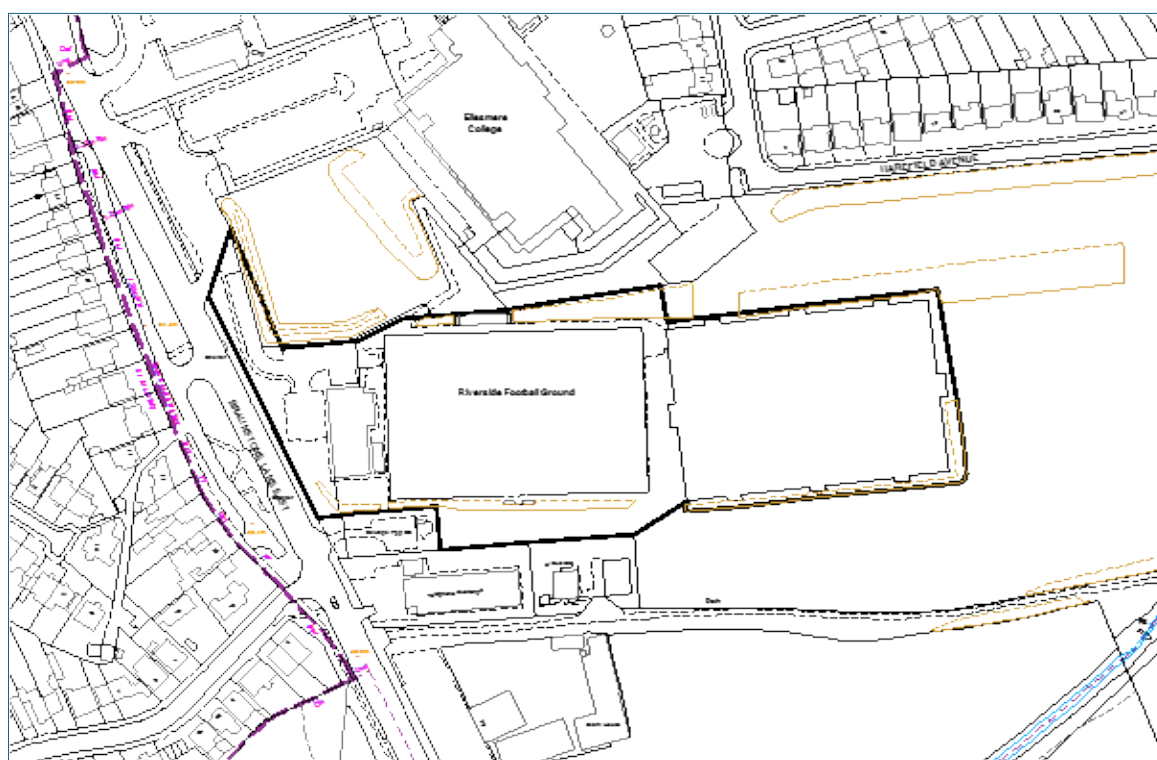


COMMITTEE REPORT

20221535			44 Braunstone Lane East, Riverside Football Ground
Proposal:	Installation of 100-seat stand, covered viewing platform, two new dugouts to replace existing ones, four storage containers, fences, retaining wall to hold levelled ground adjacent to grass pitch (Class F2)		
Applicant:	Dr Charanpreet Singh Johal		
App type:	Operational development - full application		
Status:	Smallscale Major Development		
Expiry Date:	10 December 2025		
WJJ	TEAM: PM	WARD: Braunstone Park & Rowley Fields	



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Summary

- The application is brought to the Committee as the recommendation is for approval and more than five objections have been received, and the agent for the application is a local ward councillor.

- The application is for a 100-seater stand, viewing platform, dugouts, storage containers, fences and a retaining wall to enhance facilities at the existing football club.
- Sixteen objections have been received in total from both the City and County addresses on the grounds of use of the land, design and appearance of the containers, poor community relationship, health and safety concerns, light pollution, flooding, combined impact with former Premier Inn site.
- The main issues are the impact of the works and use on the Green Wedge, Riverside, residential amenity, impact on highway safety and parking and impact on flooding.
- The application is recommended for approval subject to conditions.

