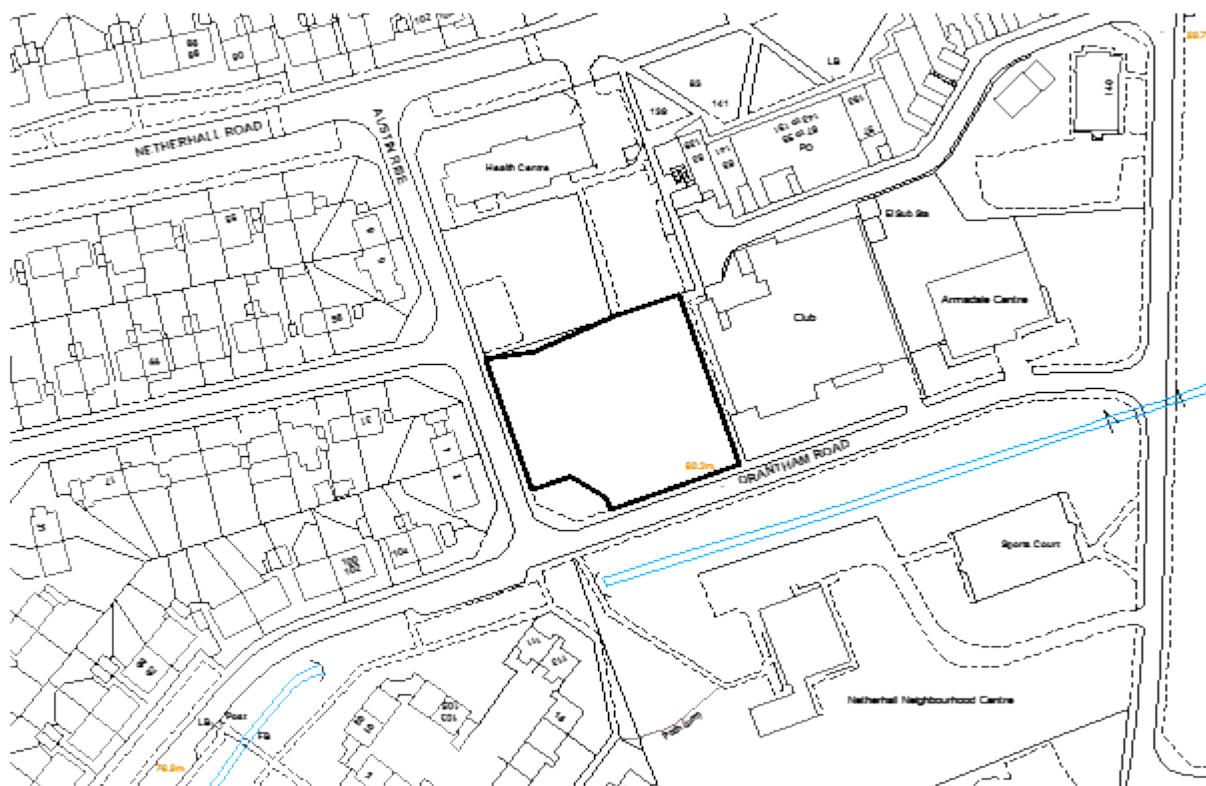


Recommendation: Conditional approval	
20250772	Austin Rise, Grantham Road, Land at the corner
Proposal:	Construction of 8 dwellings. (4x 1bed; 2x 2bed; 2x 3 bed) (Class C3)
Applicant:	Housing Department
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20250772
Expiry Date:	15 September 2025
CY1	WARD: Humberstone & Hamilton



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Summary

- The application is for the construction of eight dwellinghouses
- The application has been brought to planning committee due to 17 objections being received with concerns regarding the acceptability of the development in principle, its impact on existing commercial properties, and impact upon the highway (including on-street parking). Councillor Bonham has also raised concerns regarding highway impact and parking and requested that the application be brought to planning committee.
- One supporting comment has also been received
- The application is recommended for approval subject to conditions

The Site

The application site is located on the corner of Austin Rise and Grantham Road and is owned by the City Council.

Scraptoft Valley Club and The Valley Suites (Wedding & Events Venue) is located to the East of the site separated by a small public footpath. The footpath provides access to shops, a surgery and dwellings on Netherhall Road, North of the site. East of the Valley Club and Suites but on the same block as the site there is the Former Armadale Youth Centre (which is currently vacant) and the Al Marifah Academy.

