

Leicester
City Council

WARDS AFFECTED
Rushey Mead

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

Cabinet

19th March 2001

Lanesborough Road.
Site Development Guidance (SDG)

Report of the Director of Environment & Development.

1. Purpose of Report

This report sets out the planning and urban design requirements for the former allotment site to the rear of Lanesborough Road in the Rushey Mead area of North Leicester. Once adopted the guidance will be a material consideration in the determination of any planning applications relating to the site.

2. Summary

The site is owned by Leicester City Council and the opportunity exists to market the site and contribute to the housing needs of the city. The site occupies approximately 2.3 hectares of land, which is currently unused rough grassland with a few small trees. The site adjoins Melton Brook on its northern boundary. There is a public footpath crossing the site at the western end. There is a vehicular access road to the site between nos. 21 & 25 Lanesborough Road.

The SDG deals with the following aspects:

Guiding Principle

The guidance seeks to ensure a high quality, safe and attractive development.

Planning Context

The site is allocated in the Local Plan for residential development. The site is adjacent to the Riverside Park and Green Wedge where a range of policies apply. Outline planning consent for residential development was granted in September 1999.

Planning and Design Requirements

These cover pedestrian and cycle links, 'active' frontages, privacy, security, ecology, open space, play areas, landscaping, quality housing design, density, public art, archaeology, energy efficiency, and affordable and access housing.

Additional Development Information

These cover highways and parking, drainage, services, and landfill.

Public consultation on the draft SDG was undertaken during December 2000. Comments were sought from nearby residents (including the Lanesborough Road Neighbourhood Watch Co-ordinator), nearby landowners and businesses, ward members, the Police Architectural Liaison Officer, development industry representatives and other relevant parties.

In response to comments received I have made amendments to the guidance relating to aspects covering privacy, security, traffic, flooding and child safety (detailed in supporting information).

3. Recommendations

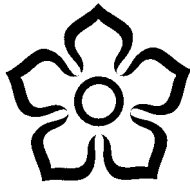
Cabinet is recommended to **ADOPT** the Site Development Guidance as Supplementary Planning Guidance.

4. Financial and Legal Implications

There are no direct financial or legal implications for the City Council.

5. Report Author/Officer to contact:

Catherine Laughton
Urban Design Group
Ext.7294



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SUPPORTING INFORMATION

Consultations

Copies of the draft guidance were sent to some 130 consultees. An article outlining the main elements of the guidance and inviting comments was featured in the Leicester Mercury in December 2000.

Seven representations in total were received. The Leicestershire Constabulary Architectural Liaison Officer, Seven Trent Water and the Environment Agency all approved of the SDG. Four representations were received from residents on Lanesborough Road including the Lanesborough Road Neighbourhood Watch Co-ordinator. The latter comments on ecology, flooding, privacy and security aspects but also comments that "their general feeling is that the design (indicative) is a great improvement to the previous one some years ago". One resident's letter comments on traffic issues, flooding and child safety near the Melton Brook. Another residents letter comments on privacy, traffic issues and contaminated land.

The following issues about which comments have been received are addressed in the SDG.

Ecology. One letter describes the diverse wild life on the site. The SDG provides for an open space area to preserve some of the existing habitats and improvements to the Melton Brook to enhance habitats and improve biodiversity.

Privacy. There is a comment "that a distance of 15 metres from the rear of houses in the new development to the established rear fences is too tight." The minimum distance required by the Local Plan Appendix 5 is 11 metres but the SDG recommends 15 metres because of raised levels on the site. The SDG design layout has been amended in response to a comment from a resident affected where this distance was indicated closer than 15 metres.

Security. In response to a suggestion from a resident, a requirement has been added for barriers to prevent vehicles accessing the footpaths/cycle tracks.

Flooding. There are two comments regarding potential flooding and one regarding ground conditions on the site. Following further consultation with the Environment Agency, advice in the SDG has been amended to request a hydraulic model assessment of the site. Soil investigation of the site will be required for Building Regulations purposes.

