

Plans Committee –30th January 2020

Additional items received since the report was drafted.

Pages: 22-106

Site Address: Land to the North east of Leicester

Item No. 2-5

P.A. No. P/19/1369/2, P/19/1457/2, P/19/1374/2, P/19/1479/2

Pre commencement planning conditions must be agreed with applicants and it is also good practice to ensure that the conditions proposed do not give rise to issues. With this in mind schedules of draft conditions have been shared with the applicants for the above applications. Responses to this were received after publication of the committee reports. There is no objection to the pre commencement conditions cited and the comments received do not give rise to substantive issues save for those listed in the table below.

Amendment sought	Response	Revision
Time Limit for implementation 2 years rather than 18 months suggested. To better reflect outline consent.	Agreed it is not possible to vary the outline consent in this way.	Revise to 2 years across the four reserved matters applications.
The trigger for the tier of GI delivery is 60% and this number should read 362 rather than 244.	Agreed this is an error and should read 362.	Revise condition 5 of P/19/1396/2 and P/19/1457/2; condition 4 of P/19/1479/2 and P/1374/2 and conditions 7, 8 and 10 of P/1369/2 to reflect this.
David Wilson Homes have produced a revised layout that responds to concerns about plot 74/5 overlooking neighbouring gardens.	This layout (Revision U) addresses the concern.	Revise the schedule of plans for P/19/1457/2 and delete condition 11 as it is no longer necessary.
Davidsons Homes have asked whether conditions 7, 10 and 11 can all have a trigger of 180 units occupation for consistency.	The trigger of 180 for condition 7 is 80% occupation to reflect the Section 106 agreement, regarding GI delivery, whereas the figure of 150 units is derived from separate highway	No amendment suggested.

	requirements relating to the number of dwellings served by a single access.	
Lichfields seek revisions to condition 12 to make it less prescriptive.	Officers have reviewed and a new form of wording agreeable to both parties has been found.	Condition 12 of P/19/1369/2 should be amended to read: “The detailed planting plan for the Main Street, (required as part of condition 9), shall include street trees of a species in accordance with the Soft Landscape Strategy Plan, Main Street 7 of 9 (087253-L-206 Rev P05) planting palette. The trees shall be located within the verge on both sides of the Main Street and planted at regular intervals. The standard interval for planting should be approximately 10m and in general accordance with the principles shown on the illustrative landscape masterplan and Soft Landscape Strategy Plan, Main Street 7 of 9 (087253-L-206 Rev P05) The trees shall be planted in accordance with the timetable so approved under condition 9 and thereafter so retained.”
Lichfields seek the removal of conditions 14-16 as there are no triggers within this application for the provision.	Officers have reviewed this request and agree that it would not be harmful. Condition 2 requires that the accesses are provided in accordance with the approved plan which is sufficient in terms of quality. In the unlikely event that P/19/1369/2 is implemented in isolation there would be no highway harm that would result from the green infrastructure alone.	Delete conditions 14-16 from P/19/1369/2.
Davidsons have submitted a revised planning layout	Officers have reviewed this layout and are satisfied that it does not materially alter the	Amend planning layout approved by condition 2 of P/19/1479/2 to version P14 and

<p>following an engineering review. This changes house types on Plots 512, 577, 584 and 583. It hands plots 698-701 to allow for the garage to be built on the higher part of the plots.</p>	<p>assessment of the application.</p>	<p>the materials plan referred to by the same condition to version P16.</p>
<p>Leicestershire County Council have asked that conditions seeking visibility splays of 2.4m x 43m for all accesses and a forward visibility envelope of 43m on the bend within P/19/1479/2 are added as separate conditions.</p>	<p>Plans of the accesses showing visibility, (which exceeds this minimum standard), have been submitted with the applications and are included within the plans schedule. An additional condition in this respect is unnecessary.</p>	<p>No amendment suggested.</p>
<p>Leicestershire County Council have asked for a condition to be attached to the 3 housebuilder applications seeking a pedestrian link between the site and Moulton Road prior to occupation,</p>	<p>Each housebuilder application has a condition seeking provision of a pedestrian link to Hamilton in the event that those houses are occupied prior to the phase wide green infrastructure being delivered. The reserved matters application for the site wide infrastructure includes the submission of a scheme for footways across the site. It is anticipated that this will include a link to Hamilton because the access parameters plan requires one. The trigger for these is aligned with the section 106 agreement at 80% occupation. An additional condition in this respect is unnecessary.</p>	<p>No amendment suggested.</p>
<p>Leicestershire County Council have asked for the link between the associated highway</p>	<p>It is suggested that these conditions be subject to minor rewording which more clearly links the access for</p>	<p>Amend condition 10 of P/1479/2 to add "...and the offsite highway works associated with that junction..."</p>