The Site

The site consists of two pitches with floodlights, a car park and a clubhouse.

The stand subject of this application has been largely constructed.

To the north of the site is Ellesmere College. To the east and west are residential areas. That to the west, which is on the other side of Braunstone Lane East, is within Blaby District, and for whom the Local Highway Authority is Leicestershire County Council. To the south of the site is a pumping station, telephone exchange and electricity sub-station and a bridleway from the Great Central Way to Braunstone Lane East which is within the Aylestone Meadows Nature Reserve.

The site is within a Green Wedge and the Riverside policy area. It is within a buffer for a former landfill site.

The site is at a very low estimated risk of flooding from Main River (MR), Ordinary Watercourses (OW), and Surface Water (SW) sources. It is within Flood Zone 1 and has an estimated risk of less than 1 in 1000 years from all sources of flooding. Next to the site, the ground falls rapidly to the pumping station and telephone exchange. Flood risk there is much greater and is mostly Flood Zone 3a where the risk from MR sources rises to between 1 in 30 and 1 in 100 years.

There is a path from the Great Central Way to Harefield Avenue that is to the east of the application site. This path is not a Public Right of Way (PRoW).

Background

The site area of what is currently called Riverside Football Ground was formerly part of the facilities of the neighbouring school (currently called Ellesmere College). Both the application site and the site of Ellesmere College are owned by Leicester City Council.

The school was permitted in 1971 (023228). It was described as *'Development of 23 acres of former allotment land by the erection of a secondary school with ancillary playing fields.'*

Since then, the main school building and the site as a whole, has undergone changes every few years, including demolishing the school from the 1970's and building a new one in the 2010's under the Building Schools for the Future programme (BSF)

(20121291). It was described as *'Replacement college building (Class D1); associated access, parking, landscaping and sports facilities, demolition of existing buildings'*.

In 2011 a planning permission was granted for *'Clubhouse with six changing rooms and club room; artificial surface sports pitch with fencing; 14 floodlights; associated car parking'* (20111654). The red edged plan for this application was for the area related to the current football ground and did not include the main school building and other parts of the school site. The Planning Statement submitted with the current application (20221535) states *'Riverside Football Ground was opened in 2014'*.

The Planning Statement goes on to state that *'The football facility is used by students from Ellesmere College during the school hours, and GNG Football Club (referred to as the 'Football Club' in this report) and other local clubs through the evenings and weekends.'*

The Proposal

Following the raising of concerns with the original plans that were publicised in November 2022, amended plans have been submitted and the application has been re-publicised. The amended plans removed a path and a storage container and changed the fencing. The planning unit (red edge) was also reduced in size, so that the site included is just that of the Football Club and not Ellesmere College land.

The application is for the installation of a 100-seat stand, viewing platform, two dugouts, four storage containers, fences, and a retaining wall to hold levelled ground adjacent to grass pitch (Class F2).

The Planning Statement says that these changes are needed as:

- GNG FC has grown in recent years.
- GNG FC have amalgamated GNG Oadby Town FC into GNG FC. This means that the Oadby club is no longer separate. There was a desire to relocate the Oadby club from their site in Oadby due to an increase in rent.
- Leicestershire & Rutland County Football Association requires clubs that play in its league to comply with facility standards. The Football Club's first team cannot play in the league unless the Football Club complies.

The agent, Councillor Kulwinder Singh Johal, is a Ward Councillor for Braunstone Park & Rowley Fields, which is one of the wards within the boundary of Leicester City. The application site is also within this ward.

Policy Considerations

National Planning Policy Framework (NPPF) December 2024

Section 2 – Achieving sustainable development – in particular paragraphs 7 to 12.

Section 4 – Decision-making – in particular paragraphs 39, 40 – 44, 48, 49, 56 to 59.

Paragraph 49 states that Local Planning Authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Section 8 - Promoting healthy and safe communities - in particular paragraphs 96c, 98 & 104.

Section 9 - Promoting sustainable transport - in particular paragraphs 115, 116 & 117.

Section 12 - Achieving well-designed places - in particular paragraphs 131, 135 & 140.

Planning for climate change (from Chapter 14 - Meeting the challenge of climate change, flooding and coastal change) - in particular paragraphs 164, 181 & 182.