The site gently slopes from the North-East to the South West. The site is in a Critical Drainage Area and a small strip on the southern part of the site is in flood zone 2 and less than 20m away from Saffron Brook (on the opposite side of Grantham Road).

The site is empty and was formally allocated as "Community, Education and Leisure" prior to the core strategy coming into effect and is directly west of an area that is mostly residential. In the emerging draft local plan there is no designation for this site either.

Background

A similar application was previously approved in 2021 under application 20201765 but as the works were never implemented this permission has now lapsed.

It is noted that Scraptoft Valley Club appears to have been subdivided between 2016 and 2017 to provide 'The Valley Suites' (a wedding venue) along with a large front extension/ canopy to this venue and other minor cosmetic alterations. No planning permission however appears to have been approved for these changes.

The Proposal

The proposal seeks permission for 8 dwellings, to be constructed and managed by the City Council. The following dwellings are proposed:

House type A - 4 x 1 bed – 59sqm (plots 3-6)

House type B - 2 x 2 bed – 79sqm (plots 7-8)

House type C - 2 x 3 bed – 93sqm (plots 1-2)

It is proposed that each of the dwellings will be M4(2) accessible and meet the Nationally Described Space Standards.

The front corner of the site to the South-West has not been included in the application. It is proposed that this area will be retained as an area of greenspace. It is proposed that a new 2.1m high wall will be erected along the footpath by the Scraptoft Valley Club.

The following amendments have been made over the course of the application

- an updated noise assessment was submitted on the 17th of July
- Submission of additional floor and elevational plans on the 5th of August to address some minor discrepancies in the initial submission.
- an accompanying cover letter submitted in addition to the initial Flood Risk Assessment on the 28th August providing additional details on exceedance statement and a minor reconfiguration to the siting of plots 3 and 4 so these were no longer sited within flood zone 2.

Policy Considerations

National Planning Policy Framework 2024

Paragraph 2 (Primacy of development plan)
Paragraph 11 (Sustainable development)
Paragraph 39 (Early engagement)
Paragraph 44 (Right information crucial)
Paragraph 57 (Six tests for planning conditions)
Paragraph 61 (Housing supply)
Paragraph 73 (Small housing sites)
Paragraph 98 (Social, recreational & cultural services/facilities)
Paragraph 109 (Transport impacts and patterns)
Paragraph 115 (Assessing transport issues)
Paragraph 116 (Unacceptable highways impact)
Paragraph 117 (Highways requirements for development)
Paragraph 124 (Effective use of land for homes/other uses)
Paragraph 125 (Urban land considerations)
Paragraph 131 (High quality, beautiful and sustainable buildings)
Paragraph 135 (Good design and amenity)
Paragraph 136 (Trees)
Paragraph 139 (Design decisions)
Paragraph 140 (Clear and accurate plans)
Paragraph 141 (Design of advertisements)
Paragraph 161 (Net zero target/climate impacts)
Paragraph 163 (Mitigate/adapt to climate change)
Paragraph 164 (Sustainably planned development)
Paragraph 165 (Minimise energy consumption)
Paragraph 170 (Avoiding flood risk)
Paragraphs 173-180 (Flood sequential/exception tests)
Paragraph 181 (Flood risk considerations and SuDS)
Paragraph 182 (Incorporating SuDS)
Paragraph 187 (Natural environment considerations)
Paragraph 193 (Biodiversity in planning decisions)
Paragraph 195 (Effects on a habitats site)
Paragraph 196 (Land instability or contamination)
Paragraph 198 (Noise and light pollution)
Paragraph 199 (Air quality considerations)
Paragraph 200 (Agent of change)
Paragraph 201 (Planning decisions separate from other regimes)

Development Plan policies

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

Other Relevant Documents

Supplementary Planning Documents (SPD)
Supplementary Planning Document – Residential Amenity (2008)
Supplementary Planning Document – Affordable Housing (2011)
Climate Change SPD (2011)
City of Leicester Local Plan – Appendix 1 Parking Standards

Consultations

Air Quality – No objections

Better Buildings – No objections subject to conditions

Local Lead flooding Authority – No objections subject to conditions

Environment Agency – No objection subject to condition. Informative notes also advised.

