

ABBAY COMMUNITY MEETING

THURSDAY, 23 FEBRUARY 2023

Tudor Community Centre. Bewcastle Grove, Leicester LE4 2JW.

NO	<u>ITEM</u>	<u>ACTION REQUESTED AT MEETING</u>
1.	INTRODUCTIONS	<p>It was noted that this was a readjoined meeting from the meeting on 14 December 2022.</p> <p>Councillor Byrne as Chair led on introductions.</p>
2.	APOLOGIES FOR ABSENCE	<p>There were no apologies for absence.</p>
3.	ACTION LOG OF PREVIOUS MEETING	<p>AGREED:</p> <p>That the Action Log of the meeting held 22 September 2022 be confirmed as a correct record.</p>
4.	WARD COUNCILLORS FEEDBACK	<p>It was noted that Abbey Park Road was now scheduled to reopen fully in March and that the process had been delayed due to Cadent Gas doing works.</p>
5.	LOCAL PLAN UPDATE	<p>Grant Butterworth, Head of Planning, was present to give an update on the current consultation of the Draft Local Plan and its impact on Abbey Ward. It was noted that:</p> <ul style="list-style-type: none">• The Local Plan was a 15-year plan for growth in Leicester. The Plan had to meet targets and policies set out by the Government.• Leicester had already grown through the city boundary so development opportunity in the city itself was limited. Therefore, most District Councils had agreed a Statement of Common Ground to help meet almost half of Leicester's housing target.• There had been 3 previous consultations on the Plan, with the last one being in 2020. The current stage of consultation would close on 27 February. The Plan would formally be submitted to Government in the summer.• In the current Draft Plan, there were 7 proposed sites in Abbey Ward, all on greenfield land.

- The proposed site on Thurcaston Road was one of two potential site options in the Plan for a 12-pitch transit site for Gypsy and Traveller communities. Statute required that the Plan make provision for Traveller sites.
- A Planning application for the Heacham Drive site had been submitted.

Discussion was focused on the proposed Traveller site on Thurcaston Road. Residents raised their strong objections to the proposal. It was noted that this site was proposed for industrial use in the previous drafts of the Plan and that this had been changed in the latest version. Officers noted that this was because they could not combine permanent and transit Traveller site proposals as originally envisaged therefore, they had to include new options in this consultation to meet statutory requirements.

Residents noted that other potential sites for the transit site had been dismissed for various criteria including environmental quality, road access, and distance from other Traveller sites. Residents felt that these criteria had not been applied and considered equally and that this site did not meet the criteria as well and cited various reasons why it did not. Officers encouraged residents to raise these points through the official consultation so that they could be considered by the Council and the Government.

It was noted that individual site proposals in the Local Plan would still need to be finalised and go through the Planning application process should they be allocated. The Planning application process would be where detailed highway issues and other practicalities were considered.


In response to a question, it was noted that the Plan included an Open Spaces Assessment as set out the Government rules around open space in new developments as well as on a 'per head' plan wide basis.

It was noted that all residents had received leaflets publicising consultations as well as letters being sent to those living adjacent to proposed site allocations and that the response levels at previous stages were not high.

In response to a question, it was noted that the size of

		<p>a pitch was roughly equivalent to 1 Caravan.</p> <p>Councillors stated that they were opposed to the proposed site for any use at all including industrial and it was also reported that the local MP was also opposed.</p> <p>ACTION:</p> <p>That Officers note and take into account comments and concerns raised by local residents at the meeting and through the consultation process.</p>
6.	<p>CITY WARDEN UPDATE</p>	<p>Kelly James, City Warden for the area, was present to provide an update on environmental issues in the ward, it was noted that:</p> <ul style="list-style-type: none"> • The policy on dog fouling was to issue FPNs when caught. Bins had been installed on Galleywood Drive and Bewcastle Grove and were well used. • There had been issues with littering on Abbey Rise, the situation on the road would continue to be monitored. • Issues had been reported with taxis on Marwood Road. • Any stolen trolleys could be reported to the retailer on the Trolleywise app. • As part of the Great British Spring Clean, in April volunteers would be cleaning up parks and waterways in the city.
7.	<p>HIGHWAYS UPDATE</p>	<p>Steve Richards, Highways Officer, was present to provide an update on Highways issues in the ward, it was noted that a cycle lane was now being put in on Beaumont Leys Lane, Councillors would be contacted regarding the works.</p> <p>Issues with pavement parking on Ravensbridge Drive were noted despite waiting restrictions being in place.</p> <p>Residents noted issues with parking spaces on Bewcastle Grove and suggested that the grass verge could be turned into a space.</p> <p>Residents raised concerns about the quality of the footway on Marwood Road, it was noted that footways were regularly inspected. It was also noted that Marwood Road would soon be resurfaced.</p>

		<p>ACTION:</p> <p>Officers to consider the suggestion of turning the grass verge on Bewcastle Grove into a parking space.</p>
8.	WARD COMMUNITY BUDGET	It was noted that the full budget for Abbey ward had now been spent. New applications would be considered in the new Municipal Year after May.
9.	ANY OTHER BUSINESS	There being no other business the meeting closed at 7.31pm.