Traffic. There is a comment that “ the road width does look narrow” and that provision should be made for new road to link to Bath Street. The road in the SDG meets the required width for a standard access road. A second point of access would only be required for more than 150 dwellings, which this site will not accommodate. A note has been added to the SDG stating that roads must be designed to adoptable standards and be in accordance with the DETR publication “Places Streets and Movement”.

There is one comment regarding extra traffic on Lanesborough Road and two relating to street parking. Given the scale of the development and the width of the existing roads in the vicinity, extra traffic is not expected to have an adverse impact on the highway. Adequate ‘on plot’ parking is required in the SDG so as not to create extra parking problems on Lanesborough Road.

There is one objection to traffic calming on Lanesborough Road. Traffic calming accords with current transport policies on reducing road danger by cutting vehicular speeds and hence reducing personal injury accidents as well as improving facilities for pedestrians to cross the road. Traffic calming is justified to enhance and improve the environment and will be expected to be funded by the developer.

Contaminated Land. There is one comment regarding the proposal to build on contaminated land. The SDG states that remedial and/or protection measures will be required to safely develop the site for residential use.

Child Safety. There is one comment that “the suggested landscaping of the brook side is a feature that will make it more dangerous and attract children”. The existing ditch does present a potential hazard but the landscape proposals to the brook side in the SDG, whilst not eliminating the potential danger (and it is not intended to address this aspect), will go some way to improve the current situation. Provision for a low fence has been added to the SDG, which will further improve safety.

2 Equal Opportunities Implications

The Guidance includes specific requirements to ensure that new development is accessible to all sections of the community.

3 Policy Implications

It is intended that the guidance be adopted as Supplementary Planning Guidance to the City Of Leicester Local Plan

4 Legal Implications

There are no direct legal implications for the Council.

5 Sustainability and Environmental Implications

The Guidance includes measures to encourage sustainability and protect the environment. The development should allow pedestrians a choice of routes. Existing planting and landscape features should be protected and enhanced. Energy efficiency in the building design is also encouraged.

6 Crime and Disorder Implications

The Guidance includes measures to help engender public security. The proposed layout of the site will ensure active frontages providing good visual surveillance of the public realm and will ensure that the backs of buildings do not face onto public open space.

The rear gardens of the existing properties on Lanesborough Road will have rear gardens backing onto them, thereby increasing their security.

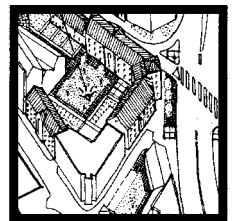
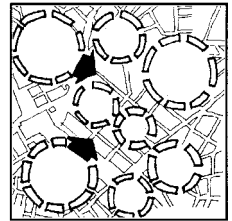
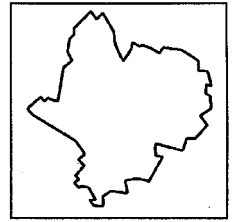
7 Internal Consultations

Arts and Leisure Department.
Housing Department.

