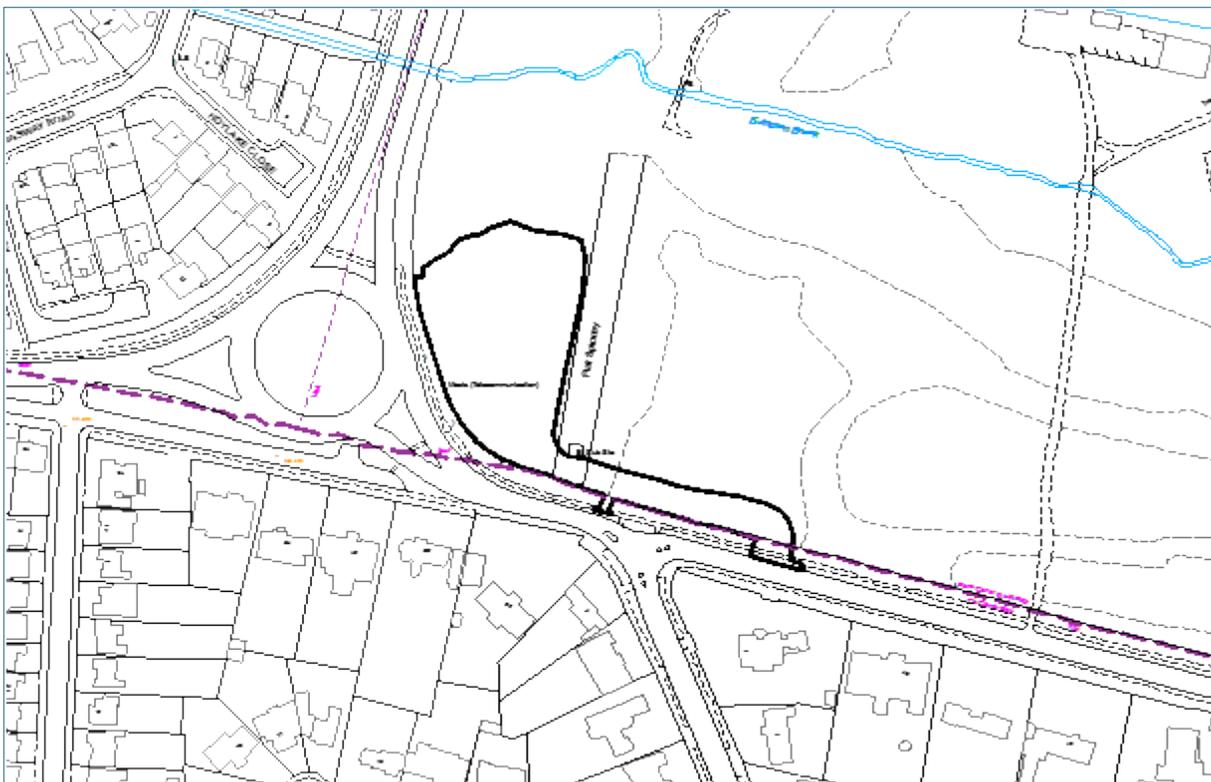


## COMMITTEE REPORT

<b>20251436</b>	<b>Stoughton Drive and North of Gartree Road, land to East</b>	
Proposal:	Development of a 72no. bed care home (Use Class C2), together with associated communal and care facilities, means of access, parking, hard and soft landscaping, diverted public right of way and all other supporting infrastructure including attenuation basin (amended plans received)	
Applicant:	Morrison Community Care (Leicester) Propco Limited	
App type:	Operational development - full application	
Status:	Smallscale Major Development	
Expiry Date:	27 March 2026	
PK	TEAM: PM	WARD: Evington



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### Summary

- This application has been referred to planning committee at the request of Councillor Joannou on the grounds of need for a care home and that the site is underused and should be developed
- The application is for the construction of a 72 bedroom care home on land allocated on the Green Wedge on the City's boundary with Oadby & Wigston.

- The main issue is the principle of development on the Green Wedge balanced against the need for a care home; impacts on traffic, flood risk, landscape; and amenity.
- 22 letters and a petition with 163 signatures have been received in objection of the application from residents both within and outside of the city boundary.
- 141 letters of support have been received on this application from residents both within and outside of the city boundary.
- The application is recommended for refusal.

## The Site

The application site is located at the south-west corner of the Leicestershire Golf Club adjacent to the roundabout at the bottom of Stoughton Drive and Gartree Road. The site is within the city boundary but Gartree Road, to the south of the site, is within the jurisdiction of Oadby and Wigston Borough Council. The site is within an area designated as Green Wedge, which provides the highest level of green space policy protection in Leicester.

The site is bound with a hedgerow to the south and west side and by trees to the north and east. The trees to the east of the site and the area next to it has an area of broadleaf woodland that is covered by a Group Tree Preservation Order (TPO).

Evington Brook runs across the golf course in an east/west direction, but this is not within the boundary of the application site. Through the Golf Course, the Brook is designated as an Ordinary Watercourse. At the western edge of the Golf Course, as it crosses Stoughton Drive, the designation of the Brook changes to a Main River.

The northern boundary of the site between Flat Spinney and Stoughton Road has been drawn to follow the boundary of Main River (MR) which has a very low (less than 0.1%) risk of flooding each year. The site is at a low risk of flooding from MR sources.

All of the application site is within Ordinary Watercourse (OW) Flood Extent 1, with an estimated risk of flooding of less than 1 in 1000 years. The site is at a low risk of flooding from OW sources.

The Golf Course (including the application site) is within a Local Wildlife Site (LWS) (the Leicestershire Golf Course and Adjacent Sites LWS); designated for its neutral grassland wildflower meadow, natural water course and mature trees. The LWS consists of the Golf Course and some sites to the east and south: Shady Lane Arboretum, Piggy's Hollow, St Denys Church in Evington, and some land along the north side of the Gartree Road to the south of the Golf Course.

The Golf Course (including the application site) shows evidence of a relic rural landscape with species rich neutral grasslands, lichens and a brook. The site is on the Monuments Register (MLC2757) as the site includes evidence of former fields with ridge and furrow dating back to medieval era.

There is a 20m Gas Pipe Buffer along the southern extremity of the site.

A footpath (PROW Z1) goes through the application site. It runs in a northeast to southwest direction up to the brook only. The footpath itself is part named Evington Golf Course Footpath and part named Evington Brook to City Boundary at Gartree Road because the southern boundary of the site and Golf Course is immediately adjacent to the Oadby and Wigston boundary.

