

MELTON BOROUGH COUNCIL

Richmond Drive/Kirby Lane Development Brief



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Introduction

- 1.1 The Richmond Drive/Kirby Lane site in Melton Mowbray is a residential allocation in the adopted Melton Local Plan. This allocation was previously identified in the Melton Mowbray and Asfordby Local Plan, which was approved in 1989.
- 1.2 It is a relatively small site in comparison to many of the allocations contained in the Melton Local Plan with an area of approximately 1.57 hectares. It is envisaged that the site could accommodate 24-30 dwellings at a gross density of 15-19 dwellings per hectare.

Ownership

- 1.3 Dr Nikolic and family own the paddocks that make up the site. Jelson's, the construction company have confirmed that they own the narrow strip of land between Richmond Drive and the paddocks.

Key Issues to be Addressed

- 1.4 Through the development of this site the Borough Council wishes to achieve a good quality mix of housing of approximately between **24 and 30 dwellings**. As the site is between two existing residential areas it is essential that the residential amenities of the occupants of existing dwellings in the vicinity are not unduly affected. This key concern will be dealt with later in the Brief.
- 1.5 The choice of motor vehicular access is another key consideration and will need to be located in the most suitable position to accommodate the traffic generated by the new development. Similarly pedestrian links will need to be established alongside the access to ensure that people can walk to local facilities. Both these considerations will ensure that the development achieves a reasonable amount of integration with the neighbouring area.
- 1.6 The site contains a number of trees that are protected by a Tree Preservation Order as well as a number of boundary hedges. The retention and integration of these features will also be a key issue that is addressed in this Brief.

Status of Development Brief

- 1.7 As the Richmond Drive/Kirby Lane site is part of a housing allocation contained in the adopted Local Plan, the principle of residential development at this site has been established. The role of this Development Brief is to provide a detailed planning framework that outlines the known planning constraints for the guidance of prospective developers, occupiers and other interested parties.

- 1.8 The details of this Development Brief, whilst the subject of public consultation, do not have the same special status as the Structure or Local Plan. Nevertheless, the Brief, once approved as Supplementary Planning Guidance will be an important material consideration in the determination of planning applications.

Site and Surroundings

- 2.1 The site has an area of approximately 1.57ha and occupies a position at the south-east corner of Melton Mowbray. It is approximately 1.7km (1mile) from the town centre (Plan 1).
- 2.2 The site consists of paddock land with ridge and furrow features. The site is situated between a modern housing estate to the west, and large detached properties fronting Burton Road to the east. Kirby Lane forms the southern boundary of the site (Plan 2). Beyond Kirby Lane, to the south, are open fields which are outside of the town envelope, as defined on the Proposals Map of the Melton Local Plan.
- 2.3 The main part of the site is rectangular in form with a small dog-leg shaped-area on the eastern side, which bounds the dwelling known as ‘*The Leys*’ on Kirby Lane on three sides.
- 2.4 Residential rear gardens adjoin a large proportion of the site’s boundaries. Two of these properties are on Richmond Drive, 2 on Norfolk Drive, 8 on Burton Road and 2 on Kirby Lane. Consequently the impact of residential development on the amenities of occupants of existing dwellings will need to be considered carefully.
- 2.5 Richmond Drive to the west is characterised by detached bungalows with a mixture of mellow red and buff bricks with dark concrete pantiles. The adjacent Norfolk Road properties are ‘chalet’ type dwellings. Kirby Lane is characterised by a mixture of large detached houses and bungalows with a variety of materials used. Similarly the properties along Burton Road are large detached dwellings in a variety of styles and materials. The majority of the adjacent Burton Road dwellings are separated from the site by their extensive gardens.
- 2.6 The adjoining triangular-shaped grazing area to the north of the Richmond Drive/ Kirby Lane allocation, to the rear of 188 Burton Road, does not form part of the allocation. There is currently a row of fence posts to distinguish the boundary between the two sites. Any development of this adjoining land could be dealt with in conjunction with the allocated site and will need to accord with the policies in the adopted Melton Local Plan. A planning application has been submitted for a residential development for nine houses at 188 Burton Road incorporating the land immediately to the north of this allocation (99/00615/FUL). The Council refused planning permission for the development on the grounds that the proposal

had a detrimental impact on the residential amenity of neighbouring residents, affected the long term health and appearance of protected trees and would have an intrusive impact on the street scene of Burton Road. An appeal is pending on this application and a revised application for eight houses is currently under consideration by the Council (99/00782).

- 2.7 The Richmond Drive/ Kirby Lane site contains thirteen trees that are protected by a Tree Preservation Order as well as a number of other trees of varying size within the site and along the boundary with Kirby Lane. Two of these boundary trees have now been protected by a Tree Preservation Order. There are also a number of mature boundary hedges around the site.
- 2.8 There is currently a field access into the site from Richmond Drive and Kirby Lane (just west of '*the Leys*'). There is an electricity pole within the site, just east of '*the Leys*' which carries an overhead cable from Kirby Lane to this property.