<p>works and accesses set out within conditions 10 and 11 of P/19/1479/2 to be clarified.</p>	<p>Barkbythorpe Road South with the highway works on drawings 10214-1200-01 Rev D and 10214-1200-02 rev F, and the access at Hamilton Lane South with the highway works shown on drawings 10214-1200-03 Rev F and 10214-1200-04 rev D.</p>	<p>referred to in condition 11...” after “access arrangements”. And condition 11 to read:</p> <p>“No dwellings shall be occupied until the offsite highway works associated with the first access arrangement has been completed and made available for use. No more than 150 dwellings shall be occupied until the offsite highway works associated with the second access arrangement have been completed and made available for use. For the avoidance of doubt the offsite highway works shown on Brookbanks drawings 10214-1200-03 Rev F and 10214-1200-04 rev D are to serve the access arrangements shown on Brookbanks drawing 10214-HL-13 rev F and the offsite highway works shown on Brookbanks drawings 10214-1200-01 Rev D and 10214-1200-02 rev F are to serve the access arrangements shown on Brookbanks drawing 10214HL-10 rev G.”</p>
<p>There are a number of minor changes to wording and revised plan numbers that have been highlighted.</p>	<p>Given the scope and number of conditions officers consider it imperative that final checks for consistency are made before any decision notice is issued.</p>	<p>That delegated authority is given to the Head of Planning to vary (including add or delete) the conditions and informative notes insofar as is necessary.</p>

Conclusion

It is recommended that:

1. The substantive changes set out within the table are made
2. That authority is delegated to the Head of Planning to vary (including add or delete) the conditions and informative notes insofar as is necessary.

The Council adopted the above guidance on 27th January 2020 and provides advice to support the Charnwood Local Plan Core Strategy. The document sets out 6 design principles for Charnwood aimed at achieving the Council's vision for high quality design.

These are:

- Respecting and enhancing local character
- Providing attractive and well managed public and private spaces
- Well connected legible streets and spaces
- Creating multi-functional, safe and inclusive places
- Adapting to climate change
- Protecting the amenity of existing and future occupiers

There is also an appendix which gives additional guidance on parking.

Most of the advice contained within the new document reinforces that which already existed within former Supplementary Planning Guidelines. As a result, the development within phase 1 fully complies with these principles. For completeness the table below gives a short assessment against each of the design principles above.

Principle	Assessment
Local Character	The scale of the development is largely governed by the parameter plans which aim to ensure it reflects the immediate rural context. Areas that will form the edge of the SUE have been designed so that there is a soft transition to the countryside, to retain vegetation and trees and to use appropriate materials. There are also measures in place to mitigate impact on the countryside. Materials used are of an appropriate palette with unusual brick detailing that takes inspiration from surrounding villages.
Attractive Spaces	The development contains public, private and communal space which reflects the guidance given. In particular there is a network of connected spaces, properties have reasonable private amenity space, there are coordinated boundary treatments across the phase and play areas and green corridors have active frontage.
Legible streets	The Design and Access Statement set out a hierarchy of streets which reflects the guidance. The development parcels are guided by this and as a result accord with the new SPD. Whilst there are cu de sac streets within the development there is not an overreliance on these with other street patterns included. There is also a network of cycle and footways which are overlooked.
Safe & inclusive places	The development forms part of a large mixed use scheme and offers the opportunity for adaptable homes. There is overlooking of public areas and parking and the public spaces are designed to be inclusive.

Climate Change	The proposals deliver tree and shrub planting and the enhancement of habitat. Whilst existing trees and habitats would be lost there are controls via later document submissions that will ensure there is no net loss. The proposal also accommodates sustainable urban drainage.
Amenity	The new document reflects earlier SPD advice regarding amenity and phase 1 has been designed to meet this.
Parking Appendix	The SPD gives advice about the layout and provision of parking and in particular advice regarding balancing parking areas with landscaping and garage placement. There is general accordance with this principle although there is a need for further softening of larger parking areas within P/19/1374/2 which will need to be rectified upon approval of the on-plot landscaping.

Conclusion

To note no further action required.