## Background

The site has been used as a golf course for many years with maps from 1903 including this label. Over the years many applications have been refused for residential development of parts of the wider golf course. None of these applications have been on the parcel of land subject of this application.

The most relevant and recent planning history for this part of the golf course site is application referenced 20241221 which sought planning permission for a *“Three-storey building for care home (Class C2) with 72 bedrooms; new vehicular access to Gartree Road; realigned public right of way”* which was withdrawn in 2025.

It should also be noted that at the time of the submission of the above application an associated application was submitted to Oadby & Wigston Borough Council (24/00457/FUL) for the *“Construction of a 72no. bed Care Home (Class C2), with ancillary communal and care facilities, means of access, landscaping, open space, realigned public right of way and all other associated work and infrastructure (access and areas of landscaping and public right of way within Oadby and Wigston boundary only)”*. This application was approved and the access to the application site, areas of landscaping and public right of way within that authority’s boundary have been accepted.

## The Proposal

The proposal is for the construction of a three-storey building to house a care home (Class C2) with 72 bedrooms. For the avoidance of doubt, the development proposals remain largely the same as the previously withdrawn application; however, the design of the building has been amended, and some technical information has been submitted to address the concerns raised in the assessment of the earlier application.

The building would be of a roughly ‘L’ shape located to the west of the site with access, parking and turning space of the east. The building’s roof would be a mixed design with flat and gabled elements. The flat section of the roof would be 9.9 metres in height, and the gables would add a further 4.3 metres on top. The building footprint would be approximately 65.5 metres at its longest length and 43.9 metres at its shortest. The width of the building would be approximately 16.9 -18.5 metres.

To serve the development, a new vehicular access from Gartree Road is proposed. The application site is located within two administrative areas – both Leicester City Council and Oadby & Wigston Borough Council. The main built development is proposed within the Leicester City Council area and the main vehicular access to the site is within the Oadby and Wigston Borough Council area. As noted above, the vehicular has been approved by Oadby & Wigston. In order to facilitate the

implementation of the new vehicular access, the Public Right of Way that crosses the golf course starting by the Gartree Road, would need to be moved.

There is an existing electricity substation to the south side of the site amongst the trees which would be retained as part of the development.

The application was submitted with the following supporting information:

- Flood Risk Assessment
- Transport Statement
- Greenfield Run-Off
- Pond Storage Design
- Planning Statement
- Lighting Assessment
- Noise Assessment
- Outline Development Drainage Impact Assessment
- Outline Landscape & Visual Impact Appraisal
- Energy Report
- Desktop Planning Needs Assessment
- Arboricultural Impact Assessment and Method Statement
- BREEAM Pre-Assessment Review
- Design & Access Statement
- BNG Metric & Plan
- Archaeological Desk Based Assessment
- Preliminary Bat Roost Assessment
- Phase 1 Desk Based Study
- Phase 2 Ground Investigation & Contamination Survey

During the course of the application the following documents have been either amended or submitted following a request from Officers:

- Energy Report
- Biodiversity Net Gain Metric & Net Gain Plan
- Arboricultural Statement
- Preliminary Ecological Assessment

The applicant has also submitted the following documents at a later stage of the planning process:

- Economic Impact Assessment Report
- Economic Benefits Infographic
- Planning Committee Summary Briefing Note

## Policy Considerations

National Planning Policy Framework (NPPF) 2024

Chapter 2 (Achieving sustainable development)

Chapter 4 (Decision-making)

Chapter 5 (Delivering a sufficient supply of homes)

Section 8 – Promoting healthy and safe communities  
Chapter 9 (Promoting sustainable transport)  
Chapter 11 (Making effective use of land)  
Chapter 12 (Achieving well-designed places)  
Chapter 14 (Climate change & flooding)  
Chapter 15 (Natural environment)  
Chapter 16 (Historic environment)

#### Development Plan policies

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

#### Supplementary Planning Documents (SPD)

Residential Amenity  
Green Space  
Affordable Housing SPD  
Climate Change SPD

#### Other material considerations

National Planning Practice Guidance  
Access to and use of Buildings: Approved document M Volume 1: dwellings  
City of Leicester Local Plan (2006). Saved policies. Appendix 1: Parking Standards  
Leicester City Council – Leicester Street Design Guide 2020  
Leicester City Council Waste Management guidance notes for residential properties  
Technical housing standards – Nationally Described Space Standards – March 2015 (NDSS).  
National Design Guide, January 2021 (Ministry of Housing, Communities & Local Government)  
Building Research Establishment (BRE) - Site layout planning for daylight and sunlight: a guide to good practice (BR 209), Third Edition  
Housing needs of different groups (July 2019)  
Housing for older and disabled people (June 2019)

Environment Act (2021)  
Conservation of Habitats and Species Regulations (2017)  
Natural Environment & Rural Communities Act (2006)  
Wildlife & Countryside Act (1981) as amended

## **Consultations**

#### Pollution – Noise:

The details and recommendations in the following documents should be implemented:

Noise Assessment Report No. H4177-NV-v3 dated 08/08/2025  
Design Me Document Ref.1279/SCH/97/01 Rev1

The Energy Statement advises that Air Source Heat Pumps (ASHP's) may be installed on site. If this is the case, then a further acoustic report will be required in the form of a BS4142 Assessment.

No objections subject to appropriately worded conditions.

NHS Integrated Care Board:

A financial contribution of £23,040.00 has been requested.

Pollution – Land:

The applicants have submitted a Phase 1 and Phase 2 report. The latter recommends that no remedial measures are necessary which I accept. However it also recommends that if contamination is found during development, then it should be reported immediately so appropriate action can be taken. This can be covered by a suitably worded condition.

Air Quality:

The site is not located within the Air Quality Management Area (AQMA), therefore is unlikely to be exposed to elevated levels of Nitrogen Dioxide (NO<sub>2</sub>).

A Construction Management Condition is recommended should the application be approved.

Severn Trent Water (STW)

No comments received.

Oadby & Wigston Borough Council

No comments received.

County Highways

No comments received.

Health & Safety Executive (HSE)

No comments received on this application; however, on the earlier application the following comments were given in relation to the proximity to the gas pipeline which is classed as a hazardous installation:

*The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.*

Better Buildings

*Passive Solar Design*

Happy with the approach being taken to ensure good levels of daylighting. I have no further comments on this.

*Building Fabric and Airtightness*

The development meets or improves on the values for the notional building. The proposed U-values for the fabric elements and the air-permeability value for this development are set out below, in comparison with the values for the notional building and the limiting parameters under the Building Regulations Part L 2021.