Section 3

Planning Policy Context

- 3.1 In preparing this Development Brief particular regard has been given to the planning framework created by:
- The Government's objectives of ensuring that development and growth are sustainable, and its Planning Policy Guidance notes (PPGs) and Circulars, which set out its policies on different aspects of land use planning.
 - The Government's Regional Planning Guidance for the East Midlands Region.
 - Leicestershire Structure Plan
 - Melton Local Plan
 - Other supplementary planning guidance

Melton Local Plan

- 3.2 **The Melton Local Plan was formally adopted as a statutory document on the 23 June 1999** after a lengthy consultation process and public inquiry. The Plan sets out the Borough Council's policies for new development over the period to 2006. The Plan establishes guidance on the type, scale and location of development in accordance with needs and in relation to infrastructure constraints and the need to protect and improve the local environment.
- 3.3 A key aim of the Plan is to ensure the provision of an adequate amount of genuinely available land to accommodate about 3,250 houses within the Borough over the Plan period (1991-2006). The Kirby Lane/ Richmond Drive site forms part of this requirement.
- 3.4 The Plan has three additional housing aims. These are:
- to ensure the provision of a range of sites for housing development at suitable locations having regard to the requirements of the housing market.

- to ensure that new housing is well related in scale, character, location and function to the existing settlement pattern and surrounding land uses; and
 - to ensure the provision of a satisfactory residential environment within new and existing housing areas.
- 3.5 Policy OS1 of the Local Plan is relevant for this site and is used to guide development within the Melton Mowbray town envelope. Policy BE1 is also applicable as it is concerned with the development of new buildings. Relevant extracts from the Melton Local Plan can be found at Appendix 1. Criteria contained in these policies are dealt with at various stages in this document.
- 3.6 The site's status as a housing allocation is confirmed in Policy H2 of the Plan which states that planning permission will be granted on such sites provided layout, density, siting, design, external appearance, landscaping, access and parking details are satisfactory.
- 3.7 Other relevant policies include: Policy H10 relating to amenity space in new housing developments; Policy H11 concerning Outdoor Playing Space in new housing developments; T2 dealing with parking issues; T6 on cycling and pedestrian routes; C15 on wildlife habitat protection and C16 on protected trees. The Local Plan also contains the Council's revised parking standards and amenity area standards. These issues will be dealt with in detail later in the development brief.

*Policies referred to in this section are numbered in accordance with the final printed version of the adopted Melton Local Plan which will be available later in 2000. Consequently in some instances policy numbers will vary from those in the Deposit Plan and Modifications document.

Development Constraints

Adjacent Land Uses

- 4.1 The site is bounded on three sides by residential properties and consequently the Council is very concerned to ensure that the amenities of existing residents are not unduly affected by the new development. Such considerations will include any adverse effects on levels of privacy, sunlight, daylight, and noise.
- 4.2 The Council has adopted supplementary planning advice concerning space standards for new dwellings which outlines the standards regarding distances between windows of habitable rooms and distances between habitable windows and blank walls. The standards are contained in Appendix 2.

Access

- 4.3 Kirby Lane is a rather narrow road and would not be suitable for additional development without significant improvements being undertaken. Richmond Drive however is classed as an Access Road (Type C) and consequently will be capable to serve the whole development (See Plan 3).
- 4.4 It may be possible to extend the access from Richmond Drive in order to allow development of the triangular shaped area of land to the north of the allocation, to the rear of 188 Burton Road. However the allocated site should not be served by an access off Burton Road. Such a road will have on negative effect on highway safety and would have a detrimental impact on the street scene of Burton Road. There should be no vehicular access linking Kirby Lane with Richmond Drive or Burton Road.

Trees and Hedges

- 4.5 The site contains 13 trees protected by a Tree Preservation Order and consequently the need to safeguard these trees and integrate them within the development, will be a form of development constraint (See Plan 3). There are also a number of mature trees fronting Kirby

Lane that are worthy of retention, two of which are now covered by a Tree Preservation Order, including the tree to the south-east of '*the Leys*'.

- 4.6 It will also be important to retain much of the boundary hedges in the interests of residential amenity as well as safeguarding the visual quality and character of Kirby Lane.

Drainage

- 4.7 The Environment Agency advises that a scheme for the provision of surface water drainage works will need to be submitted prior to the commencement of works. A scheme will also be required to limit surface water run-off, in order to prevent the increased risk of flooding.
- 4.8 The Environment Agency adds that there must be no interruption to the surface water drainage system of the surrounding land as a result of operations on the site. There should be no discharge of foul or contaminated drainage from the site into groundwater or surface waters.

Development Guidelines

Development objectives

- 5.1 The Council's development objectives for the site are to:
- a) Provide a mixed dwelling development with a choice of 2 storey houses and bungalows;
 - b) Provide satisfactory vehicular and pedestrian access to adjoining Richmond Drive;
 - c) Provide a local area of play for young children; and
 - d) Provide good quality landscaped areas with the retention of important hedgerows and protected trees.

Building form and materials

- 5.2 The development should incorporate a mixture of house types including detached and semi-detached 2-storey houses and a small number of bungalows, to provide dwelling choice and avoid uniformity in layout. It is envisaged that the site will primarily be suited for detached 3 and 4 bedroom houses.
- 5.3 In order to reduce the impact of the development on existing residents the Council will encourage the developer to build bungalows adjacent the existing bungalows on Richmond Drive.
- 5.4 There is no Local Plan requirement to provide affordable or access housing at this particular site, however a mixed development incorporating these elements would be viewed positively by the Council.