**Leicester Local Plan (2020 – 2036)
Publication Plan (Regulation 19)
Consultation 16th Jan – 27th Feb 2023**

Abbey Ward Meeting

23rd February 2023

Outline

Context – Every Local Authority has to produce a local plan

Previous Consultations

Current Publication Plan (Regulation 19)

Consultation

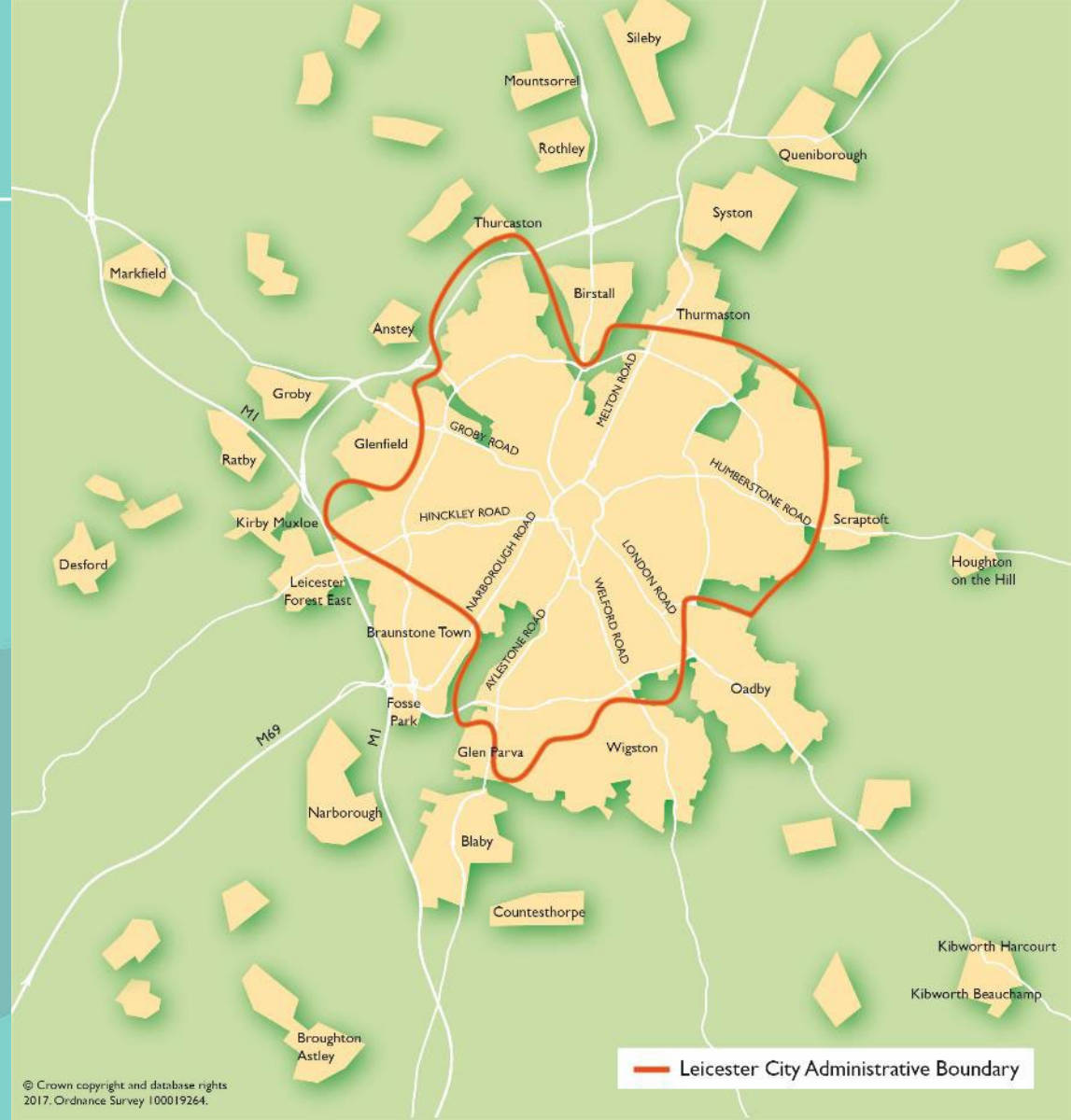
Importance of a Local Plan

Submission Plan covers the period 2020 – 2036 and seeks to:

