are encouraged in order to facilitate proposals that are as inclusive and comprehensive as possible.

For all planning matters please contact:

The Development Control Group  
Department of Environment and Development  
Leicester City Council  
New Walk Centre  
LE1 6ZG

Bob Williamson  
Tel. 0116 252 7266