8 Background Papers - Local Government Act 1972

None

Supplementary Planning Guidance



Type: Site Development Guidance

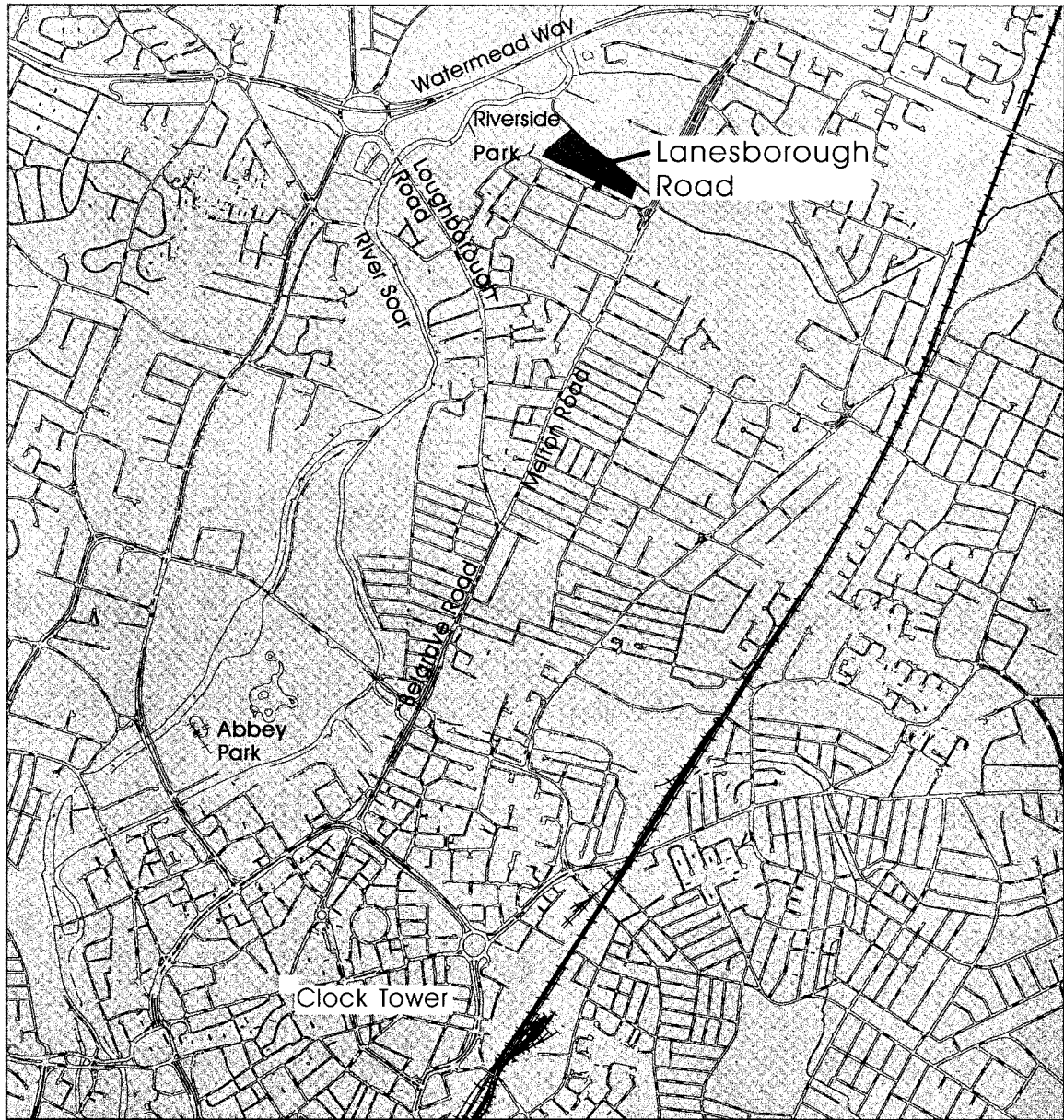
Subject: Lanesborough Road

Status: Draft

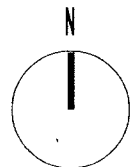
Date: February 2001



Plan 1: Location



NOT TO SCALE



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PURPOSE

Site Development Guidance provides direction on the type and form of development that the City Council would expect on particular sites. It is intended that, subject to consultation and committee approval, the guidance will be adopted as Supplementary Planning Guidance (SPG) to the City of Leicester Local Plan. SPG may be taken into account as a material consideration in deciding planning applications. Developers should be able to demonstrate how they have responded to the guidance in their own ideas, initially in pre-application discussions with the authority.

This Guidance concerns former allotment land at the rear of Lanesborough Road in the Rushey Mead area of North Leicester (see Plan 1).