	Proposed for this development	Value for notional building, Part L2	Limiting parameter, Part L2
Ext. walls U-value (W/m <sup>2</sup> K)	0.16	0.18	0.26
Roof U-value (W/m <sup>2</sup> K)	0.15	0.15	0.18
Ground floor U-value (W/m <sup>2</sup> K)	0.15	0.15	0.18
Windows U-value (W/m <sup>2</sup> K)	1.3	1.40	1.60
Air permeability (m <sup>3</sup> /h-m <sup>2</sup> ) @50Pa	3	3.00	8.00

### *Heating, Cooling, Ventilation and Lighting Energy Efficiency*

It is proposed to provide heating through CHP and hot water using an air source heat pump. It is proposed to fit LED lighting throughout, with automatic controls and utilise a ventilation system with MVHR. Comfort cooling to mitigate rooms flagged as having high solar gain will be done via VRF.

### *Renewable / Low Carbon Technology & Energy Supply*

As noted above, it is proposed to fit air source heat pumps to the development. The energy statement notes that solar PV panels will be installed, and a space for these has been indicated on the supplied roof plans.

### *Construction Materials and Waste Management*

The BREEAM pre-assessment review supplied notes the proposed approach to the use of sustainable materials and reduction of waste.

### *Carbon Emissions*

Based on the BRUKL calculations, the development shows a 10% improvement on the notional total emissions.

No objections to the development subject to condition.

### Waste Management (WM)

Waste Receptacles to be Accommodated - The development requires a total of 6x 1100 litre bins for refuse and 4x 1100 for recycling. The applicant is advised that they must also make provision for new legislation that will require space for food waste bins also. There does not appear to be sufficient space for accommodate the requirements.

Bin Stores on Plans - The plans do not clearly show the separation of domestic and commercial waste.

Bin Store Access – Plans need to show doors can accommodate a bin plus 300mm each side for collection staff. Access paths and doors must have a minimum of 2 metres as per our guidance. A maximum distance from the bin store entrance to refuse vehicle of 10 metres is required to qualify for assisted collection.

Bin Store Design – Bin stores must be well lit and ventilated. They must have a cleanable floor and sustainable drainage. Doors should be able to be secured open during collection.

On the basis of these comments, amendments are required to the plans to clarify the above points.

#### Cadent Gas

Initially raised a holding objection.

After receiving the details of your planning application at The Leicestershire Golf Club, land next to Flat Spinney on corner of Gartree Road & Stoughton Drive, we have completed our assessment. We have **no objection** to your proposal from a planning perspective.

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit [www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm](http://www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm)

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed. In order to help prevent damage to our asset/s, please add a recommended informative.

#### Local Highway Authority

The proposal has been the subject of previous submissions upon which the Highway Authority have commented. The current application does not differ significantly in highway terms from the 2024 application.

The proposals as presented are, in overall principle, broadly acceptable in highway and transport terms, but two issues of potential concern were identified at pre-application and in the previous application that I advised should be addressed prior to, or as part of, the submission of a subsequent application. One of these related to the need to approach the County Highway Authority (CHA) with regard to the acceptability and approval of the proposed new vehicle access. It is not clear if this was addressed at that time, but the CHA has been consulted on this application.

The other issue concerned the existing public footpath access from Gartree Road, in particular its potential use as a dropping off point by taxis, relatives, friends or delivery drivers as a convenient alternative to driving into and out of the site. However, I do not consider that this issue would be so concerning to warrant refusal on this reason alone.

Conditions are generally recommended to control other matters.

#### Lead Local Flood Authority (LLFA)

The location of the proposed development is in Flood Zone 1, however it should be noted that Flood Zones 2 and 3, and modelled surface water flood risk areas, are directly to the north of the location of the building. An FRA is provided which assesses the flood risk associated with all sources of flooding. Further information regarding the proposed drainage strategy, proposed surface water pumping station, SuDS measures and maintenance is required.

No objection subject to conditions to secure additional details.

### Parks/Green Spaces

No response was received.

### Western Power

No response was received.

### Trees

Satisfied with the supplied information contained within the Arboricultural Statement. The report advises that a veteran tree management plan or woodland management plan would be appropriate to ensure that all trees are appropriately managed and the proposed mitigation measures are implemented throughout the development. Agree with this and believe most of this document could be conditioned if planning consent is given. This document also states that the design of the of the fencing layout and SuDS construction site could be adjusted to avoid Arboricultural constraints, any possible amendments there would be beneficial. The AIA, AMC document concludes that there will be 32 individual trees planted on site as part of the proposal, would like to see the proposed tree planting in detail, this includes locations, species, size, planting pit details with a management plan.

## Representations

22 letters of objection have been received which raise the following concerns:

- Potential of additional road traffic in an area which already is congested at busy times
- Impact on pedestrian safety as more users in the area and lack of appropriate parking/waiting space on the road network
- Impact on local wildlife and natural landscape at The Spinney which is home to many wildlife species
- Appropriateness of the green wedge for such a development and whether other brownfield sites have been considered before the green wedge?
- Significant area of hardstanding to be required for this development and loss of many mature trees and landscaping which further will cause more flooding in the area
- Lack of consultation from the Golf Course on this application with local residents
- Disproportionate size and mass of building and its erosion of views of the open green spaces, heritage views and rural charm
- Ecological disruption of the habitats which exist on this part of the golf course from the development
- Construction and increased human activity may disturb existing wildlife corridors
- Diversion of the public right of way will undermine community access to the green spaces
- Inappropriate use of the land. There is a policy conflict with the new local plan policies
- Increased flood risk to an area already suffering from flooding not only at the roundabout but on the street immediately outside the site (photographs of flooding in the area have been submitted with some of the objections, some of which are available to view on the website)
- There are plenty of care homes in the area

- De-value properties in the area
- Increased noise and disturbance from not only construction traffic but also from a 24 hour use with potential for lighting at all times of the day and night
- Public infrastructure in the area is poor and local facilities are not close enough to walk so residents would rely heavily on cars
- The proposal would strain local NHS facilities and the pressure on them from future residents of such a facility. GP services are already strained in the area

A petition with 163 signatures has been received. The covering letter to the petition outlines the following points of strong objection to the proposals:

- Harm to the Green Wedge policy & local distinctiveness
- Flooding & drainage risk
- Highways safety & traffic congestion
- Environmental & landscape harm
- Loss of amenity for residents

141 letters of support have been received which identify the following benefits for the scheme:

- Need for Care Homes in the Area with an aging population
- Site is overgrown and is not well kept
- Site is not used actively by the Golf Course and is only a small proportion of the green wedge
- Benefits to the longevity and ongoing viability of the Golf Course operations from this development
- Golf course is a valued community asset which would be able to continue its operation and install a needed irrigation system required by the Environment Agency from this partnership
- Proposal would free up local homes

3 letters of comments have been raised which acknowledge the natural landscape of The Spinney, plant species which are found in this location and whether a site close to such a busy road junction is appropriate for a care home.