Section 15 - Conserving and enhancing the natural environment - in particular paragraphs 187, 193, 198 & 201.

Other planning and material considerations

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

City of Leicester Local Plan (2006). Saved policies. Appendix 1: Parking Standards

The emerging Local Plan has concluded its Examination in public and the Council is currently making changes as advised by the Inspectors on the plan (Reg 24). In accordance with paragraph 49 of the NPPF, weight can be given to the emerging Local Plan and as it progresses, more weight can be afforded to the policies in the emerging Local Plan. The amount of weight that can be afforded also depends on the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the NPPF.

In relation to this application/ proposal, taking into account the relevant policies, I consider that the emerging local plan can be afforded significant weight. I consider that the policies in the emerging Local Plan do not substantively contradict or add to any of the policies and guidance quoted in this report.

Consultations

Sport England

Sport England has no objection to the application. They believe it accords with Exception 2 of their Playing Fields Policy and paragraph 104 of the NPPF. Exception 2 reads as follows – *‘The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.’*

Blaby District Council

Blaby District Council raise concerns regarding possible noise disturbance from spectators for neighbouring residents. They note the application includes the installation of a 100 seat stand and a covered viewing platform.

The covered viewing platform is located on the far side of the clubhouse building from residential properties on the opposite side of Braunstone Lane East. There appears to

be limited potential for noise disturbance for residents to the west of the site as the clubhouse will act as a noise shield.

The 100-seat stand is located on the west side of the main grass pitch. The proposed stand elevation indicates the height to be 3.042m at the rear. Proposals include a fence to the rear consisting of the existing boundary fence, increased in height and new fencing between the boundary fence and the stand. The height of the fencing is shown as being 3.05m to the sides (between the boundary fence and the stand), and 3.65m to the rear (the boundary fence). The plans do not make clear what type of fencing this is.

The new stand will be about 150m from the front of the nearest dwellings on Braunstone Lane East. There is a potential noise transmission pathway for noise from the new stand to the dwellings. Acoustic fencing may assist in reducing spectator noise from the stand.

Concerns are raised regarding the impact of any new lighting that may be installed. *Case Officer Note – no lighting is proposed as part of this application. Lighting was permitted under permission 20111654.*

Environmental Services, Noise Team

This site has been used for sport for many years. With football, or similar sporting activities, noise is expected and there is little control on spectators cheering during matches.

No noise complaints have been received regarding the Football Club.

Fencing around the stand may assist in minimising spectator noise from that location. Signs within the grounds, requesting that spectators be considerate to the neighbours, may also help.

The containers may reduce noise reaching the dwellings to the west of the site.

Leicestershire County Council, Highways

The impact of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impact on the road network would not be severe. Based on the information provided, the development does not conflict with paragraph 116 of the NPPF.

The submitted Transport Statement (TS) confirms that the works are to improve the existing facilities at the site. Furthermore, the TS states that *'It is very important to understand the proposed works does not increase the size of the club over its current function but rather to provide improvements based on security measures of club equipment, improvements of accessibility in and round the two pitches and seating facilities that are currently missing and required both by the club players, spectators, other users of the club and the league'.*

Based on the above, County Highways understands that the proposals will not lead to any increased use of the site, and as such, this is not expected to impact any existing trip generation or parking demand. County Highways therefore has no objection.

Local Highway Authority (LHA)

The Planning Statement explains that *"currently there is no seating for players, spectators, or other users of the Club. This limits players, spectators or other Club users including users with mobility conditions to observe and/or enjoy the*

facilities/games". Other aspects of the proposals would not in themselves increase peak visitor numbers.

On the basis that travel patterns are unlikely to change discernibly as a result of the proposals, the LHA does not object to these proposals.

The material submitted by some objectors to the scheme does however clearly identify existing occasional unacceptable patterns of behaviour, particularly related to parking associated with the site. The Football Club have identified measures that may reduce the likelihood of such behaviour happening again. These include marshalling, improved management of off-street car parking, better information for supporters about existing parking availability, encouragement/incentives for supporters to adopt more sustainable means of travel. These can be secured in a Travel Plan.