- 5.5 It is envisaged that the density of the development will be at a level between the lower density properties to the east on Burton Road and the higher densities to the west along Richmond Drive and Norfolk Drive, i.e. gross density of between 15-19 dwellings. Densities may vary throughout the site in accordance with dwelling type distribution.
- 5.6 A variety of building materials should be used including facing bricks in the mellow red range and roof tiles to reflect local red pantiles or slate. Any planning application should include a schedule of proposed materials.
- 5.7 The design and layout of dwellings shall be in accordance with the standards set out in the Leicestershire's Housing Development Guide.
- 5.8 There is an opportunity to build a maximum of **four** larger detached properties off Kirby Lane. It is envisaged that these dwellings could be built on the western and eastern sides of the dwelling known as '*the Leys*'. The position of these dwellings should have regard to the amenities of existing residents in the vicinity.

Residential Amenities

- 5.9 Once a planning application is received, careful consideration will be given by the Borough Council to ensure that development will not cause an undue loss of residential privacy and outlook, as enjoyed by the current residents in the vicinity.
- 5.10 The retention of hedges on the western and eastern sides of the site will help protect residential privacy for new and existing householders.
- 5.11 Attention will need to be given to ensure that the amenities of the occupants of the Leys are not unduly affected where there is a potential to build on three sides of its curtilage.
- 5.12 The Council's '*Standards For New Residential Development*' has been adopted as supplementary planning guidance to provide some broad indications of how much space is required between new dwellings. Such guidance can assist developers and planners in assessing the impact of new development on the amenities of existing and future residents in the vicinity. The guidance is outlined in Appendix 2.
- 5.13 Once development starts, developers should show consideration to existing residents in the area particularly with regard to measures to minimise noise disturbance, litter and mud on roads.

Access and highway requirements

- 5.14 In order to be able to accommodate between 24 and 30 dwellings on the site it is envisaged that the site will be served by a single access road leading from Richmond Drive.
- 5.15 Richmond Drive is classed as an Access Road (Type C) and as such is capable of serving the site. Due to the shape of the site some units could be served from a shared Surface Road (Class D). A maximum of five dwellings may be served from a single shared private drive.
- 5.16 The use of traffic calming features within the site will be expected. These will need to be designed to the Highway Authority's requirements. The Highway Authority advise that on completion of the development off Richmond Drive, the developer will be required to remove the existing turning head on Richmond Drive to the satisfaction of the Highway Authority.
- 5.17 There should be no main access to the site from Kirby Lane as it is unsuitable to take a significant increase in traffic. However the site offers the potential for the erection of a maximum of four dwellings that could be served from Kirby Lane. To accommodate these dwellings the Highway Authority will require significant improvements along Kirby Lane. Such improvements will include an increase in the road width to 4.5 metres for use as a shared access road, some street lighting, road lining and a turning head to the west of, and within, 25 metres of the 'Leys'. If a development involves additional accesses onto Kirby Lane to serve the potential four dwellings, the Highway Authority will seek to introduce a Prohibition of Driving Order on Kirby Lane to prevent through traffic. There should be no vehicular access linking Kirby Lane with Richmond Drive or Burton Road.
- 5.18 There may be an opportunity to extend the main access road that serves the development in order to develop the triangular land to the north behind 188 Burton Road. However the Highway Authority would not favour the Richmond Drive/ Kirby Lane allocation being served by an access off Burton Road (either as a cul-de sac or through road to Richmond Drive).
- 5.19 All roads shall be designed in accordance with the Leicestershire County Council guide 'Highway Requirements For Development' which requires sufficient standards for visibility, width of access, turning etc. Similarly access requirements of the site should accord with Building Regulations Document B5 entitled, 'Access For Fire Fighting Purposes'.

Car parking

- 5.20 In considering planning applications for the development of the site, Melton Borough Council will wish to ensure that car parking is made in accordance with its current car parking standards. The relevant standards are outlined in Table 1 below:

Table 1

Class C3: Dwellings	Car Parking Standard
With 4 or more bedrooms	3 spaces (minimum)
With 3 or less bedrooms	2 spaces (minimum)

Pedestrian and cycling links

- 5.21 A pavement should follow the main access road into the site and link with the existing pavements of Richmond Drive and the rest of the estate. Pavements should be designed to avoid the opportunity for crime and cater for those with restricted mobility.
- 5.22 The adoption and maintenance of footpaths within new areas of development is the responsibility of Melton Borough Council which acts as agents of the Highway Authority for this area.
- 5.23 No designated cycle routes are required for this small cul-de-sac type development. However it is advisable that developers consider householder requirements for the storage of cycles.

Landscaping and Amenity Areas

- 5.24 It is a well-established and accepted principle that new residential development should include the provision of appropriate areas of open space. Pleasant well laid-out areas for public enjoyment are essential elements in well-designed residential layouts. Within residential layouts, landscaped areas offer opportunities for passive recreation. These areas are quite separate from more formal playing spaces.
- 5.25 Policy H10 of the adopted Melton Local Plan requires developers to provide amenity open space in accordance with Appendix 5 of the Local Plan. **The standards seek to ensure that amenity space is provided within developments of 10 dwellings or more at a rate of 5% of the gross development site area.** Highway grass verges, storm water detention basins, formal recreation areas and private open space are excluded from the calculation.
- 5.26 Schemes should introduce local greens and other informal areas. Open space should be positioned at focal points and along road frontages, adjacent the footpath system. Wherever possible a single high profile location should contain a high proportion of the overall provision. Areas should be regular in shape and easy to maintain. The developer may wish to enter into a Section 106 Agreement for the maintenance of such land.
- 5.27 The site has a number of hedges and trees that are worthy of retention and will enhance the appearance of the development. These features should be incorporated within the landscaped and amenity areas, gardens and areas of play. Map 3 gives details of the 13 trees that are protected within the site as well as two protected trees along the site boundary. These trees

should therefore be retained and integrated into the development. The plan also indicates the hedgerows and other trees that should be retained around the site.