Letters of support have also been submitted from Adult Social Care Services at the City Council and the County confirming they have a need for nursing care beds which comply with the CQC rules, in the right location and at the right price. They advise that the applicant (Morrisons) operate care homes in other locations in the country and would support their application.

The Leicestershire Golf Club have also written in to support the application which outlines their finances and commitments which need to be fulfilled for the club to remain in operation.

## Consideration

### Pre-application

In line with paragraph 40 of the NPPF, the applicant engaged in pre-application discussions. The pre-application proposal on this site (202390356P) was similar to the current proposal and the formal response raised a number of comments and concerns.

The advice concluded that any formal planning application at the site for the same or similar proposal would be contrary to the development plan and would be recommended for refusal.

Following the pre-application advice application 20241221 was submitted which was predominantly the same as seen in the pre-application. The current application is for the same proposal; however, the technical issues raised in the earlier application have now been addressed and supporting information has been submitted as part of this application.

### Principle of Development

#### *Green Wedge*

The application is situated in the Evington Green Wedge. This is an area of open and undeveloped land which was designated under the City of Leicester Local Plan 2006 to strategically maintain networks of habitat and green infrastructure. Saved policy GE06 of the Leicester Local Plan states permission will not be granted for development which would:

- a) affect the predominantly open and undeveloped character of a Green Wedge;
- b) reduce the physical separation between existing settlements;
- c) prejudice agricultural and forestry operations;
- d) impair recreational and leisure access to and within Green Wedges.

Supporting text for the policy states that development which cannot justify a green wedge location will be unacceptable. With respect of the criteria a to d above, the following is advised:

- a) the proposal would erode the predominantly open and undeveloped character of the Green Wedge by introducing built form and associated works such as hardstanding, new access road on site. Whilst the proposal is located to one part of the site, severing the periphery or edges of the Green Wedge is in itself affecting the size of the green wedge itself and affecting its character;
- b) the proposed development is located along the western side of the golf course which has residential dwellings to the north within the city boundary, but there is a clear visual end to built form. To the south of the site (and on the opposing side of the road) are larger residential dwellings located within the boundary of Oadby and Wigston Borough Council. Given this context and the prominence of the site adjacent to the highway, the proposal is considered to reduce the visual separation between existing settlements;
- c) this criteria is not applicable in this location; and
- d) whilst it is noted from the applicant's submission that this part of the golf course is not used by its members for a variety of reasons, that does not mean it could not be used as part of the golf course and its associated activities at any point in the future. The proposal would take the site away from this use.

Core Strategy policy CS13 states that Green Wedges will be maintained as areas of land which prevent the merging of built-up areas of the City and adjoining settlements, guide development and provide a "green lung into the inner urban area...development within a Green Wedge will be expected to serve as open space".

The strength of Green Wedge allocations was reviewed in The Green Wedge Review (2017) and Addendum report (2020) under four criteria:

- To prevent merging of settlements
- To guide development form
- To provide a green lung into urban areas
- To provide a recreational resource

The report rated the Green Wedge where the development is proposed as strong with regard to all four functions.

Attrition of the Green Wedge for development, particularly of high scoring parts of the green wedge, reduces its function in preventing the merging of settlements and providing a well-connected green corridor that penetrates from the countryside into the urban area. The site falls within a high-scoring portion of the Evington Green Wedge, and the proposal is not one which serves the open space. Therefore, the principle of the proposed development is contrary to planning policy and is not supported.

### *Emerging Local Plan*

The Inspectorate have concluded their examination of the Local Plan and subject to alterations have advised that the Local Plan can proceed to adoption. Consideration of adopting the Local Plan will be given at the Full Council meeting end of March 2026 with formal adoption shortly after. Due to the advanced stage that the Local Plan has now reached, significant weight can be given to the policies that form the Local Plan.

The emerging Leicester Local Plan includes Policy OSSR01 ('Green Wedges') states that *"The green wedges as shown on the Policies Map will be maintained as areas that prevent the merging of built settlements, help guide where development can take place, provide a green lung into urban areas, and act as a recreational resource."*

The policy continues to say that *"development within green wedges will only be permitted for the following:*

- a) The proposal does not adversely affect the predominantly open and undeveloped character of the green wedge, and*
- b) The proposal relates to:*
  - i) agriculture,*
  - ii) horticulture,*
  - iii) forestry,*
  - iv) nature areas,*
  - v) allotments,*
  - vi) burial grounds,*
  - vii) low impact waste uses,*
  - viii) outdoor sports,*
  - ix) leisure /recreation facilities that are predominantly open uses, including school playing fields,*
  - x) footpaths,*
  - xi) cycleways and bridleways,*
  - xii) renewable energy development,*
  - xiii) mineral extraction*

*Or the proposal delivers local transport infrastructure which can demonstrate a requirement for a Green Wedge location.*

*Where development is otherwise acceptable within a Green Wedge, it shall:*

- a) provide a high quality of boundary and frontage treatment;*
- b) enhance, retain, or create additional open space networks between the countryside and within the urban areas;*
- c) enhance or retain public access to and within Green Wedges; and*
- d) enhance or create additional recreational and/or biodiversity areas within the Green Wedge.*

*A preliminary ecological appraisal should be submitted alongside any planning application for development in the Green Wedge.*

The application site and wider area is still allocated as Green Wedge on the emerging Local Plan policies map. The proposal is therefore also contrary to emerging policy OSSR01. The applicant has submitted a further statement in relation to the Green Wedge and the emerging Local Plan which largely states that the development would support the Golf Course in the long term which in turn would strengthen recreation use in that part of the Green Wedge and that the development would improve access to the Green Wedge. However, the proposed development does not fall within any of the above exceptions. The proposals remains an unacceptable form of development in the green wedge.

The NPPF is clear that increased weight can be given to emerging policies as they become close to adoption, therefore I consider that the proposal would also be unacceptable in terms of the emerging Local Plan and approval of this application would prejudice its effective implementation when adopted.

### *Class C2 Housing*

The NPPF highlights the importance of ensuring that a wide range of different types of dwellings are provided, catering for different groups including accommodation for older people. This is further reflected within the current Housing and Economic Development Needs Assessment (HEDNA) which is the current evidence for local housing need. It states that there is an ongoing requirement for additional older people's accommodation within Leicester especially in regard to supported care.