- Meet the identified needs for homes, jobs, shopping, and leisure
 - Allocate sites for the above – These are allocations in principle and subject to planning applications
 - Set council's planning policies (e.g. Climate Change and Public Health)
 - Encourage Investment & Economic Growth
 - Facilitate Place-making and set high quality design expectations
-
- It also includes specific policies to consider planning applications
 - The plan needs to be evidenced as viable and deliverable
 - Have to meet Government specified requirements (eg Gypsy and Travellers)

A Growing City

- Leicester has already grown through the boundary and will continue to do so
- Strategic Growth Plan – approved to shape the future of Leicester and Leicestershire to 2050
- Recognises approx half of city's growth may need to be redistributed to Districts



Extensive Plan development work

Ongoing Calls for Sites

3 Previous Consultations:

- Issues and Options (2014)
- Emerging Options (2017)
- Preferred Options (Reg 18)
(2020)

Current stage:

- Publication Plan Consultation
January 2023 (Reg 19)

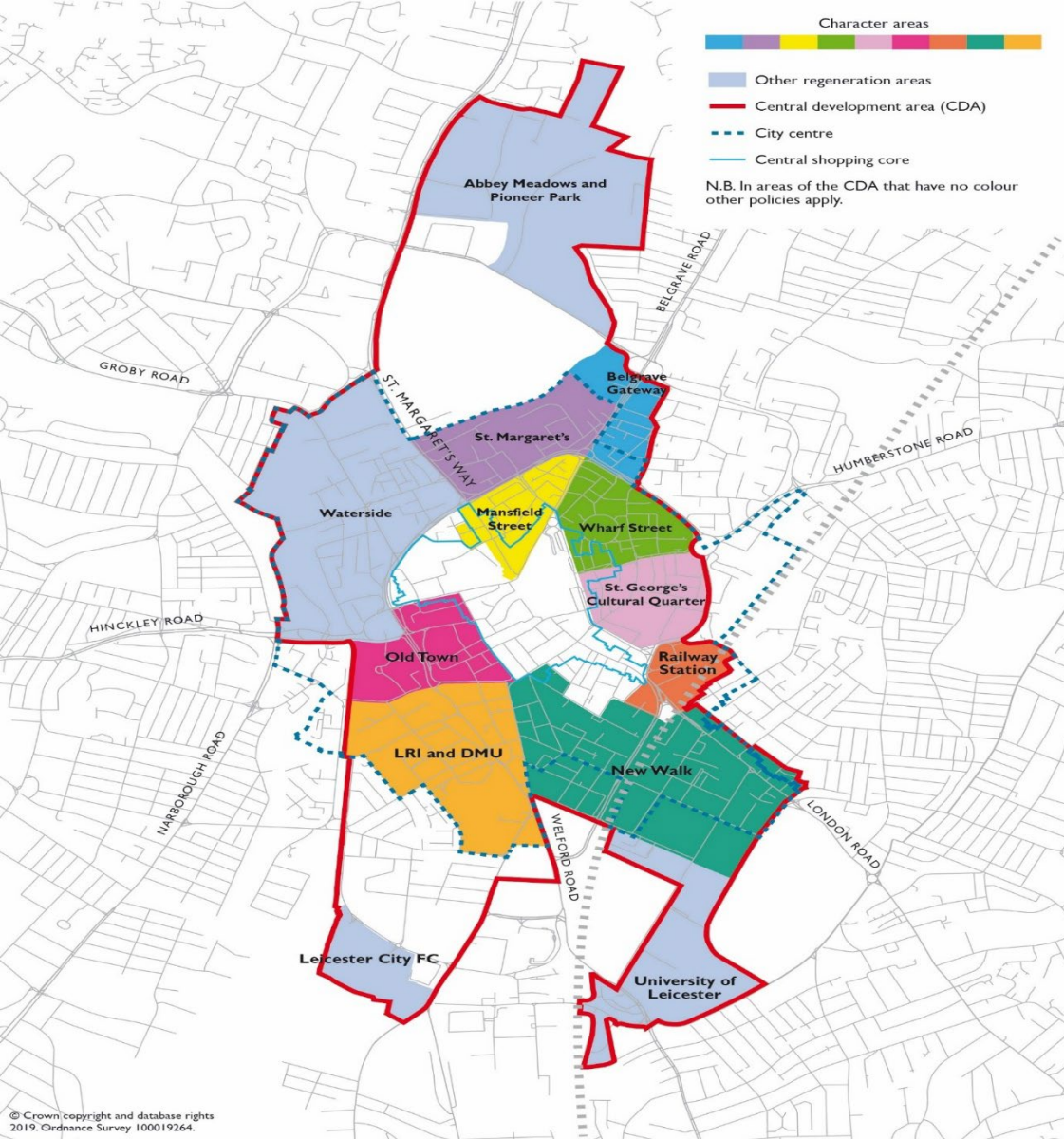
Housing Strategy

- Housing Need – 2,464 dwellings a year until 2036
- 39,424 dwellings over plan period
- Anticipated supply (including previous completions) – 23,010
- Unmet need of c.18,700 homes to be redistributed to districts – partially agreed through June 2022 Statement of Common Ground

Table 1: Housing provision from 2020-36

	Component	Dwellings
A.	Housing Need 2020-36 (Standard Method 2021)	39,424 (2,464 dwellings per annum)
B.	Completions 2020-21	1,050
C.	Completions 2021-22	842
D.	Total completions 2020-22 (B + C)	1,892
	Commitments	
E.	Commitments: detailed and outline permissions	9,410
F.	Saved previous Local Plan allocations	0
G.	Windfall allowance	2,354 (214dpa for 11 years)
H.	Allocations identified in the draft plan	1,230
J.	Central Development Area capacity work	6,286
K.	Strategic sites	1,838
L.	Total anticipated supply within the city	21,118
M.	Overall supply (anticipated supply + completions) – D + L	21,118 + 1,892 = 23,010
N.	Local Plan Housing Target (2020-36) (Approximate 11% buffer)	20,730
O.	Unmet need	18,694

Note: Numbers have been rounded up.



Central Development Area (CDA)

- Providing around 6,286 dwellings
- Also focus for commerce, retailing, culture, leisure and entertainment
- Character Areas defined
- Protect and enhance Historic Environment