- 5.28 Root systems of hedgerow species and trees to be retained must be protected during the works by fencing at a suitable distance from the base. Heavy machinery should be excluded from this protection zone. Any tree due for felling should be surveyed by a trained operator for the presence of bats and nesting birds, both are protected under the Wildlife and Countryside Act. There may be the need to remove a short stretch of hedge along Kirby Lane to allow for the development of a small number of dwellings along this frontage. Where a hedgerow needs to be removed, the Leicestershire County Council’s Ecology Unit advises that a hedgerow survey be undertaken in accordance with the 1997 Hedgerow Regulations. Approved felling or works to hedgerows is not recommended during the birdnesting season from March to August.
- 5.29 Planting up gaps in existing hedgerows could enhance the ecology of the area. Allowing hedgerows to flower and fruit will also benefit wildlife and heightened hedgerows have the added potential of protecting residential amenity.
- 5.30 New planting should include indigenous species, including blackthorn, ground cover plants and shrubs and the design could incorporate paved areas with seating where appropriate. Layouts should be designed to deter ball games and incorporate landscaping to maintain amenity and privacy levels of adjoining properties.

Space for Play

- 5.31 The Council has adopted the National Playing Field Association’s standards for the provision of playing space for new residential developments.
- 5.32 Policy H11 of the Melton Local Plan requires that housing developments of 15 or more dwellings should contain Local Areas of Play (LAP) as detailed in Appendix 6 of the Melton Local Plan. Consequently the developers will be required to provide at least one LAP on the site.
- 5.33 LAPs are small areas of unsupervised open space specifically designated for young children in order that they can play close to where they live. The LAPs should be provided within 1 minute’s walking time of home or 60 metres straight-line distance. A summary of the requirements is given in Table 2 below.
- 5.34 Such areas need to be reasonably flat, well-drained with a grass or hard surface. LAPs should be appropriate for low-key games such as tag, or play with small toys, and should be sign-posted with eye-catching visual devices. They should have seating for carers. Adequate safety measures should be provided to minimise the risk of road related accidents.

Table 2

Facility	Walking	Straight	Activity	Total minimum	Nearest	Characteristics
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	distance	line distance	zone minimum Size	size (including buffer zone)	house property boundary	
Local Area for Play (LAP)	100 metres	60 metres	100 m2	400m2	5 metres from activity zone	Small, low key games area (may include demonstrative play features)

- 5.35 The details of such a scheme will need to be submitted with the planning application in order that local residents can be consulted about its form and location.
- 5.36 The Council also requires developers to make provision for outdoor playing space for sport on developments of more than 35 houses. Consequently this provision is not required for this site.

Ecology

- 5.37 The Royal Town Planning Institute’s document entitled, ‘Planning For Biodiversity: A Good Practice Guide’ (1999) advises that some simple approaches can be adopted on development sites for biodiversity. Examples include: avoiding the importation of top-soils, using locally indigenous plant material and allowing natural regeneration. Such measures can reduce costs and considerably enhance bio-diversity.
- 5.38 An enhancement scheme for the environment, including landscaping, may benefit from the input of ecologists in the design process.
- 5.39 Leicestershire County Council’s Ecology Unit believes that the ridge and furrow on the site is of minimal ecological significance. However the Unit stresses that a survey of the site needs to be undertaken at spring time or in early summer to determine whether there is anything of ecological significance on the site. Any such areas should be mapped and conserved within the development, as areas of habitat value.
- 5.40 Certain species are Protected under the Wildlife and Countryside Act 1981 (with amendments), the Protection of Badgers Act 1992 and the Habitat Regulations 1994. Early knowledge of the presence of Protected Species on development sites can save time and money, as suitable licences may be obtained or mitigation measures adopted prior to commencement of works. Although the Ecology Unit has no records of Protected Species for the area, it is recommended a site survey by an experienced ecologist be undertaken.
- 5.41 All surveys should be conducted following guidelines cited by English Nature. Further advice is available from the County Council’s Museums Arts and Records Service.

Security

- 5.42 It is widely acknowledged that the built environment can influence criminal behaviour with many offences committed being aided or occurring through designs that create opportunities for crime. By carefully considering the development at an early stage in its creation, the potential for unlawful activity can be reduced. Policy OS1 of the adopted Melton Local Plan seeks to ensure that the design, layout and lighting of development minimise the risk of crime.
- 5.43 The new development should be designed to reduce the risk of criminal activity, trespass, vandalism and litter through the adoption of appropriate measures at the design stage. Elements to consider include appropriate layout design, boundary features and means of enclosure. Leicestershire Constabulary's Architectural Liaison Officer advises that a pedestrian link into Kirby Lane should be resisted.
- 5.44 The ability of any design to counter crime and disorder, will depend on the creation of natural surveillance within the estate. This can be achieved by the correct orientation of dwellings, access roads and public open space, as well as the appropriate use of boundary detail.
- 5.45 Mixed residential development can assist with providing security for an estate, perhaps with provision for the retired section of the community. The potential surveillance of an estate is often reduced if a single class of housing is built, particularly where the occupancy pattern is such that the dwellings are empty during a normal working day.
- 5.46 It is essential that the element of surveillance be maintained during the hours of darkness by appropriately designed estate lighting, not only on adopted sections, but also private driveways. Estate lighting should be co-ordinated with controlled security lights to the front and rear of each dwelling.
- 5.47 The private garden spaces and the rear of the buildings both new and existing will be best protected by designing a back to back garden configuration and this design solution should be used wherever practicable. Where gardens back onto Kirby Lane, the existing hedge should be reinforced.
- 5.48 Parking provision should be within the curtilage of dwellings or closely associated with the front of plots and overseen by a window of a habitable room.
- 5.49 Although not a planning issue, Leicestershire Constabulary advise that physical security measures should be undertaken to the dwellings and developers are encouraged to take on board the Association of Chief Police officers (ACPO) Secured by Design accreditation scheme. Developers are advised to contact Leicestershire Constabulary's Architectural Liaison Officer for further advice.