The Transport Statement submitted states that the average number of spectators per game is 45. The number of parking spaces available for use, by those attending the site, is estimated to be 170. Those are within the application site and within the Ellesmere College site, with which the applicant has an agreement, and which can be secured as it falls within the same ownership (indicated by the blue edge on the site layout plan).

The Transport Statement refers to the provision of 10 cycle parking spaces, which can be secured.

Environmental Services, Pollution Team

There is a risk here from the historic landfill site to the south of the development site, as it is within 250m. A note to alert the applicant of the dangers of gas from the former landfill site should be attached to the permission.

Lead Local Flood Authority (LLFA)

The works are small in nature. The rate of surface water runoff can be reduced by applying the principles of Sustainable Drainage Systems (SuDS). This could include permeable paving, water butts, flow control devices, etc. This can be secured by condition.

Representations

Sixteen objections have been received from fifteen addresses, including one from Councillor Bob Waterton (who is Councillor for Braunstone Ravenhurst, within Blaby District), and another from Ellesmere College which is within the City. Of the remainder, five addresses are within the City, six are from the County, and two do not provide an address. Grounds:

- The application site used to be a green space that the school and residents could use (sledging, picnics, kick-arounds, etc). It was particularly useful as it felt safer than many other open spaces in the area, especially the track that used to be here. With the exception of a path from the Great Central Way to Harefield Avenue, the site has been fenced off. *Case Officer note – this path is not a Public Right of Way (PRoW)*. The football pitches also bring in people who are not from this area. The fences are often broken in order to obtain access.
- The containers will have a poor appearance.

- Concern that, once approved, more containers and maybe other poor development will take place here.
- The 'fantastic working relationship with local residents' that the supporting documentation cites, does not exist. Residents were told that the area was fenced off for safeguarding of Ellesmere College pupils, yet they rarely use it, and it now excludes children who live nearby.
- Concern regarding the impact on the hedgerow that runs along the front of the property on Braunstone Lane East, trees near the site and wildlife.
- Young people regularly scale the existing fences in order to access the site, regardless of the dangers of doing so. Further fencing will increase the likelihood they will fall when doing so.
- Concern as to where those using the facility will park their cars. The club car park is not large enough. Concern that vehicle related anti-social behaviour has taken place – parking on verges and cycle lanes, blocking driveways, concern about access restricted for emergency vehicles, emptying cars of litter, dangerous driving, accidents, altercations.
- One person has said that there are currently problems with parking when there are events at the Football Club. However, if this was addressed, they would have no objection to the scheme.
- When events take place, they are usually accompanied by shouting and loud music. They can go on till 2200 hours and then create light pollution from the floodlights. Concern that improved facilities may lead to more and bigger events with more disruption for neighbouring residents.
- Concern that the Football Club may need another entrance, which may lead to loss of part of the hedge.
- The area currently suffers from flooding and this development may make it worse. In particular, flooding regularly takes place on Braunstone Lane East and Amy Street. Maybe no further development should take place until the existing flooding problems are addressed.
- The problems may become worse if the Aldi development on the adjacent site (currently Premier Travel Inn) proceeds (20251611).
- Concern that publicity for the application has not been sufficient. *Case Officer Note – publicity has been carried out in accordance with statute and Council guidance. It has consisted of letters to neighbours, site notices and a notice in the Leicester Mercury.*

Councillor Bob Waterton, who is Councillor for Braunstone Ravenhurst Ward (within Blaby District), raises the following concerns:

- Residents of Amy Street are experiencing significant difficulties due to the parking of those attending events at the Football Club.
- Flooding regularly takes place on Braunstone Lane East and Amy Street. Maybe no further development should take place until the existing flooding problems are addressed.

Ellesmere College raise the following concerns. The college takes pupils who may seek to leave the school grounds and go to a place where they can be alone. As such,

the 100-seat stand presents an attraction; for both to climb on top and to crawl underneath it. The college are concerned that in its present form the 100-seat stand presents risks of falls, sharp edges, and crawl spaces. The college have similar concerns with the dugouts and the retaining wall.