LOCATION & CHARACTER

The site occupies approximately 2.3 hectares of land at the rear of single storey and two storey dwellings (nos. 3 to 65 Lanesborough Road), which form its southern boundary. The site adjoins Melton Brook on its northern boundary. There is a public house to the east of the site. To the west of the site is a wooded ridge, which shields the site from a tip for river dredgings. The site is currently unused rough grassland with a number of small trees particularly at the western end. There are some mounds on the site, which are preliminary earthworks carried out to raise the level of the site above the flood level. There is a public footpath crossing the site at the western end, which runs between nos. 51 and 53 Lanesborough Road and connects to a footpath/cycle track running alongside the north bank of Melton Brook via a footbridge. There is a vehicular access road between nos. 21 & 25 Lanesborough Road.

GUIDING PRINCIPLE

This guidance seeks to ensure a high quality development and a safe and attractive environment.

PLANNING CONTEXT

The site is allocated in the Local Plan for residential development. The site is also adjacent to the Riverside Park and Green Wedge where a range of policies apply.

- Planning History.

Outline planning consent for residential development on the site was granted in September 1999 (ref. 19980855). Contact the Development Control Group for further information.

PLANNING AND DESIGN REQUIREMENTS.

Plan 2 shows an indicative design layout of the site that would meet the main planning policy and design requirements set out below.

1. Improve pedestrian routes through the site.

The existing footpath through the site, which is an important link to the Riverside Park, should be maintained. It should however be incorporated into street layout to improve safety by increasing use and visual surveillance.

2. Increase access to and use of the riverside.

There should be a new footpath/cycletrack to the west of the footbridge along the south bank of Melton Brook to connect to the Riverside Park.

3. Provide active frontages at ground floor to public footpaths and public spaces.

Dwelling entrances and windows should face public spaces, streets, footpaths, cycletracks, public open space and Melton Brook. High blank walls adjacent to footpaths should be avoided. Overlooked and active streets and spaces help make places safer.

4. Provide defined front spaces to plots.

All front gardens should be clearly bounded by hedges, fences, railings or walls (max. height 1 m.) to ensure that there is a clear distinction between public and private space.

5. Provide secure rear spaces to plots.

All rear gardens should back onto rear gardens including the existing rear gardens on Lanesborough Road. Long alleyways to the rear of properties must be avoided for security reasons.

6. Protect the privacy of properties.

Minimum distances between properties should be as stated in Appendix 5 of the Local Plan. Consideration must be made of the required level differences for this site, above the properties on Lanesborough Road (see drainage information).

7. Enhance Habitats and Improve Biodiversity.

Opportunities should be taken to enhance habitats and improve biodiversity. Marginal plant shelves should be formed on the south bank of Melton Brook as illustrated in Diagram A. These marginal berms should be set at summer water level so that they are damp throughout the year. The work necessary to form the marginal plant shelves will require the prior written consent of the Environment Agency. Prospective developers should contact the nature conservation officer in the Ecology & Riverside Team for advice. A site survey plan showing existing levels and landscaping features incorporating an accurate tree and hedgerow survey should be submitted with the planning application.

8. Provide Open Space and Play Area.

Residential development should include an area of public open space in accordance with Local Plan Policies R1 R10 & R11. This open space should be to the north west of the site to preserve some of the existing trees. This open space should include a Local Equipped Area for Play (LEAP) for those aged 4 to 8 to comply with the National Playing Fields Association 6-Acre Standard.

In addition to the LEAP play area at least one Local Area for Play (LAP) for those aged 4 to 6 should be provided towards the south-eastern corner of the site.

The LEAP play area will serve children from existing housing nearby and therefore should be so located as to allow informal supervision from overlooking from nearby houses or well used

pedestrian routes. However account should be taken of possible disturbance to nearby residents. It will not be acceptable for houses to back onto the play areas. If adoption of the public open space is to be considered then a commuted sum to cover the maintenance costs for a period of ten years will be required. The Arts and Leisure Department should be contacted regarding this commuted sum and the detailed design of the play areas.