Emergency Services

- 5.50 The Leicestershire Fire and Rescue Service state that the developers should consult with them on matters of water supply for firefighting eg fire hydrants and flow rates. The Fire Service should also be consulted on issues relating to access for fire appliances including road layouts and traffic calming measure.

Building Regulations

- 5.51 While not necessary for planning permission, developers should consider the requirements of the Building Regulations 1991 legislation. Under this legislation a full plans building regulations application will be required for any proposed building work, material alteration and changes of use or alterations which affect the means of escape in the event of fire.

Services

Foul Drainage

- 6.1 Severn Trent Water advise that all foul water must be discharged to the new public foul water sewer on Kirby Lane which has spare capacity to take the flows from this development. All new foul sewers should be designed in accordance with the Water Authorities Association (WAA) guide ‘Sewers For Adoption’ (4th Edition).
- 6.2 All new sewers should be subject to an agreement to have them adopted under Section 104 of the Water Industry Act 1991.

Surface Water

- 6.3 All surface water must be balanced on site before connecting to the public surface water sewer in Richmond Drive. Similarly all new sewers should be designed in accordance with the WAA guide ‘Sewers For Adoption’ (4th Edition) and be subject to a section 104 Agreement.

Electricity

- 6.4 East Midlands Electricity advise that proposals to use the site for residential development is unlikely to present problems in respect of electricity supplies. The dwellings would be connected to the existing Low Voltage Network. However if additional load is connected to the Network in the Norfolk Drive area prior to the acceptance of formal terms, there may be the need for the developers to meet additional costs for further works.
- 6.5 The point of connection to the network is subject to a full scheme design. East Midlands Electricity cannot guarantee that the network characteristics, determining the voltage or point of connection will remain constant, as the network is continually changing.
- 6.6 East Midlands Electricity advise that they are prepared to assist developers to determine a project’s feasibility prior to a formal application.

Gas

- 6.7 For further information relating to the availability of gas supplies it will be necessary to contact Transco. The contact name and address is given in Section 8 of this document.

Telecommunications

- 6.8 British Telecom advises that there are no serious problems anticipated for providing telecommunication services to this site. The company adds that the normal arrangements for the provision of on-site ducting apply.

Community Facilities

- 6.9 There are two general neighbourhood stores, a chip shop and a pub about a kilometre away on Hartopp Road. Swallowdale Primary School (Dalby Road) and King Edward VII Upper School (Burton Road) are located in the area, approximately 1 kilometre and ½ kilometre away respectively.

Public Transport

- 6.10 The nearest bus stop is located on Norfolk Drive, just a 2 minute walk from the site. The stop is served by the Arriva X2 bus service which runs from Melton Mowbray town centre to Leicester and vice versa. The town centre is also serviced by a number of bus routes to and from Leicester Nottingham, Oakham, Grantham, Loughborough and outlying villages. A copy of the latest bus timetable information is available from Leicestershire Busline (Tel 0116 251 1411).
- 6.11 The site is some 1.5km from the railway station where services run regularly between Birmingham and Cambridge.

Format of Planning Submission Required

- 7.1 The Council does not wish any planning application to prejudice the comprehensive development of this site. However it is recognised that the ‘dog-leg’ part of this site could be developed separately off Kirby Lane without prejudicing the development of the rest of the site.