Local Highway Authority – No objection subject to conditions

Pollution (Land and IPC) – No objection subject to conditions

Pollution – (Noise and light) – No objections subject to conditions

Waste Management – No objections

Representations

17 objections from 16 addresses within the Local Authority boundary have been submitted with the following concerns:

Principle of development:

- The development would result in the loss of community green space
- The dwellings will have a strain on existing community facilities
- Overdevelopment

Highways:

- Notes parking is an issue within this area due to Valley Suites and The Peace Centre, Club, and nearby Mosque
- Proposal would exacerbate existing parking issues
- Notes pavements and footpath are currently used by vulnerable users

Impact on adjacent commercial properties

- Club is a valued community facility
- Risk of the Club and adjacent Wedding Venue being closed, or being subject to tighter restrictions impeding on their viability due potential noise complaints from future occupiers of the dwellings
- Risk of other commercial uses being closed due to reduced parking
- Noise and traffic assessments have been undertaken on weekdays when the Club use is lower requests that these are carried out at a time when the properties are at a higher capacity
- Noise assessment is outdated and was undertaken during the pandemic when commercial sites were closed
- The club smoking area is in close proximity to the proposed dwellings
- The proposed wall would reduce light into the Club
- A video has been submitted of the club being flooding in June 2023

Other matters

- Alleyway could attract antisocial behaviour
- Money should be used to repair existing buildings
- Requests the site is developed as a carpark instead
- Lack of publicity carried out
- No SuDS report has been carried out

1 comment has been received supporting this application considering the site at current is underutilised and redeveloping it would help prevent illegal parking on the site and help boost the local economy by creating jobs, stimulating spending, improving infrastructure, and strengthening the local social network.

Concerns have also been raised by Councillor Bonham noting existing parking problems on Grantham Road, particularly noting those from the Valley Suites club and events venue which has used the application site as parking in the past. Councillor Bonham has requested 'planning gain' to provide a with greater provision of parking in the area.

Consideration

Principle of development

With reference to the existing Core Strategy and saved Local Plan policies, the site has no allocation though it is noted this was formally allocated for Community Education and Leisure. Ultimately, the land is undeveloped land but is not protected by any green space policies. In the new emerging plan, there is also no allocation for this site. As such development for residential purposes is acceptable in principle. The proposal would provide a range of different sized housing in accordance with Core Strategy Policy CS06 which is welcome, especially in the context of the city's current lack of a 5 year housing land supply which means extra weight should be given to the delivery of housing in the context of the 'tilted balance' to be applied to the planning considerations.

Concerns have been raised that the site would result in a loss of community green space. Whilst it is noted that the land is kept landscaped and isn't closed off, the site is not allocated as green space and, apart from the informal desire line across the site from the corner of Austin Rise to the commercial area in the north, the site does not appear to be well used. It is also noted that there is significant open land in close proximity to the site. Netherhall Neighbourhood Centre and Multi-use games area is sited south, and Netherhall Recreation Ground to the east. The recreation ground is allocated for housing in the emerging Local Plan but it is noted in draft policy Ho01 "development should take place on only the half of the site, with the remainder (approximately 36,000m²) to be retained as part of the informal open space provision for the ward". With this in mind, I consider the development of the site for much needed housing would be acceptable in principle.

Design

The appearance of streetscene and wider area is quite varied, containing a range of housing and other properties with a mix of materials including render (different paint colours) and brick (different type and colour), along with variations within rooftypes, building lines and positioning.

The proposed urban form is mostly consistent with the housing blocks to the West, although it is noted that the overall proposed design of the new dwellings will differ from the design of these existing nearby dwellings. As it is evident that the buildings are new additions to the estate and would stand alone and not as an infill

development, it is considered that the confident modern design is acceptable and will contribute positively to this location.

Each of the dwellings would be two storeys with a front facing gabled roof. House types B and C (plots 1-2 and 7-8) would have Juliet balconies to the master bedrooms, located to the rear of each property type. The dwellings would be constructed with pale multi-blend brick slips, white render and plain grey slate tiles. It is proposed that the front doors will be timber composite and the windows and patio doors grey UPVC. These materials would be consistent with the streetscene and not be out of keeping within the area. Specific details of materials and the external finish of the brick slips including method of installation have not been provided but can be secured by condition. To ensure that the design of the roofscape remains coherent and does not become visually cluttered I consider it appropriate to remove permitted development rights for outbuildings to all plots (under Class B of Part 1 of the General Permitted Development Order).