Adopted Core Strategy Policy CS06 'Housing Strategy' states 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" and "the City Council will seek to meet the needs of specific groups through including the provision of Extra Care accommodation to meet identified needs of an increasing elderly population".

Policy CS08 'Existing Neighbourhoods' goes on to state that within areas known as Leicester's suburbs that these are popular places to live for families due to a combination of their environment, house types and size and local facilities including schools. It is the Council's aim to ensure that these areas continue to thrive and so provide neighbourhoods that people aspire to live in, and which are a genuine alternative to out-migration from the City. The potential benefit of the development is supported by local Social Services departments.

Notwithstanding this identified need and the benefit as assessed above, the proposal does not meet any of the criteria of the Green Wedge policy and thus conflicts with the development plan in this significant respect.

### *Conclusions to Policy*

Although the council recognises the need for further provision of Class C2 uses and I recognise the benefits of the additional provision would make to help meet the relevant housing demand, this needs to be considered against the local policy requirement to protect the Green Wedge to which I afford very significant weight in my assessment. The Evington Green Wedge serves both as an important natural habitat and green lung within the urban area, and it prevents the merging of settlements within the city and therefore development of the site is counter to local planning policy. As noted above, this Green Wedge is rated as strong in terms of its function for these purposes.

Further to the above assessment, whilst the proposed development may support the continued use of the wider Green Wedge as a Golf course, this is not a significant public benefit in terms of access to and recreational use of the site which would have any substantive mitigation of the substantial policy harm. Use of the site as a Care Home and the wider area as a Golf Course would further restrict public access to this Green Wedge.

The proposed development would fail on the criteria set out in policy as detailed above and thus the application is unacceptable and would fail to comply with saved policy GE06 of the Leicester Local Plan and policy CS13 of the Core Strategy.

### Design

The NPPF para 135 states that “Planning policies and decisions should ensure that developments:

- (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).”

Paragraph 40 of the National Design Guide states that well designed places are:

- “based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and responsive to local history, culture and heritage.”

Paragraph 41 states that well designed development should respond positively to features of the site and this includes “views inwards and outwards”. Moreover, paragraph 42 states that “Well-designed development proposals are shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it. This is proportionate to the nature, size and sensitivity of the site and proposal.

In terms of the identity, paragraph 50 states that “Well-designed places, buildings and spaces; have a positive and coherent identity that everyone can identify with, including

residents and local communities, so contributing towards health and well-being, inclusion and cohesion; have a character that suits the context, its history, how we live today and how we are likely to live in the future; and are visually attractive, to delight their occupants and other users.”

#### Scale: Height

The site is on a prominent corner and a building of this scale at 3 storeys, footprint and massing would be prominent and differ from the prevailing scale of development around the site which is two storey residential. There have been no verified views submitted to demonstrate the scheme would sit comfortably within its context. However, given the drop in land levels, landscaping along the periphery of the site and the gabled and flat roofed design of the building I consider some design measures have been used to at least seek to minimise the overall dominance of the building on the street scene, and in views from adjacent roads in the city. No doubt there will be a visual change to the street scene and the development would present a prominent and potentially discordant element in terms of scale in its setting; however, I am not convinced this in itself would amount to sufficient harm to the character and appearance of the area to justify withholding permission.

#### Scale: Massing

With regards to the massing, the mixed use of gable and flat roof goes some way in breaking down the mass of the building. The elevational details in the amended plans show the use of an appropriate materials palette combined with recessed brickwork and window detailing which would help break down the mass of the building and add an element of visual interest in the elevations.

It is acknowledged that some of the objectors raise concerns regarding the appearance of the building within the landscape. Any building would appear different and new within a landscape which currently in this location is devoid of any built form. I consider on balance that the amended plans and the additional information regarding the external materials would result in a design that is acceptable, noting however that the development in principle involves substantial built intrusion into green wedge in conflict of the policy objectives as set out above.

#### Layout

The footprint of this building is that of an L shape on site. Looking at the wider urban grain, it will stand out in when viewed from outside of the site given the size of the building and the introduction of built form on a site which is otherwise wholly landscaped. The revised detailed design will help break down the mass of the building. Internally the layout of the building has been informed from the site's intended use and the requirements of other technical matters, which is accepted from a design perspective.

The proposed development as amended is consistent with adopted policy on design grounds. Conditions to secure appropriate materials and sample panels would be recommended should the application be recommended for approval.

#### Heritage Assets

Policy CS18 of the Core Strategy states the Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.

An archaeological assessment will be required where a proposal would affect a site which is known to contain below ground and low level archaeological remains or thought likely to contain below ground and low level archaeological remains.

#### *Built Heritage*

The proposed development would have an impact on the open and green character of the immediate area, but it would not directly impact on the setting of any above-ground heritage assets. As such there are no built heritage objections to this proposal.

#### *Archaeology*

The application site is located within an area of archaeological potential. The submitted Desk-Based Assessment (DBA) advises that a geophysical survey has been undertaken, and this survey has been subsequently submitted. Upon reviewing both documents it is clear that there is a currently unknown potential for archaeological remains to be impacted by the proposed development. Therefore, further archaeological investigations are needed to confirm any archaeological potential.

Conditions are recommended for a programme of archaeological work to be agreed and carried out prior to commencement of any development at the site.

#### Living conditions (*The proposal*)

Saved policy PS10 of the City of Leicester Local Plan states that in determining planning applications several factors concerning the amenity of existing and proposed residents will be taken into account including matters such as noise, light, air pollution, the visual quality of an area, additional parking, privacy and overlooking, safety and security and access to key facilities by walking, cycling or public transport.

Saved policy H07 of the City of Leicester Local Plan is also relevant as the application includes the provision of a type of residential accommodation. Policy H07 states that planning permission will be granted for new flats provided the proposal is satisfactory in respect of matters such as the location of the site and the nature of nearby uses, the creation of a satisfactory living environment, the arrangements for waste bin storage and car and cycle parking, the provision where practicable of a garden or communal open space and the effect of the development on the general character of the surrounding area. The principles of the criteria in policy H07 are applicable in this instance.

All of the proposed living accommodation would be one-bedroom rooms with en-suite facilities. The bedroom sizes range between 17-19sqm for single person occupancy which is considered to be acceptable. Most of the ground floor units have an external door which provides direct access to a small outdoor space that includes paving and a small area of grass. All of the occupiers would have access to "Quiet Rooms" on each level. The communal living spaces include Day Rooms, Family Room, Sitting Rooms and a Café located at ground floor, and an outdoor garden and sensory garden located to the north of the building. A smaller outdoor seating area is also proposed to

the south of the building. Residents would have easy access to the amenity space and street through various exits from the building.