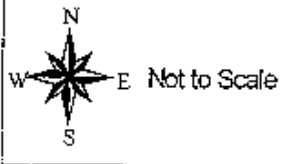
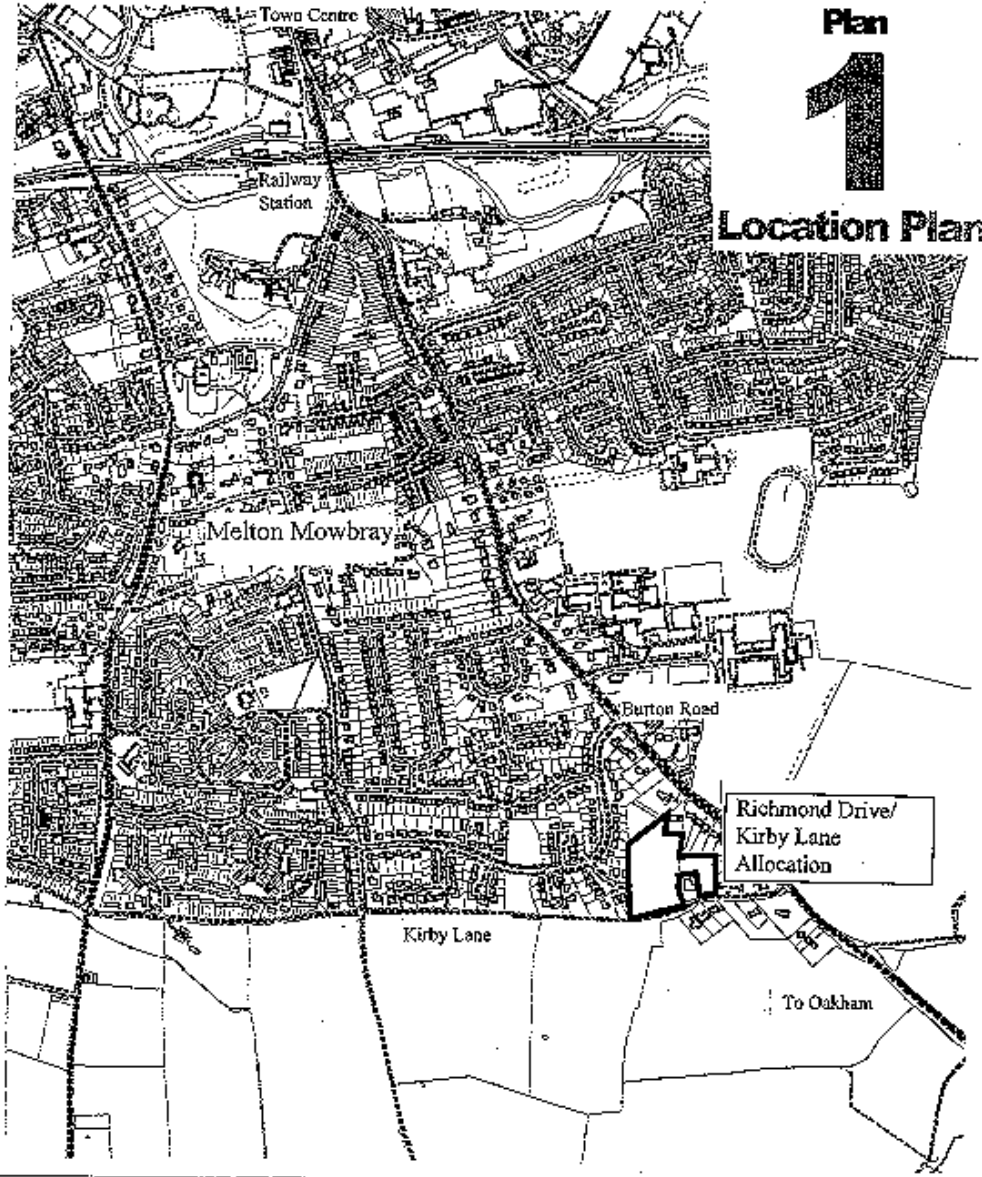
Other Information