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014), saved policy PS10 of the Local Plan (2006), NPPF chapters 12 and is acceptable in terms of the character and appearance of the area.

Living conditions

Space:

The garden sizes proposed are considered to be appropriate for the number of occupants for general use. In order to ensure these are not reduced excessively to the detriment of their occupants I consider it is appropriate to remove permitted development rights for outbuildings to plots 3-6 (under Class E of Part 1 of the General Permitted Development Order), and extensions to plot 4 (under Class A of Part 1 of the General Permitted Development Order).

With reference to the floorspace schedule and plans the dwellings would be of the following sizes.

- Type A would have 1 occupant, measure 59m² internally, and have between 88-120m² of garden space.
- Type B would have around 3-4 occupants (2 bedrooms), measure 79m² internally, and have 132-181m² of garden space.
- Type C would have around 4 occupants (3 bedrooms), measure 93m² internally, and have 206-217m² of garden space.

With reference to the Nationally Described Space Standards (NDSS), I consider that the houses would provide satisfactory space overall for their inhabitants. The only element that does not meet these standards would be if the second bedroom for house type B contained 2 occupants rather than 1 making it just below the 11.5m² requisite. Given the properties meets the other standards and the occupants would have access to the entire house and garden, I would not consider the scheme unacceptable on this basis.

It is proposed that all the dwellings would be constructed to Category M4(2) accessible standards (under the Building Regulations). I consider this can be secured via condition should the application be approved.

Light, outlook, and privacy:

It is considered that the occupiers of the dwellings would have sufficient outlook, with the majority of windows overlooking the rear gardens or front gardens and public highway.

House Type A (Plots 3-6) have shallow gardens and as such the windows and massing at first floor level have been limited to prevent any overlooking or overbearing impact onto the neighbouring plots. In order to ensure this remains the case I consider it is a further reason to remove permitted development rights for dormers to these dwellings (under Class B of Part 1 of the General Permitted Development Order).

Noise:

The site is adjacent to the Scraftoft Valley Club and Valley Suites. The Scraftoft Valley Club is licensed for regulated entertainment and alcohol until 02.00 hours daily. Representations have been received from users of the club who have concerns that the use will have a detrimental impact upon new residents of the dwellings which, in turn, will result in restrictions being placed on the club and other nearby commercial uses. Noting this, I am mindful of NPPF policy 200 which states planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities and such businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. The paragraphs go on to state that new development should be required to provide suitable mitigation before the development has been completed.

I am also mindful of paragraph 201 which states the focus of planning decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes) and planning decisions should assume that these regimes will operate effectively.

The noise assessment from the previous application was submitted with this application. This was carried out in 2020 when such commercial premises were closed and, as such, an accurate assessment could not be carried out. A revised assessment was subsequently carried out in July of this year which recommends a number of mitigation measures to prevent harmful noise levels to the proposed dwellings. These include a 2.1m high noise wall, enhanced glazing to windows, and full mechanical ventilation within the dwellings so that the properties can keep windows closed during noisier period and still have a supply of air flow.

The Noise Officer has reviewed the revised noise assessment and fully supports the recommendations of the proposed mitigation. I consider these can be secured via condition. Regarding the requirement for mechanical ventilation with heat recovery

further details are required to confirm that this would be effective under thermal comfort conditions. As such a condition is recommended that prior to the works above slab level, a dynamic thermal modelling method (TM59 assessment) shall be undertaken to ensure the ventilation would be satisfactory.

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014), saved policy PS10 of the Local Plan (2006) and paragraph 135 of the NPPF, and is acceptable in terms of living conditions for the existing and proposed occupiers.

Residential amenity

Due to the location of the dwellings, it is not considered that the proposed development would have a detrimental impact on the amenity of neighbouring occupiers.

Concerns however have been raised regarding the new boundary treatment between the site and the Scraftoft Valley Club as the alleyway could cause antisocial behaviour. It is considered that the club and proposed dwellings would provide some degree of passive surveillance to the public footpath at ground and first floor level, and the works would widen the actual pathway which would reduce the sense of enclosure.