9. Incorporate Landscaping within the Site.

The public open space should be planted with native trees and shrubs to enhance the site and provide a green boundary to the adjoining Green Wedge. The planting of native trees and shrubs in front gardens will be encouraged to enhance the street scene.

A detailed landscaping scheme to show the character and type of new planting, boundary treatments and hard landscape features should be submitted with the planning application.

10. Use Designs and Materials of High Quality.

The housing design and materials should be of a high quality and integrate visually with the neighbouring housing area. Housing on the site should be one or two storeys in height. "Visual clues" should be taken from the surrounding area in terms of proportions and roof shapes and pitches.

The walls should be predominantly red brick but contrasting bricks or render could be used for key corner properties.

11. Amenity.

The existing public house on the corner of Melton Road and Lanesborough Road may generate disturbance to the residential development. Sensitive layout design will be needed to mitigate this potential nuisance.

12. Ensure Maximum Density.

PPG3 urges LPA's to avoid developments of less than 30 dwellings per hectare. Therefore development proposals should achieve as high a net density as possible subject to other planning and design considerations.

13. Archaeology.

The Leicester Sites and Monuments Record (SMR) indicates the potential for prehistoric and Roman activity within the development area. Groundworks, including landscaping, and any necessary decontamination scheme, may have an archaeological impact. Planning consents will be conditioned to safeguard any important archaeological remains present. Prospective developers should contact the City Council's Archaeological Services at the earliest opportunity to discuss the proposals.

14. Public Art.

The City Council has adopted a % for Art Policy which means that for every capital or improvement scheme it is recommended that a percentage of the funding is allocated to commissioning artists and craftspeople to produce features that will enhance, potentially add financial value, and improve the quality of the built or landscaped environment.

The use of public art in the development to reinforce its riverside location will be encouraged. A public art route/trail should be introduced along the Melton Brook bank footpath/cycle track, which leads from Rushed Mead School to the Riverside Park as a percentage for art contribution.

Prospective developers should contact the City Council's cycling officer and public arts officer for advice.

15. Energy Efficiency.

New buildings must demonstrate good practice in energy efficiency and water conservation. Residential development should achieve a National Home rating of 9 or above.

16. Affordable Housing.

The provision of affordable housing will be expected to conform to the Local Plan and Supplementary Planning Guidance.

17. Access Housing.

New development will be required to fully consider the needs of disabled people. Provision of access housing should accord with the Local Plan and Supplementary Planning Guidance.

Development proposals will be expected to demonstrate how the above principles have been applied.

ADDITIONAL DEVELOPMENT INFORMATION.

- Highways and Parking Requirements.

Vehicular access to the site should be from the existing access off Lanesborough Road. No more than 150 dwellings shall be allowed off this single access point in order to ensure that access by emergency vehicles can be maintained at all times.

The roads must be built to adoptable standards and be in accordance with the DETR publication "Places Streets and Movement".

Traffic calming measures should be incorporated into the street design and be an integral part of the scheme in the form of horizontal changes in direction and not included in the form of "add on" humps. Part of the 'off site' works should include traffic calming on Lanesborough Road.

The developer will be expected to prove whether or not there will be an increase in the level of existing traffic on Lanesborough Road by more than 5%. If it will exceed 5% then a Transport Assessment will be required.

Links through the site to the pedestrian/cycle path in the Riverside Park should be improved for pedestrians and cyclists. Barriers are required to prevent vehicles accessing the footpaths/cycle tracks.

Car parking should be provided in accordance with Local Plan standards, which are currently being revised and prospective developers should check the status of the standards before an application is submitted.

Car parking should be well overlooked by properties and preferably be on plot with the dwellings.

Prospective developers should contact the Traffic Group to discuss the road layout before an application is submitted.

- Drainage.

There are existing sewers in Lanesborough Road and in the road on the site. The latter have not yet been adopted.