Consideration

Principle

Green Wedge

The site is located within Aylestone Meadows Green Wedge (Area E, Saved Local Plan, 2006). The Green Wedge Review addendum (2020) details that this green wedge performs strongly in green wedge functions, including preventing the merging of settlements, providing a green lung into the urban areas, and guiding development form. This Green Wedge identifies that this area acts as a moderate recreational resource, although public access to these facilities remains limited. Therefore, saved policy GE06 and CS13 (Core Strategy, 2014), pertaining to the Green Wedge, are both applicable in for this proposal.

CS13 states the following – *‘Green wedges will be maintained as areas of land that prevent the merging of built up areas of the City and adjoining settlements, guide the development and provide a “green lung” into the inner urban area. Their function as open space for leisure or recreational purposes will be maintained and enhanced. Development within a green wedge will be expected to serve the open space, be of high design quality and of an appropriate scale and size for its location to minimise the visual and environmental impact of the development.’*

Saved policy GE06 states that – *‘Planning permission will not be granted for development which would:*

- a) affect the predominantly open and undeveloped character of a green wedge; or*
- b) reduce the physical separation between existing settlements; or*
- c) prejudice agricultural and forestry operations; or*
- d) impair recreational and leisure access to and within green wedges*

I consider that the proposal is likely to enhance the current recreational use of this open space, as it will provide improved facilities for playing football. As such, in this respect it will serve the green wedge.

I consider that the proposed 100-seat stand and covered viewing platform are a type of development that one expects to see next to a football pitch. They are also of small size. I consider that they will maintain the visual impact of this football facility and will not harm the predominantly open and undeveloped character of the green wedge.

I consider that the proposed fences are minor additions to the existing fencing in and around the site. I believe they will not significantly affect the use and appearance of the green wedge.

The retaining wall to hold the levelled ground next to the grass pitch and the two dugouts are small in nature and located between the existing grass pitch and the neighbouring telephone exchange. They do not have a significant impact on the use and appearance of the green wedge.

I consider that the storage containers will have a harmful visual impact on the open space. However, in their email of the 30th of May 2024, the applicant states *'This application serves as evidence of the club's commitment to enhancing the facilities for its members and advancing as an organization to nurture young talent in Leicester inclusively, thereby upholding and enhancing Leicester's football prestige. Given LPA's willingness to collaborate and support GNGFC, there should be no question that the club will actively seek to enhance and establish permanent facilities.'* As such, the Football Club aspire to replace the storage containers with more appropriate storage facilities in the long term. have put forward a plan for their replacement with permanent buildings. With this in mind, and the improved recreational benefits that this football facility will provide, I consider that they may be acceptable on a temporary basis. This could be secured by a condition that requires they be removed within five years, in the absence of a new planning permission. I also recommend that a condition be attached that they be used only as ancillary storage for the football ground in order to protect the function of the green wedge as an area for recreational purposes.

An objector has raised concerns that, once approved, more containers and maybe other poor development will take place here. This does not form part of this application. Should the Football Club make further planning applications they will be considered on their merits.

Riverside special policy area

The site is within the Riverside policy area and saved policy SPA09 (Saved City of Leicester Local Plan, 2006) applies. This policy seeks to sustain, enhance and regenerate the Riverside area. I consider that given the scheme is for minor additions to an existing facility, the scheme complies with this policy, subject to the containers being permitted on a temporary basis only.

Loss of playing field

The scheme has been amended, so that the path running to the south of the synthetic pitch and the container near the boundary with the Great Central Way, have been removed. As such, this scheme will not result in the loss of any amount of playing field.

Residential amenity

There are dwellings to the north and east of the site on Harefield Avenue and Foxcroft Close. There are also dwellings to the west, on the far side of Braunstone Lane East, and these are within Blaby District.

The proposed elements in this scheme (seating stand, covered viewing platform, storage containers, fences, two dugouts and retaining wall) are small in nature and a long way from neighbouring dwellings. They will not unreasonably affect the light, outlook and privacy of neighbouring dwellings.

By their nature, open air spectator sports tend to create noise. The proposed elements in this scheme will enhance the spectator experience of the existing football facility, but do not fundamentally increase the spectator capacity of the ground. The parts of the application that are for spectators are the proposed 100-seat stand and the covered viewing platform.