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014), saved policy PS10 of the Local Plan (2006) and paragraph 135 of the NPPF, and is acceptable in terms of amenity to neighbouring properties.

Waste storage and collection

The plans submitted for the application show allocated waste storage facilities at the front of the dwellings. This is considered acceptable subject to details of the bin stores being submitted via condition.

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

Highways and Parking

The application site is a grassed area which fronts onto Austin Rise to the west and Grantham Road to the south. Both roads are unclassified, single carriageway roads subject to a 30mph speed limit. There are no parking restrictions in the vicinity of the application site. A public footpath runs along the eastern side.

Neither the TRO or parking enforcement teams have received requests for the area around the Valley Suites, nor have parking concerns been raised in recent ward meeting notes. However, concerns have been raised regarding existing parking issues in the vicinity under this planning application. It has been noted that a high

level of parking is mainly linked with events held at the Valley Suites and this has in turn resulted in illegal parking on the application site on occasion.

There is no planning permission approval associated with the Valley Suites. Had the site sought permission for the use, a full assessment of highway impact and parking during the application period would have taken place. The Compliance and Monitoring Team has looked into the site's recent history and have found the premises has been in use as a separate function hall for at least 12 years, being an ancillary function room for the Scraptoft Valley Club prior to this. Therefore, whilst the use of the Valley Suites as a self-contained events venue is unlawful, over ten years has passed making it immune from enforcement action.

Regarding parking for the applications themselves, each of the proposed dwellings are provided with off-street parking in accordance with the Authority's Car Parking Standards, as outlined in Policy AM12: Residential Car Parking Provision and the Vehicle Parking Standards and the site plan shows adequate cycle parking is provided in the form of a lockable shed within the curtilage of each property. Conditions are recommended to ensure these are provided prior to occupation and sight lines are retained for the parking spaces. In order to ensure this remains the case, I consider it would be appropriate to remove the permitted development right for boundary treatment (Class A, Part 2 of the GPDO).

The site is also considered to be in a sustainable location with opportunities to use modes of transport other than the private car. It is within walking distance of a range of local facilities and is close to public transport routes.

With this in mind the proposal is not considered to have an unacceptable impact upon the highway. And whilst the parking on the application site and wider area is noted, I do not consider that it would be reasonable to refuse the application on this basis, nor do I consider it would be reasonable to request planning gain under this application to facilitate additional parking for an unlawful use.

The application drawing indicates a new sewer alignment within the existing footpath adjacent to the eastern boundary of the site. The footpath is shown as being widened to the extents of the new sewer easement and will be bounded by a 2.1m wall along the eastern boundary of plot 1. Concerns have been raised regarding the proposed wall to the footpath however I consider these are common features within many residential areas and given the footpath is also shown to be widened I do not consider this would be unacceptable.

I understand that, should the development go ahead, the widened strip alongside the footpath can be taken into the public highway through a transfer of land, as it is owned by the City Council. Notwithstanding, the works will need to be carried out in accordance with the Highway Authority's Design Guide and specification for adoptable roads and approval will be required prior to any works commencing.

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014), saved policy PS10 of the Local Plan (2006) and paragraph 135 of the NPPF, and is acceptable in terms of living conditions for the existing and proposed occupiers.

Sustainable Energy

The overall proposals represent an exemplary approach to reducing carbon emissions within this development. Additional information shows that the dwellings are predicted achieve an average 83% reduction on baseline CO2 emissions. It is proposed that each dwelling will have 12m² of solar panels on the roof and that the dwellings would be heated using Air Source Heat Pumps. As mentioned above, electric vehicle charging points are proposed for each dwelling. A condition is proposed which will ensure that the above measures are secured if approved.

I conclude that the proposal would comply with policy CS02 of the Core Strategy (2014), and chapter 14 of the NPPF, and is acceptable in terms of living conditions for the existing and proposed occupiers.

Drainage

The majority of the site is within flood zone 1 and a critical drainage area. The far South-West of the site however is within flood zone 2, and this area has increased since the previous approved application. Amendments were received moving the dwelling footprints out of flood zone 2 and providing more details on how additional drainage will be managed without increasing risk to the development or adjacent site. Sustainable urban drainage has also been proposed on site which is welcome. More details are required but the LLFA is satisfied that these details can be agreed via pre-commencement conditions.