Contacts

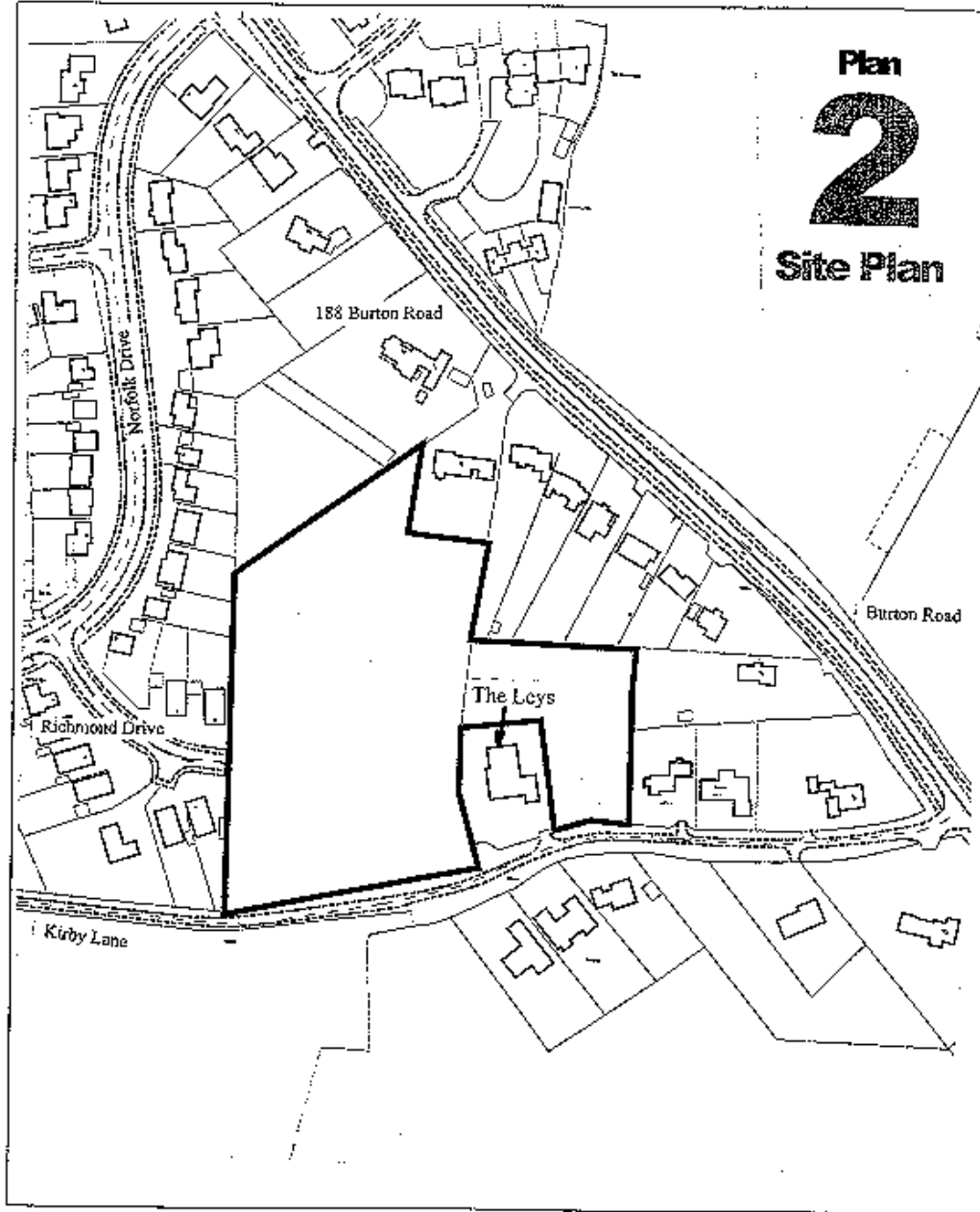
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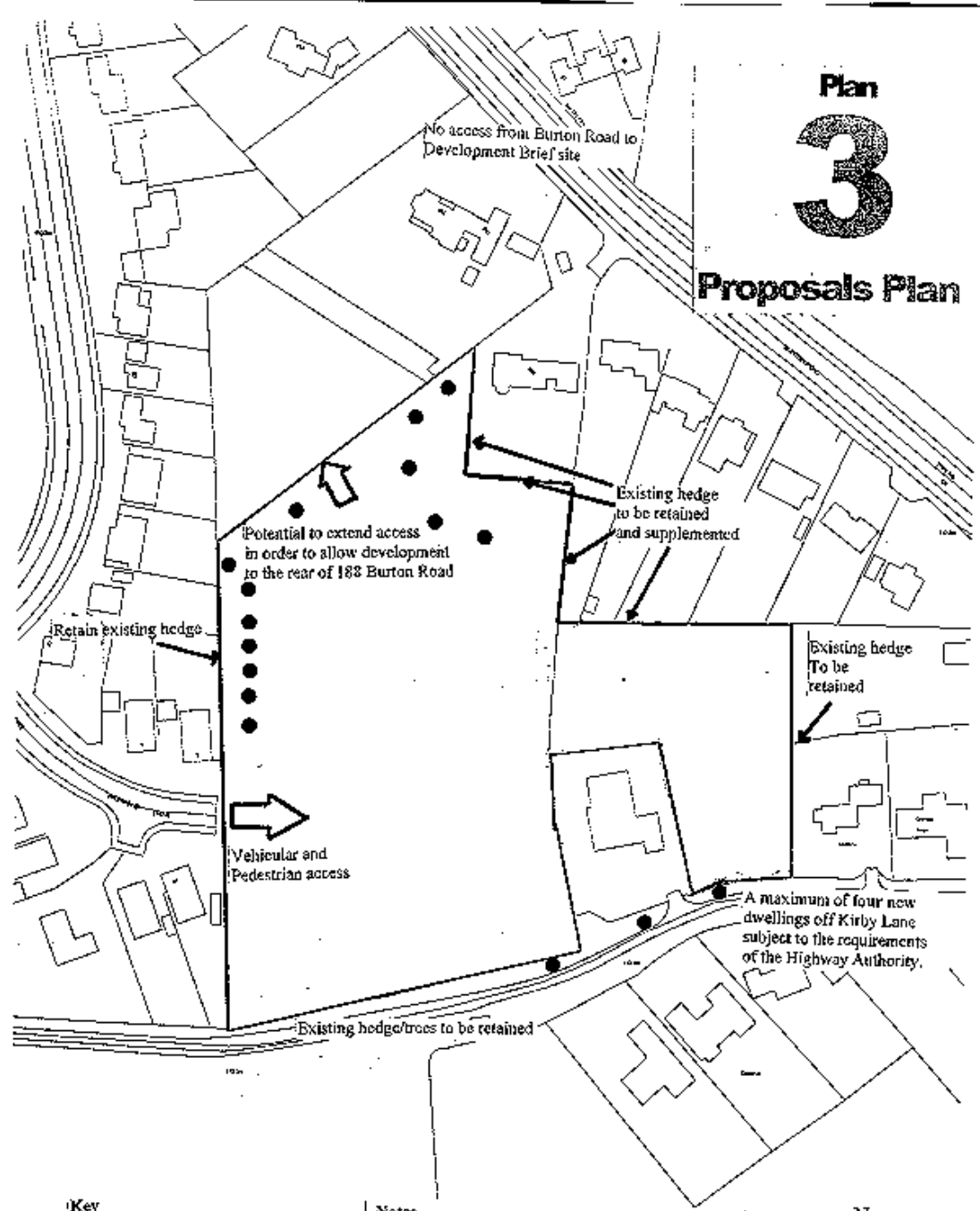
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Melton Borough Council

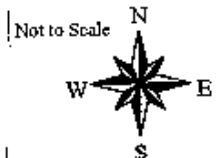
Plan
3

Proposals Plan



Key
● TPO trees to be retained

Notes
1) 5% of the gross development should be used as amenity space
2) At least one Local Area of Play is required.