Generally, the internal living arrangements appear to be acceptable given the proposed use. Each bedroom would have at least one window of a reasonable size to allow sufficient daylight into the rooms. The rooms located to the north elevation would not receive direct sunlight into the rooms but would overlook a large open area in the form of the garden space. The east facing rooms would look over the car park and have a reduced quality of outlook, but I do not consider this of sufficient detriment to consider it a reason for refusal. Outlook from those bedrooms facing west would be to the boundary hedging which is existing and beyond this the adjacent highway of Stoughton Drive. Again, this is reasonable given the site's location.

A bin store is proposed to the east of the site north of the car parking area. It would be accessed from the internal road, and it is likely that refuse vehicle would have to reverse to its entrance. The Waste Management Team have advised that the details submitted are at this stage unclear in terms of whether the bin storage space would be large enough, and if it would be accessible by bin collection vehicles. Should this application have been acceptable otherwise, these details could have reasonably been amended as part of ongoing discussions. However, as the application is recommended for refusal, it is considered unreasonable to seek amendments in this respect.

As such, in its current form, the application requires amendments and further details in terms of waste storage and collection which would be secured by way of condition if the application were recommended for approval.

In terms of safety- noting that the recommendation is for refusal- unlike the previous application, no objection has been received from the HSE. I do not consider I have sufficient information to use the proximity and potential risk relating to the nearby hazardous installation as an additional reason to withhold consent.

#### Residential amenity (*neighbouring properties*)

As in the section above saved policy PS10 of the City of Leicester Local Plan is relevant to the considerations of this proposal and its effects on neighbouring properties.

There will be noise during the construction process which cannot be avoided but can be mitigated against by controlling the hours and days work is allowed to happen.

I do not expect the future residents of the proposed development to cause an unacceptable level of noise such that it would disturb existing residents of neighbouring properties. The closest residential property is approximately 32 metres from the proposed building which I consider to be an acceptable distance. The position of the proposed car park is such that it is away from most existing neighbours and separated from the closest residential properties by the nearby highway network. The bin storage area is also away from neighbouring properties.

There have been objections received on ground of light pollution overspilling outside of the site. It is unlikely that this would happen given that any lighting on site would

need to be ecologically sensitive and therefore I do not consider that conditions would adequately mitigate any harm in this respect.

I therefore consider the proposal to be acceptable in respect of amenity considerations.

#### Highways and Parking

Saved policy AM01 of the City of Leicester Local Plan (CLLP) states planning permission for development will only be granted where the needs of pedestrians and people with disabilities have been successfully incorporated into the design.

Saved policy AM02 of the CLLP states planning permission for development will only be granted where the needs of cyclists have been successfully incorporated into the design. Safe and secure cycle parking facilities will be required in accordance with the standards set out in Appendix 1 of the CLLP.

Saved policy AM12 of the CLLP the levels of car parking for residential development will be determined in accordance with the standards in Appendix 1. Reductions below the maximum standards may be appropriate under certain circumstances listed in the policy.

The site is outside of the Central Commercial Zone and within Zone 3 as shown on Map 2 of Appendix 1. Parking standards for Class C3 dwellings in Zone 3 are:

- 1 bedroom: 1 space
- 2 or more bedrooms: 2 spaces

Cycle parking standards require 1 space per 2 bedspaces plus 1 per 20 bedspaces for visitors for Class C3 residential development.

Core Strategy policy CS03 states that new development should achieve the following urban design objectives:

- car parking should be integrated so that it is safe and does not dominate the development.
- Improve access, connectivity and permeability within and through the development site and the wider area.
- Encourage walking and cycling.

Core Strategy policies CS14 and CS15 state development should be easily accessible to all future users, including those with limited mobility. It should be accessible by alternative means of travel to the car, promoting sustainable transport, cycling and walking and located to minimise the need to travel. Large scale developments are required to provide travel plans. Residential parking should be of the highest design quality and land use efficient. It should be appropriate for the type of dwelling and its location.

The Authority's current parking standards are contained in saved policy AM12 of the City of Leicester Local Plan. Car parking for a care home should be provided on the basis of 1 space per 4 bedspaces. The applicant proposes 72 bedspaces in new

facility. On this basis, 18 car parking spaces are required. 24 spaces are proposed including 2 disabled spaces, 3 EV charging bays and 1 ambulance bay. This is acceptable. However, the Leicester Street Design Guide recommends that vehicle spaces measure at least 2.4m x 5.5m with 6m clear space for manoeuvring. The spaces shown only measure 2.4m x 4.8m with 6m manoeuvring space. Whilst this is less than ideal, in this instance, it is not considered that this would have a detrimental impact on highway safety.

A footpath is proposed from Gartree Road (west of the proposed new vehicular access) which is close to the roundabout at the north of Stoughton Drive North. The City Highways Authority has raised concerns regarding the location of this and potential issues whereby staff and visitors may be picked up and dropped off. However this in itself would not be so significantly detrimental to warrant a reason for refusal on this basis alone.

#### *PRoW*

The site is affected by a Public Right of Way, as shown on the Definitive Map. The applicant proposes to realign the Footpath to allow users to cross the new care home access road safely. Whilst this is acceptable, the Footpath will need to be legally diverted by means of a Diversion Order. This will need to be carried out prior to any works commencing on site. A condition to control this could be included if the application was to be approved. However, the recommendation is for refusal.

#### *County & City Boundary*

Leicestershire County Council and Oadby & Wigston Borough Council were consulted on this application but made no comments. Given that the application for the access road has been approved by Oadby and Wigston, it is presumed that they have no comments to make on this particular matter.

#### *Highways Conclusions*

The application is considered acceptable on highway grounds subject to conditions.

#### Sustainable Energy

Policy CS02 of the Core Strategy states that all development must mitigate and adapt to climate change and reduce greenhouse gas emissions. Principles include best practice energy efficiency and sustainable construction methods, where feasible the inclusion of decentralised energy production and provision for community and domestic scale renewable energy generation.

The submitted design is considered to be acceptable in terms of passive design, low carbon energy and efficiency and controls for systems. Further information is however required but it is considered that this could be secured by a condition.

Subject to this additional information the proposal is considered in accordance with Core Strategy policy CS02.