All sewer record enquiries should be made to Seven Trent Water Ltd and they should be informed of any unrecorded drains and any alterations to cover positions or levels.

The Environment Agency advises that: -

- A strip of land 5.00 metres wide adjacent to the top of the bank of the watercourse should be kept clear of new buildings and structures (including gates, walls, and fences).
- The finished ground floor levels must be a minimum of 600mm above the 1 in 100 year flood level corresponding to the combined Melton Brook/River Soar floodplain, as established by a hydraulic model assessment. (To minimise the risk of damage in times of flooding.)
- Surface water generated by the development should be attenuated before it is discharged into the existing sewers present in the vicinity of the site. This is to alleviate the increased risk of flooding that could result from additional water being discharged into the sewers.

- Services.

Developers are recommended to contact the relevant body for each service to ascertain the availability of services and any specific requirements for their provision.

- Landfill.

A contaminated land site investigation report dated June 1999 identified landfill-gassing problems on the site. The report concluded that remedial and/or protection measures of some form will be required to safely develop the site for residential use. The remedial scheme will need approval from the Leicester City Council and any prospective developers should contact the Pollution Control Group.

- Ownership.

The site is owned by Leicester City Council.

ADDITIONAL INFORMATION REQUIRED.

In addition to the standard drawings submitted with the planning application there should be plans and sections of the site showing the proposed levels of the development and the existing levels of the adjoining properties. This is to ascertain the effect the required floor levels of the development will have on the amenity of the adjoining properties.

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:

- adjoining 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.

CONTACTS.

The following are the contact officers in Leicester City Council.

Al Bowley.	Tel. 2527241 Development Control Group, Environment & Development Department, New Walk Centre, Welford Place, Leicester LE1 6ZG.
Catherine Laughton.	Tel. 2527294 Urban Design Group, E & D Department.
Sue Timms	Tel. 2527268 Ecology & Riverside Team, Urban Design Group, E&D Department.
Devinder Singh.	Tel. 252 6553 Traffic Group, E& D Department.
Sally Killips. (Cycling Officer)	Tel. 252 6524 Traffic Group, E&D Department.
Steve Quick.	Tel. 252 6401 Pollution Control Group, E& D Department.
Peter High	Tel. 252 5042 Investment & Development Group, E&D Department.
Adrian Edge	Tel. 252 7351 Landscape Development, Arts & Leisure Department.
Jasia McArdle	Tel. 299 5988 Public Art Office, Arts & Leisure Department, Room 240, Town Hall, Town Hall Square, Leicester LE1 9BG.
Richard Clark	Tel. 247 3023 Archaeological Services,