The Environment Agency raise no objection to the proposed development subject to a condition ensuring the dwellinghouses do not fall within flood zone 2. This is now the case.

I conclude that the proposal would not conflict with Policy CS02 of the Core Strategy (2014) and is acceptable in terms of flood risk management and sustainable drainage.

Nature conservation/Trees/landscaping

The planning application form that has been submitted confirms this development is not exempt from Biodiversity Net Gain. A Biodiversity Net Gain Report (Arcadis, April 2025), Statutory BNG Metric, and an Ecological Impact Assessment (Arcadis, April 2025) have been submitted.

Some clarification is required on some of the information that has been provided in the Biodiversity Net Gain Report (Arcadis, April 2025) however I consider this can be amended when the Biodiversity Gain Plan is submitted should the application be approved. It is noted for example that the report states *"An area of modified grassland adjacent to the site within the applicant's ownership will be used to create other neutral grassland"*. This appears to be the area of land referred to in the key of drawing no G70-003 P5 as additional land under applicant ownership but is outside of the site redline boundary. If this site is used it will need to be registered on the

biodiversity gain site register. As the applicant is Leicester City Council, this can be secured through a Memorandum of Understanding agreement. Alternatively, the gain can be sought via offsite credits.

The Ecological Impact Assessment report (Arcadis, April 2025) notes the site provides suitable nesting and foraging habitat for protected species. Mitigation is recommended to ensure that the development does not negatively impact upon these species. I consider these mitigations can be secured via condition. Additionally, 6 x bird boxes and 6 x bat brick/boxes should be provided on the dwellings. Their locations should be marked on the plans and specifications provided.

I conclude that the proposal would comply saved policy UD06 of the Local Plan (2006), and 2014 Core Strategy policy CS17, and is acceptable in terms of the tree protection and biodiversity.

Other matters

Regarding requests that money should be used to repair existing buildings or that the site is developed as a carpark instead, it is not for the planning authority to make assessments on these matters, only the proposal hereby submitted.

Regarding concerns about publicity, the publicity was carried out in accordance with the development management procedure order.

Concerns have been raised regarding loss of light to the club due to the proposed wall between the alleyway and dwellings. As this is not a residential use, I cannot afford this any protection, and in any case, the benefits associated with the construction of 8 dwellinghouses would be considered to outweigh the reduction in light levels.

Conclusion

The proposal would provide much needed 8 houses of mixed sizing. Whilst there have been concerns regarding highways, flooding, and noise impacts I consider these could be mitigated by conditions. As such, I recommend that this application is APPROVED subject to conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Prior to works above slab level, details of the materials to be used on all external elevations and roofs and details of their construction (including the method of installation for the brick slips), shall be submitted to and approved by the City Council as local planning authority. The development shall be constructed in accordance with these details and retained as such. (In the

interests of visual amenity, and in accordance with Core Strategy policy CS03).

3. The dwelling and its associated parking and approach shall be constructed in accordance with 'Category 2: Accessible and adaptable dwellings M4 (2) Optional Requirement. On completion of the scheme and prior to the occupation of the dwelling a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard. (To ensure the dwelling is adaptable enough to match lifetime's changing needs in accordance with Core Strategy policy CS06).
4. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to:
 - plot 04 specified in part 1, Class B, of Schedule 2
 - any dwelling house of types specified in Part 1, Class B, and Part 2, Class A of Schedule 2
 - plots 03, 04, 05, 06, specified in Part 1, Class E, Schedule 2, to that Order shall be carried out without express planning permission having previously been obtained. (Given the nature of the site, the form of development is such that work of these types may be visually unacceptable or lead to an unacceptable loss of amenity to occupiers of neighbouring properties; and in accordance with Core Strategy Policy CS06 and saved Policy PS10 of the City of Leicester Local Plan).
5. Prior to the occupation of the proposed dwellings, the following noise mitigation shall be installed in accordance with the Arcadis Noise Assessment Impact Report reference 30270031, received on the 17th July 2025 including enhanced glazing, full MHVR, and a 2.1m high noise wall located between plot 01 and Scraftoft Valley Club. These mitigation measures shall be retained for the lifetime of the development. (To safeguard the amenity of the future occupiers, and in accordance with saved policy PS10 and PS11 of the 2006 City of Leicester Local Plan.)
6. Prior to occupation of the proposed dwellings, a TM59 overheating risk assessment shall be carried out and submitted to the local planning authority, any recommendations within the assessment shall be carried out and retained as such. (To safeguard the amenity of the future occupiers, and in accordance with saved policy and PS10 and PS11 of the 2006 City of Leicester Local Plan.)
7. All street works shall be constructed in accordance with the Leicester Street Design Guide, June 2020. For the avoidance of doubt, this will not only relate to the works on Austin Rise and Grantham Road but also include the works affecting the footpath adjacent to the eastern boundary of the site. (To achieve a satisfactory form of development and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)