#### Flood Risk & Drainage

Policy CS02 of the Core Strategy states that all development must mitigate and adapt to climate change and reduce greenhouse gas emissions.

Development should be directed to locations with the least impact on flooding or water resources. Where development is proposed in flood risk areas, mitigation measures must be put in place to reduce the effects of flood water. All development should aim to limit surface water run-off by attenuation within the site as a means to reduce overall flood risk and protect the quality of the receiving watercourse by giving priority to the use of sustainable drainage techniques in developments.

The site is in Flood Zones 1 and 2 and is considered a medium risk to fluvial flooding. The entire site is at low risk of pluvial flooding (from surface water). It is considered that any risk can be managed through the design of the development.

The Lead Local Flood Authority (LLFA) having considered the submitted information have commented that the Flood Risk Assessment (FRA) is acceptable.

A drainage layout plan is provided which shows that surface water will be managed using permeable paving, filter trench/dry swale and an attenuation pond. Further information regarding the proposed SuDS and maintenance is required. Also, a pumping station is proposed to abstract water from the proposed attenuation pond for irrigation purposes, but further details for this are required.

As such insufficient information has been provided as part of the application contrary to Core Strategy CS02. Should the application have been acceptable in all other respects, conditions could be used to obtain the relevant information.

#### Nature Conservation/Trees/Landscaping

##### *Nature Conservation*

Core Strategy policy CS17 states that the Council will expect development to maintain, enhance, and/or strengthen connections for wildlife, by creation of new habitats, both within and beyond the identified biodiversity network.

In considering the potential impact of development on wildlife, the Council will require ecological surveys and assessments of the site to be undertaken where appropriate to establish the presence or absence of protected species or habitats or particular value prior to any development taking place.

The proposed location for this development sits within the south-western corner of the Leicestershire Golf Club and is part of an extensive area of green space which in its entirety is designated as a Local Wildlife Site (LWS). This LWS is also notable as a component of the much wider 'Evington Green Wedge' and is specifically designated for species-rich neutral grassland habitat which is listed as a Priority Habitat in the Natural Environment & Rural Communities (NERC) Act (2006), local Biodiversity Action Plan (BAP) habitat in the Leicester, Leicestershire & Rutland BAP and local Leicester City BAP.

A pre-application advice request for development on this site was submitted (202390356P), and it is noted and welcomed that the efforts have been made with the proposed layout following responses to minimise encroachment on the adjacent tree belt (Flat Spinney).

##### *Ecological information*

The PEA (Leigh Ecology - May 2025) includes the wider survey area, results of species records searches and detailed botanic survey information which accurately confirms the onsite habitat types and quality.

### *Protected Species*

The PEA also presents clarity of the potential for protected species to be impacted by the proposal and any required compensation and/or some reasonable avoidance measures (RAMS):

- Badgers - PEA confirmed no presence of badgers within survey area. It was recommended that a pre-commencement 'walkover' survey should be undertaken and RAMS followed; however, there are no RAMS detailed within the PEA which would be required.
- Birds – PEA confirmed that habitat ideal for nesting will be impacted by site clearance works associated with the proposal and recommends that this work should only be undertaken outside of bird nesting season (March - August). The PEA also recommends provision of nest boxes which is welcomed and should (would) be conditioned.
- Bats - confirmed that a further bat activity survey is required which was undertaken in August 2024. A revised Bat Activity Survey Report (Leigh Ecology - August 2024) has been presented in light of previously raised concerns. This confirmed that bat foraging activity was associated with the adjacent woodland and wider site, therefore the development would have limited impacts providing a sensitive lighting scheme ensure no light spill onto these areas; specifically in accordance with Bat Conservation Trust guidance noted on page 7 of the report. If approval is provided, a pre-commencement lighting scheme plan should be conditioned.

Also it should be noted that the PEA will only be valid for a period of two years from the date of survey (June 2024). The Bat Survey is also valid for two years from the date of survey (August 2024).

### Strategic significance and the BNG metric

As the application was submitted after the LNRS was published (1<sup>st</sup> August 2025), the guidance states that the LNRS can be used to assign the strategic significance within the metric. The presented metric was completed on May 2025 which is before the adoption of the LNRS, therefore the metric may need to be updated in accordance with the relevant guidance on LNRS and the strategic significance multiplier. The agent/applicant will need to seek advice/input from the ecologist who completed the metric to determine if any of the information needs to be updated.

### *Lighting*

The Applicant's Ecologist has included detailed recommendations within the PEA about reducing lighting impacts on surrounding habitats; in particular the tree belt directly adjacent to the proposed development site. On reviewing the provided External Luminaire Schedule (drawing 1279/SCH/97/01.Rev.1 - Design Me - June 2024), there is insufficient detail to fully assess the potential lighting impacts as provided plans only show light up to the redline boundary. Whereas, a lux lighting plan showing the impact of proposed lighting beyond the red line boundary (where light spill occurs) is required in order to assess any impacts upon surrounding habitat. This can be conditioned.

### *Trees*

An Arboricultural Impact Assessment has been included with the application which has subsequently been revised. The details of the report are accepted and conditions are recommended by the Tree officer to ensure that appropriate replanting takes place.

### *Biodiversity Net Gain (BNG)*

A revised BNG Plan and associated DEFRA metric has been presented (Leigh Ecology Ltd – May 2025) based upon the PEA and it is now accepted that this more accurately represents the onsite (and off-site) habitats but still reflects a loss of strategically important green infrastructure. However, these documents also confirm that it is proposed that the majority of the required net gain in biodiversity will be achieved outside the redline boundary within an area of the wider golf course (just north of the site), as presented within the blueline boundary. Regardless of whether this land is in ownership of the owner of the redline boundary, it is still considered 'off-site' and separate.

There are some amendments needed in terms of the BNG calculation in that where the RPA of any trees fall within the red line of the application site then those need to be included in the baseline habitat of the BNG metric. This will be particularly important for the veteran tree. A statement on irreplaceable habitat would be required specifically in relation to the protection/potential impacts on veteran tree habitat.

Therefore, in order to make gains in this manner, the 'off-site' area (gain site) would need to be legally secured via a s106 with the LPA before planning approval can be given. In addition to this the metric will need to be updated to include the root protection areas of those trees which fall within the redline boundary.

### *Landscape*

Saved policy UD06 of the City of Leicester Local Plan states that new development must include planting proposals unless it can be demonstrated that the scale, nature and impact of the development or character of the area do not require them.

Planting proposals should form part of an integrated design approach which includes overall layout, access routes, fencing, hard landscaping, lighting, services and street furniture and should be submitted as part of the planning application.