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Extract from the adopted Melton Local Plan

Policy OS1 Overall Strategy for proposals within Melton Mowbray town envelope

Planning permission will only be granted for development within the town and village envelopes shown on the proposals map where:-

- a) the form, character and appearance of the settlement is not adversely affected;**
- b) the form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality;**
- c) the proposed use would not cause loss of amenity by virtue of noise, smell, dust or other pollution;**
- d) the development would not have a significantly adverse effect on any area defined in Policy BE12* or other open areas, the historic built environment or buildings and structures of local importance or important landscape or nature conservation features including trees;**
- e) the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity;**
- f) requisite infrastructure, including such facilities as public services, is available or can be provided;**
- g) satisfactory access and parking provision can be made available;**
- h) the design, layout and lighting of the development minimises the risk of crime.**

*** This policy is currently known as Policy BE5 but will be referred to as Policy BE12 once the final version of the Melton Local Plan (1991-2006) is printed.**

Policy H2

Proposed Housing Allocations: Melton Mowbray

Planning permission will be granted for residential development on land allocated for residential use on the proposals map in Melton Mowbray at the following sites provided layout, density, siting, design, external appearance, landscaping, access and parking details are satisfactory:-

1. DIEPPE WAY	1.46 HA
2. HOMESTEAD	1.73 HA
3. KIRBY LANE *	1.70 HA
4. LAKE TERRACE	0.47 HA
5. SCALFORD ROAD FARM	1.95 HA
6. SWALE CLOSE	0.80 HA
7. UPLANDS / POCHIN CLOSE	2.00 HA

* NB: Kirby Lane refers to the Richmond Drive/Kirby Lane allocation to which this Development Brief relates.

Policy H10

Amenity Open Space in New Housing Developments

Planning permission will not be granted for new residential development unless amenity open space is provided within the site in accordance with the council's standards at Appendix 5 of this local plan.

Policy H11

Outdoor Playing Space in New Housing Developments

Planning permission will not be granted for residential development of 15 or more dwellings unless it makes provision for playing space in accordance with the council's standards at Appendix 6 of this local plan.

Policy T2*

Parking of Vehicles

Planning permission will not be granted for development unless sufficient parking provision has been made for off-street parking and turning facilities to ensure that:

- a)The development would not endanger highway safety; and**
- b)The development would not generate on-street parking to the detriment of visual amenity**

* This policy is currently known as Policy T5 but will be referred to as Policy T2 once the final version of the Melton Local Plan (1991-2006) is printed.

Policy T6*

Provision for Cyclists and Pedestrians in New Developments

Planning permission will be granted for major new development provided that safe cyclist and pedestrian routes are provided where appropriate.

* This policy is currently known as Policy T9 but will be referred to as Policy T6 once the final version of the Melton Local Plan (1991-2006) is printed.

Policy C15*

Wildlife Habitat Protection

Planning permission will not be granted for development which would have an adverse effect on the habitat of wildlife species protected by law unless no other site is suitable for the development and the development is designed to protect the species or provision is made for the transfer of the species to an alternative site of equal value.

* This policy is currently known as Policy C12 but will be referred to as Policy C15 once the final version of the Melton Local Plan (1991-2006) is printed.

Policy C16*

Trees and Woodland

Planning permission will not be granted for development which would result in:-

- a) the loss or damage to areas of ancient woodland shown on the proposals map;**

b) the loss of trees or other woodlands covered by a tree preservation order unless there is no other site suitable for the development and any trees felled are replaced at an alternative site of equal value.

* This policy is currently known as Policy C14 but will be referred to as Policy C16 once the final version of the Melton Local Plan (1991-2006) is printed.

Policy BE1

The Siting and Design of Buildings

Planning permission will not be granted for new buildings unless:-

- a) the buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing;**
- b) the buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight / daylight;**
- c) adequate space around and between dwellings is provided;**
- d) adequate public open space and landscaping is provided where appropriate;**
- e) the buildings and their environs are designed to minimise the risk of crime;**
- f) wherever possible, buildings are designed and sited to maximise solar gain and utilise energy saving features;**
- g) adequate vehicular access and parking is provided.**

Extract from the Council's Standards For New Residential Development

When considering planning applications for new residential development, the Council will be concerned to ensure that buildings are attractive, well designed and harmonise with their surroundings.

Particular consideration will be given to the likely effects of new buildings on the amenities enjoyed by the occupants of adjoining land or buildings. Such consideration will include any adverse effects on levels of privacy, sunlight, daylight, noise and highway safety.

The Council will also be concerned to ensure that any new development makes satisfactory provision for the occupants of new dwellings in terms of private open space, access, including access for the disabled and measures to reduce potential crime. Design features which can save the use of energy will be encouraged wherever possible.

The following standards will be applied to proposals for new residential development.

SPACE BETWEEN DWELLINGS

Facing windows of habitable rooms

A minimum distance of 23 metres will be required between the elevations of two storey dwellings where habitable room windows face each other. Where appropriate screening is provided between the dwellings or where single storey development only is involved, the distance may be marginally reduced.

Habitable room windows facing a blank wall

A minimum distance of 14 metres will be required between any blank wall of a building and a window of a facing habitable room.

Private rear gardens

All new houses and bungalows will be required to have a rear private garden with a length of not less than 11 metres and garden area in accordance with the following:

2 bedroom dwelling – 60sq. metres;

3 bedroom dwelling – 80sq. metres;

4 bedroom dwelling – 100sq.metres.

Access to any rear garden should be available without the need to pass through a habitable room of a dwelling. Refuse collection points should not be more than 30 metres from a public highway.