8. Prior to the occupation of the proposed dwellings, details regarding the design and size of the secure and covered shed/cycle parking and waste stores shall be submitted to and approved by the Local Planning Authority. The stores shall be carried out in accordance with these details, provided prior to the occupation of the dwellings, and retained as such. (In the interests of the satisfactory development of the site and in accordance with saved policies AM02 and PS10 of the City of Leicester Local Plan).
9. Before the first occupation of any part of the development, all parking areas shall be surfaced and marked out in accordance with details which shall first have been submitted to and approved by the City Council as local planning authority. A plan shall show the proposed hard surfacing of the access and parking spaces and any drainage required to prevent surface water running from the site and into the highway. These areas shall be retained for parking and not used for any other purpose. (To ensure that parking can take place in a satisfactory manner, and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
10. Prior to the first occupation of any dwelling hereby permitted, the entire frontage to Austin Rise and Grantham Road within the red line boundary shall be cleared for a distance of 2m into the site from the highway boundary and maintained thereafter clear of any obstruction exceeding 600mm in height relative to the nearside carriageway edge in order to maximise emerging visibility and pedestrian intervisibility. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no works to any dwelling house specified in Part 2, Class A, of Schedule 2 to that Order shall be carried out without express planning permission having previously been obtained. (In the interests of highway safety and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
11. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a 'New Residents Travel Pack'. The contents of this shall be submitted to and approved in advance by the City Council as local planning authority and shall include walking, cycling and bus maps, latest relevant bus timetable information and bus travel and cycle discount vouchers. (In the interest of sustainable development and in accordance with saved policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy).
12. Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved by the local planning authority. No property shall be occupied until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development, which

shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

13. Prior to the commencement of development details of drainage, shall be submitted to and approved by the local planning authority. No property shall be occupied until the drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
14. The development shall be carried out in accordance with the submitted flood risk assessment (ref 10041566-AUK-XX-XX-RP-CE-0002-01, version P01; Austin Rise Drainage Strategy and Flood Risk Assessment, dated April 2025, compiled by Arcadis Consulting(UK)Limited and Street Scene and Elevations drawing, drawing no.G70-004, revision P2, dated 21.05.2025) and the following mitigation measures they detail:
 - Finished floor levels of the houses shall be set no lower than 80.345 metres above Ordnance Datum (AOD)
 - All built development restricted to Flood Zone 1These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. (To reduce the risk of flooding to the proposed development and future occupants and in accordance with Core Strategy CS02)
15. The development shall not commence until a 30 year Biodiversity Enhancement Management Plan (BEMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved BEMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:
 - a) Description and evaluation of the features to be managed;
 - b) Ecological trends and constraints on site that may influence management;
 - c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
 - d) Description of the management operations necessary to achieving aims and objectives;
 - e) Preparation of a works schedule, including annual works schedule;
 - f) Details and a timetable of the monitoring needed to measure the effectiveness of management;
 - g) Details of the persons responsible for the implementation and monitoring;
 - h) Mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and