Core Strategy policy CS03 states that new development should create high quality public spaces with full consideration given to the relationship between buildings and the spaces between them and to make the best use of landscaping, lighting and public art.

The proposals provide an engaging landscape setting appropriate for the proposed development. The full hard and soft landscape details will be required, including details of retaining walls. Where possible SuDs should be incorporated within the landscaping proposals. There are opportunities to include green roofs on the flat parts of the roof. A suitably worded condition would have been recommended with respect of detailed landscaping proposals should the application have been acceptable otherwise.

### *Nature Conservation, Trees & Landscape Conclusions*

The amended information is acceptable and subject to an updated metric and the use of conditions these matters could be resolved. A Section 106 agreement would need to have been entered into to secure appropriate BNG measures on and off site.

### Land Contamination

Saved policy PS11 of the City of Leicester Local Plan states that proposals which have the potential to pollute will not be permitted unless the health and amenity of users, neighbours and the wider environment can be assured.

The applicant has submitted a desk study site appraisal and a Phase 2 assessment for land contamination. No contamination has been found and it is recommended that a condition is attached if planning permission is granted in the case that contamination is found during the construction phase.

I consider subject to the recommended condition, the proposals would be in accordance with the requirements of saved policy PS11 of the City of Leicester Local Plan.

### Section 106 agreement

Core Strategy policy CS19 states that new development must be supported by the required infrastructure at the appropriate stage. The City Council will work in partnership with infrastructure providers, grant funders and other delivery agencies in seeking the provision of the necessary infrastructure to support new development.

Developer contributions will be sought also where needs arise as a result of the development. Should this application have been recommended for approval then such discussions would have taken place.

### Planning Balance

Section 38(6) of the planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The starting point for the assessment of this planning application is therefore the Development Plan policies which seek to protect land designated as Green Wedge from inappropriate development that would harm its openness, character or strategic function.

This site lies within the Green Wedge designation which is subject to Saved policy GE06 of the Leicester Local Plan and Core Strategy policy CS13, both of which include certain types of development that may be acceptable in the Green Wedge. This application does not fall within any of the said criteria. Further to this, the emerging Local Plan policy OSSR01 identifies the criteria within which development in the Green Wedge may be acceptable and again the proposal does not fall within this or meet any of the stated criteria. The emerging Local Plan policy is supported by a more recent survey of the Green Wedge which confirmed that the Evington Green Wedge scores high in its function as an important green lung for the city.

The applicant contends, amongst other things, that the release of this section of the Green Wedge would financially support the long-term viability of the Golf Course which

would in turn allow this Green Wedge to continue to remain in situ. It is raised that the Golf Course is a community asset; however, the local planning authority is not aware of a formal designation of the Golf Course as a community asset. It is recognised that the Golf Course is run with a membership and that it offers a space for members and residents to meet and hold events; however, this in itself does not make it a formally recognised community asset. Nonetheless such a designation does not mean any planning application would not be determined in accordance with the Development Plan policies.

It is acknowledged that the development would make a positive contribution towards meeting a local housing need, and this has been given significant weight. There is a need for purpose-built care homes and the applicant has obtained letters of support from Adult Social Care from the City and the County Council. However, the principle of redeveloping an important part of the long-established Green Wedge for the purposes of a care home is unacceptable in terms of the resulting very substantial harm.

Furthermore the letters of support relate largely to the need for the bed spaces and recognise the applicant as a company which could meet some of the need. The letters do not confirm nor guarantee that if built, the bed spaces would be used by the City or County. Whilst the need for such housing is recognised, the site designation as part of the Green Wedge is rated with a high score in the Council's latest evidence and the proposal fails to meet any of the exception criteria outlined in saved policy GE06 of the Leicester Local Plan, nor Core Strategy policy CS13. The proposal would also alter the function and visual openness of the Green Wedge in this particular location. This would undermine the strategic purpose of the Green Wedge designation and would conflict directly with Development Plan policies that seek to safeguard the Green Wedge.

The economic benefits of the proposal relate to the offer of employment during the construction and operation phases of development and the ongoing running of the Golf Course which, it is contended, could also at the very least retain the employment within the management and maintenance of the golf course. I consider the number of jobs created directly and indirectly by this proposal would not be so significant to warrant a different recommendation. Similarly this benefit would not be substantially different if such a development proposal came forward on a Brownfield development site which would be more suitable than the Green Wedge.

It is recognised that the City Council cannot at present demonstrate a five year housing land supply and therefore, as required by the NPPF, permission should be granted unless, *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

The proposal would make a modest contribution towards the local housing need, and this has been given significant weight. However, taking into account the proposal conflicts with the Development Plan taken as a whole, there are not material considerations of sufficient weight to justify a departure from the Development Plan in this case. The “tilted balance” need not require the development is approved in this case.

## Conclusion

The Local Planning Authority has engaged with the applicant during pre-application discussion and provided extensive comments, and also during the course of this application.

It is considered on balance that the proposal is unacceptable in principle, therefore I recommend REFUSAL for the following reason:

### REASONS FOR REFUSAL

1. The site is located in the designated Green Wedge which has scored highly in the Council's latest evidence, and the proposal does not meet any of the exception criteria outlined in saved policy GE06 of the Leicester Local Plan, nor Core Strategy policy CS13. Furthermore, the proposal would fail to accord with emerging Local Plan policy OSSR01. As such the proposal is unacceptable in principle and contrary to the Development Plan.

### NOTES FOR APPLICANT

1. The City Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application advice was given during the application process and in earlier pre-applications. Notwithstanding that advice the City Council has determined this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. As the proposal was clearly unacceptable and could not be reasonably amended it was considered that further discussions would be unnecessary and costly for all parties.

### Policies relating to this recommendation

2006_AM01	Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
2006_AM02	Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
2006_AM12	Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.
2006_GE02	Permission not normally granted if development adversely affects Sites of Importance for Nature Conservation, Local Nature Reserves and the Regionally Important Geological Sites.
2006_GE03	Development on a Biodiversity Enhancement Site will be permitted if the strategic nature conservation value is maintained or enhanced.
2006_GE06	Sets out the criteria for assessing proposed development within, and adjacent to, green wedges.
2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.

- 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\_CS13 The Council will seek to maintain and enhance the quality of the green network so that residents and visitors have easy access to good quality green space, sport and recreation provision that meets the needs of local people.
- 2014\_CS14 The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.
- 2014\_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.
- 2014\_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.
- 2014\_CS19 New development must be supported by the required infrastructure at the appropriate stage. Developer contributions will be sought where needs arise as a result of the development either individually or collectively.