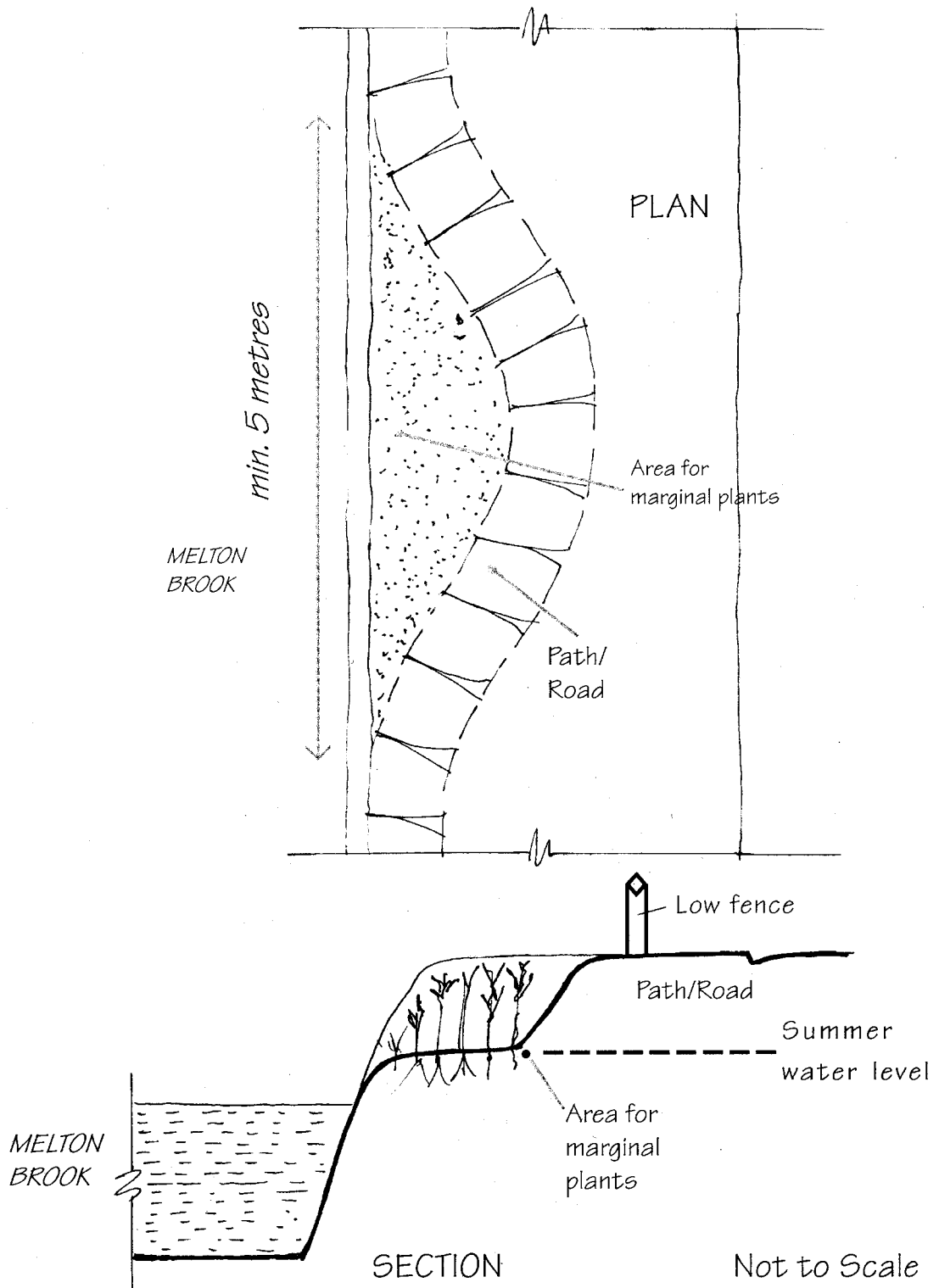
Jewry Wall Museum, St.Nicholas Circle,
Leicester, LE1 4LB.

Other contacts are: -

Geoff Platts Tel. 0115 8463622. Environment Agency, Trentside Offices,
Scarrington Road, West Bridgeford, Nottingham.

John Nicholson Tel. 0116 2340340. Seven Trent Water Ltd.
Leicester Water Centre. Gorse Hill. Leicester LE7 7GU.