- i) Details of methodology and frequency of monitoring reports to be submitted to the Local Planning Authority to assess biodiversity gain
(To enhance biodiversity, and in accordance with the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Core Strategy policy CS17). (To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
16. Prior to the occupation of the development details of the type and location of 6 x bird bricks/boxes, 6 x bat bricks/boxes, shall be submitted to and approved in writing with the local planning authority. The locations shall be determined by a suitably qualified ecologist who should also supervise their installation. The development shall be carried out in accordance with the agreed details and the agreed features retained thereafter. (In the interest of biodiversity and in accordance with NPPF (2024), and Core Strategy policy CS17).
17. Should the development not commence within 12 months of the date of the last protected species survey, then a further protected species survey shall be carried out of all trees and other features by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing by the local planning authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated annually, and any mitigation measures reviewed by the local planning authority until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000), the Habitat and Species Regulations 2017 and policy CS17 of the Core Strategy).
18. The development shall be carried out in accordance with the energy efficiency measures as outlined in the Sustainability Energy Statement received on 12 May 2025. Prior to the commencement of any above ground works, full design details of energy efficiency measures, including heating systems and carbon emissions figures, shall be submitted to and approved in writing by the local planning authority. Prior to first occupation of the site evidence demonstrating satisfactory operation of the approved scheme, including on-site installation, shall be submitted to and approved in writing by the Local Planning Authority. (In the interests of securing energy efficiency in accordance with policy CS02 of the Core Strategy).
19. Development shall be carried out in accordance with the following approved plans:
- G70-004-Site Sections Proposed-Revision P3-Received 31 July 2025
- G20-002-Plans and Elevations House Type B-Revision P2-Received 5 August 2025
- G20-001-Plans and Elevations House Type C-Revision P3-Received 5 August 2025
- G20-003-Plans and Elevations House Type C-Revision P2-Received 5 August 2025

G70-001-Location Plan-Revision P2-Received 27 August 2025

G70-005-Site Plan with flood zone 2 overlay-Revision P2-Received 27 August 2025

G70-003-Site Plan Proposed-Revision P12-Received 27 August 2025

(For the avoidance of doubt).

NOTES FOR APPLICANT

1. To meet condition 3, all those delivering the scheme (including agents and contractors) should be alerted to this condition, and understand the detailed provisions of Category 2, M4(2). The Building Control Body for this scheme must be informed at the earliest opportunity that the units stated are to be to Category 2 M4(2) requirements. Any application to discharge this condition will only be considered if accompanied by a building regulations completion certificate/s as stated above.
2. Condition 4 refers to alterations/extensions that you are normally allowed to carry out to houses without planning permission. In this case the City Council wants to be able to control any alterations and extensions to preserve the appearance of the property or protect the amenities of neighbouring properties. You should submit a pre-application enquiry via the City Council Website if you are considering such works.
3. Leicester Street Design Guide (First Edition) has now replaced the 6Cs Design Guide (v2017) for street design and new development in Leicester. It provides design guidance on a wide range of highway related matters including access, parking, cycle storage. It also applies to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area. The guide can be found at:
<https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/>
As this is a new document it will be kept under review. We therefore invite comments from users to assist us in the ongoing development of the guide.
4. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 PRIOR to undertaking any works on or in the highway:
 - For alterations to provide new footway crossings (dropped kerbs), the applicant must obtain approval from the Local Highway Authority for construction of a dropped kerb before undertaking any works. Leicester City Council no longer construct dropped kerbs on behalf of applicants. Therefore, you will need to find a suitable contractor that meets the criteria, which will be explained through the approval process.
 - Works within the footpath and for the new adoptable strip will need to be approved and constructed to the Authority's specification.

The Applicant is advised to contact highwaysdc@leicester.gov.uk for information regarding obtaining approvals, setting up Agreements and/or to discuss the requirements.

Should the lamp post outside the site need to be removed at any time this would be done at the expense of the applicant. You are advised to contact the Highway Authority. For more information please contact highwaysdc@leicester.gov.uk

With regards to the Travel Pack the contents of the pack are intended to raise the awareness and promote sustainable travel, in particularly for trips covering local amenities. The applicant should contact highwaysdc@leicester.gov.uk for advice.

5. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).

The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2024 is considered to be a positive outcome of these discussions.

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_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2006_PS11	Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.
2014_CS02	Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
2014_CS03	The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
2014_CS06	The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.
2014_CS08	Neighbourhoods should be sustainable places that people choose to live and work in and where everyday facilities are available to local people. The policy sets out requirements for various neighbourhood areas in the City.

- 2014_CS14 The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.
- 2014_CS15 To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.
- 2014_CS16 The Council aims to develop culture and leisure facilities and opportunities which provide quality and choice and which increase participation among all our diverse communities. New developments should create an environment for culture and creativity to flourish.
- 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.