The proposed 100-seat stand is on the north side of the grass playing pitch, next to Ellesmere College. I note the concerns raised by Blaby regarding noise breakout and their request for acoustic fencing. However, I am not convinced this would be proportionate to what remains a small football facility, and which has not been the

subject of noise related complaints despite operating from this site for over three years. It may also cause problems of pupil management for Ellesmere College which is discussed later in this report.

The proposed covered viewing platform is to the east of the clubhouse and also faces the grass playing pitch. The clubhouse will provide some shielding for the houses on Braunstone Lane East from noise from spectators as will the proposed containers. As with the stand, I am concerned that acoustic fencing would not be proportionate to what remains a small football facility.

The Noise Team have suggested that signs within the grounds, requesting that spectators be considerate to the neighbours, may help. However, I consider the nature of a football facility where spectators cheer means that signage may not make much difference unless it is very clear there is a significant problem. In the absence of any noise related complaints over more than three years of operation, I consider that signs are not proportionate.

Highway & parking matters

The site has been used for football for many years and the number of pitches are unchanged.

The submitted Transport Statement (TS) confirms that the works are to improve the existing facilities at the site. Furthermore, the TS states that *'It is very important to understand the proposed works does not increase the size of the club over its current function but rather to provide improvements based on security measures of club equipment, improvements of accessibility in and round the two pitches and seating facilities that are currently missing and required both by the club players, spectators, other users of the club and the league'*.

Representations have been submitted that indicate on a small number of occasions there have been problems, with spectators' cars being parked in the neighbourhood and on highway verges. This is unfortunate. However, these seem to be from the occasional event at the club that generated a much higher level of interest than normal. There is a lot of car parking available at the Football Club and the adjacent College (which the club have access to). I consider the problems can be addressed through a Travel Plan and cycle parking condition. The Travel Plan can include marshalling, management of off-street car parking, better information for supporters about existing parking availability, encouragement/incentives for supporters to adopt more sustainable means of travel.

I consider that the impact of the scheme on the local highway network is unlikely to be severe. As such, the scheme is acceptable in this respect.

An objector has raised concerns that the Football Club may need another entrance, which may lead to loss of part of the hedge. The Football Club have not requested another entrance and at present, I do not believe there is any evidence to suggest that one is needed. Should the Football Club wish to change their access, they will need to make a planning application.

Land contamination

There is a risk here from the historic landfill site to the south of the development site, as it is within 250m. I recommend that a note be attached to the permission to alert the applicant of the dangers of gas from the former landfill site.

Protected Species & Landscaping

An objector has raised concerns about light pollution from the floodlights. There is floodlighting around the two football pitches. This seems to have been permitted under 20111654.

To require new planting and landscaping would be unreasonable given the small nature of the proposed works.

Concern has been raised by an objector regarding the impact of the scheme on the hedgerow that runs along the front of the property on Braunstone Lane East, trees near the site and wildlife. I consider that the works are unlikely to cause harm to these.

Water environment

The wider area and especially Aylestone Meadows is prone to flooding. An objector states that flooding regularly takes place on Braunstone Lane East and Amy Street and they suggest that maybe no further development should take place until the existing flooding problems are addressed.

The works are small in nature. This scheme can make a small contribution to reducing the likelihood of flooding in the area. The rate of surface water runoff can be reduced by applying the principles of Sustainable Drainage Systems (SuDS). This could include permeable paving, water butts, flow control devices, etc. This can be secured by a condition.

Other matters

Ellesmere College pupils

The college takes pupils who may seek to leave the school grounds and go to a place where they can be alone. As such, the 100-seat stand presents an attraction; for both to climb on top and to crawl underneath it. The college are concerned that in its present form the 100-seat stand presents risks of falls, sharp edges, and crawl spaces. The college have similar concerns with the dugouts and the retaining wall.

While important, these are matters that are not normally considered as part of a planning application. I think they can be addressed by discussion between the College and the Football Club. This is aided as the Council is the landowner of both Ellesmere College and the Riverside Football Ground.

Development nearby

An objector has raised concerns that the problems associated with the Football Club may become worse if the Aldi development on the adjacent site (currently Premier Travel Inn) proceeds (20251611). That application will be considered on its merits.