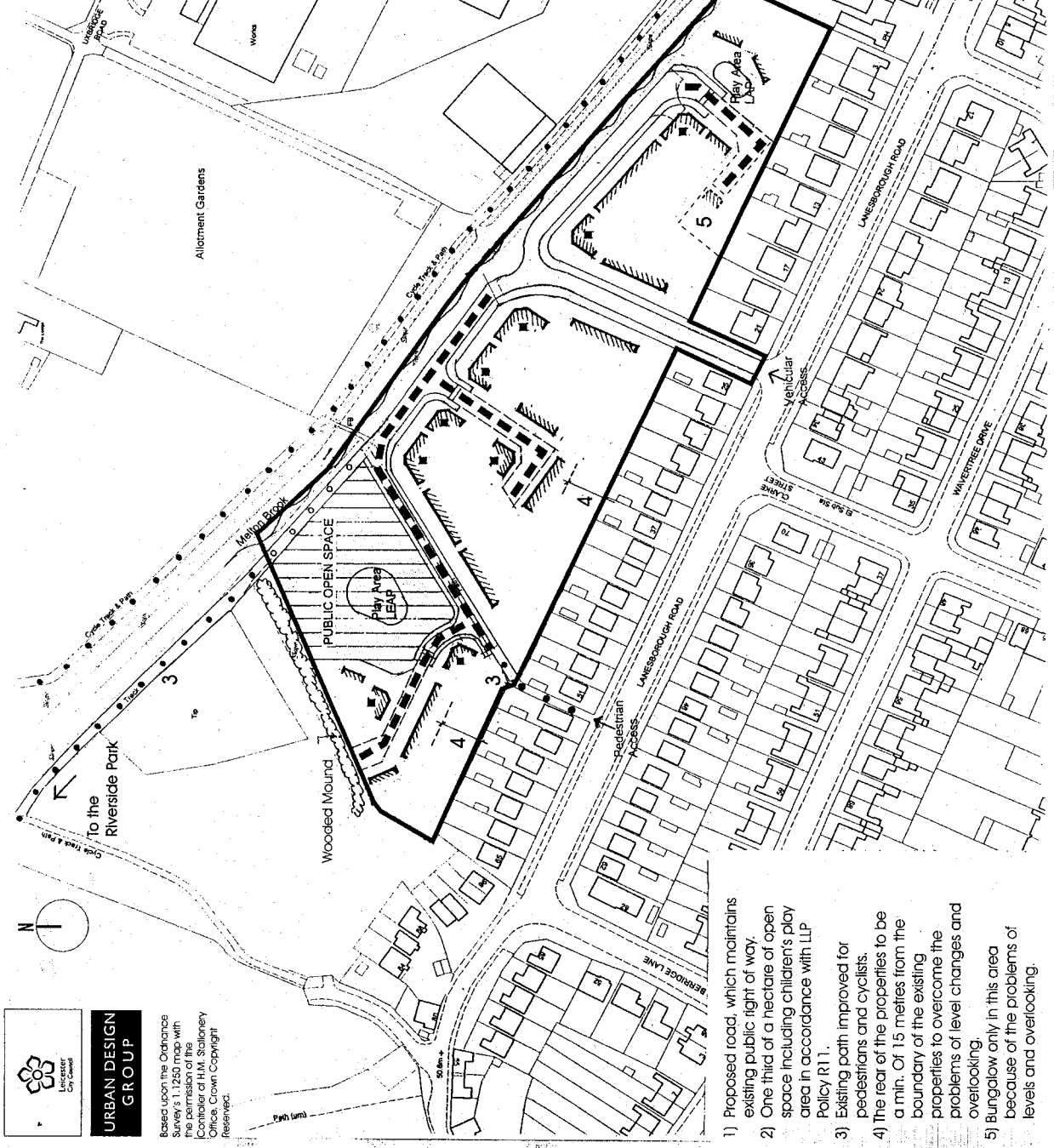
Diagram A: Riverbank Treatment



Plan 2 Lanesborough Road Site Planning and Urban Design Layout

Key

- Development Site Boundary
- Existing Road
- Suggested Internal Road Layout
- Suggested Mews Court
- Cycle Track and Footpath
- New Cycle Track and Footpath
- Dwelling Frontages
- Corner Plot
- Single Storey Dwelling
- Area of Open Space
- Riverbank Treatment



URBAN DESIGN GROUP
City Council

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- 1) Proposed road, which maintains existing public right of way.
- 2) One third of a hectare of open space including children's play area in accordance with LLP Policy P11.
- 3) Existing path improved for pedestrians and cyclists.
- 4) The rear of the properties to be a min. Of 15 metres from the boundary of the existing properties to overcome the problems of level changes and overlooking.
- 5) Bungalow only in this area because of the problems of levels and overlooking.