Access to the land and public safety

Some objectors have raised concerns that the application site used to be a green space that both the school and residents could use (sledging, picnics, kick-arounds, etc). They say it was particularly useful as it felt safer than many other open spaces in the area, especially the track that used to be here. With the exception of a path from the Great Central Way to Harefield Avenue, the site has been fenced off. *Case Officer note – this path is not a Public Right of Way (PRoW).*

An objector has raised concerns that young people regularly scale the existing fences in order to access the site, regardless of the dangers of doing so. Further fencing will

increase the likelihood they will fall when doing so. Another objector raises the concern that the fences are often broken in order to obtain access.

Fencing is a normal means of marking boundaries and providing security. The proposed fencing is normal security fencing.

The matter of who has access to the site is a matter for the Council as landowner to consider and not for the Council as Local Planning Authority. As such, this matter is outside the scope of this planning application. The fences that are part of this application enhance the existing security of this site but do not alter access.

Conclusion

The scheme takes the opportunity to:

- improve the facilities of an existing football ground,
- implement a travel plan and cycle parking,
- implement a SuDS scheme

I consider that it is unlikely that the proposed improvements to the Football Ground will lead to significant noise and highway problems.

While it is regrettable to have storage containers, they will help the Football Club to deliver recreational activities to the residents of the city and can be replaced by storage facilities that are acceptable on a permanent basis, in due course.

I consider that the concerns raised by Ellesmere College can be addressed by discussion between the College and the Football Club.

I consider that the proposed development complies with the NPPF and relevant policies in the Core Strategy, saved Local Plan, and the emerging Local Plan.

On balance, I consider that the benefits of this scheme outweigh the harm. The scheme will make a positive contribution to the city.

I therefore recommend that this application is APPROVED subject to conditions.

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)

2. The four containers shall be removed and the land restored to its former condition, not later than five years after the date of this permission, unless consent for a further period of time has been granted before that date. (The four containers do not represent a satisfactory form of permanent development; and in accordance with policies GE06 & UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 & CS13.)

3. The proposed containers shall only be used for ancillary storage for the Football Club. (In the interests of the function of the Green Wedge as an area for recreational purposes and in accordance with Core Strategy Policy CS13.)

4. Within six months of the date of this permission, a Sustainable Drainage System (SuDS) and management plan shall be submitted to and approved in writing by the Local Planning Authority. 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. The SuDS shall be implemented in accordance with the timetable for its implementation and shall be maintained in accordance with the management and maintenance plan. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy.)

5. Within six months of the date of this permission, ten secure and covered cycle parking spaces shall be provided, in accordance with details first submitted to and approved in writing by the Local Planning Authority. They shall be retained thereafter. (In the interests of the sustainable means of transport and in accordance with policy AM02 of the City of Leicester Local Plan.)

6. Within six months of the granting of permission, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include reference to the use of marshals on match days, management of off-street car parking, information for supporters about existing parking availability, measures to encourage car sharing/use of sustainable modes of transport, reiterate the measure to manage parking, and an implementation schedule. The Travel Plan shall be implemented in accordance with the implementation schedule. (To ensure that parking can take place in a satisfactory manner, and in accordance with Core Strategy policies CS3, CS14 & CS15.)

7. The car parking within the site and that within the adjacent site of Ellesmere College shall be made available for parking during match days and tournaments. (To ensure that parking/servicing can take place in a satisfactory manner; and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)

8. Development shall be carried out in full accordance with the following approved plan - Site Location and Layout Plan, 22180 A01, Revision E, received on the 17th of July 2025. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. 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.

2. It is considered that there is a perceptible risk from landfill gas adversely affecting this site. It is therefore recommended, that the advice of a suitable consultant should be sought and carried out in the design and development of any building at this site, or underground services associated with them. Please note that it is the

developer's responsibility to ensure safe development and secure occupancy of this site.

3. 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_AM11	Proposals for parking provision for non-residential development should not exceed the maximum standards specified in Appendix 01.
2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2006_PS11	Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.
2006_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_GE06	Sets out the criteria for assessing proposed development within, and adjacent to, green wedges.
2006_SPA09	Development within the Riverside policy area will be encouraged to sustain, enhance and regenerate the Riverside subject to criteria.
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_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_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.