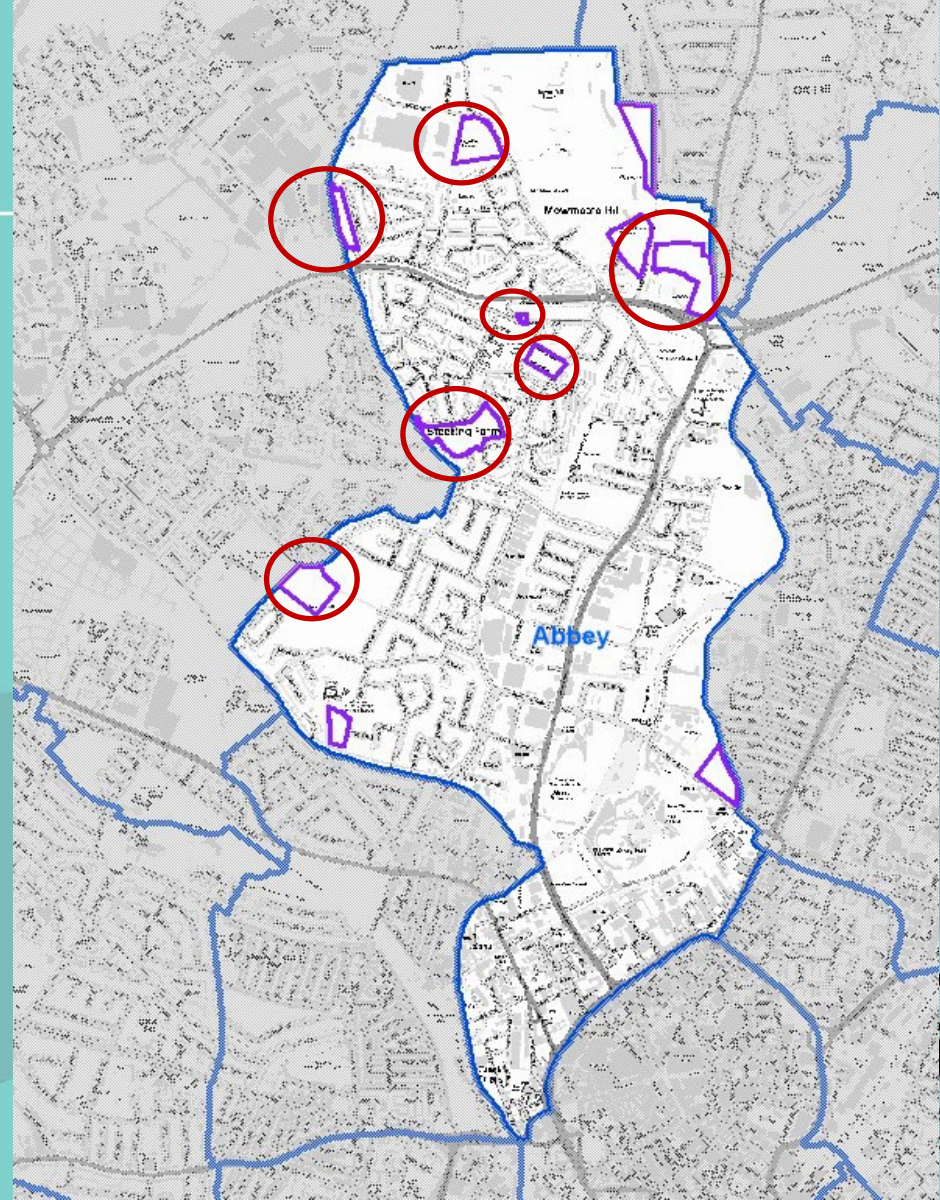
Key Strategy – Employment

- Employment Need – 67ha for light/general industry and small scale storage
- Sites provide 44ha of employment land
- Unmet need of 23ha to be met in Charnwood – agreed through June 2022 Statement of Common Ground



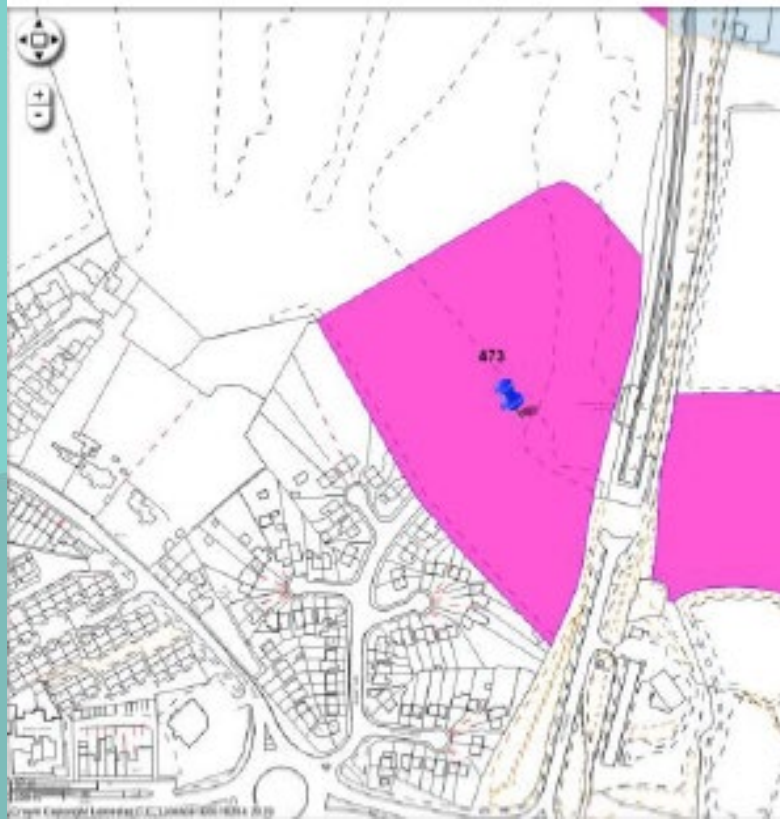
Sites in ward in 2020 Consultation

- 11 sites in the ward in 2020 consultation
- 4 sites dropped since then, including:
 - Site 473 – Birstall Golf Course (adjacent to Astill Drive)
 - Site 474 – Birstall Golf Course (south of Park Drive)
 - Site 516 – Former bus depot, Abbey Park Road
 - Site 675 – St Helen's Close Open Space
- 7 sites remain in this consultation



Dropped sites: Site 473 Birstall Golf Course

- Site 473 Birstall Golf Course (adjacent to Astill Drive) - was proposed for residential use (52 units)
- Site withdrawn by promoter



Dropped Site: Site 474 Birstall Golf Course (south of Park Drive)

- Site 474 – was proposed for residential (53 units)
- Site withdrawn by promoter



Dropped site – Site 516: Former Bus Depot, Abbey Park Road

- Was proposed for education
- Site lies within Central Development area
- Planning application expected imminently



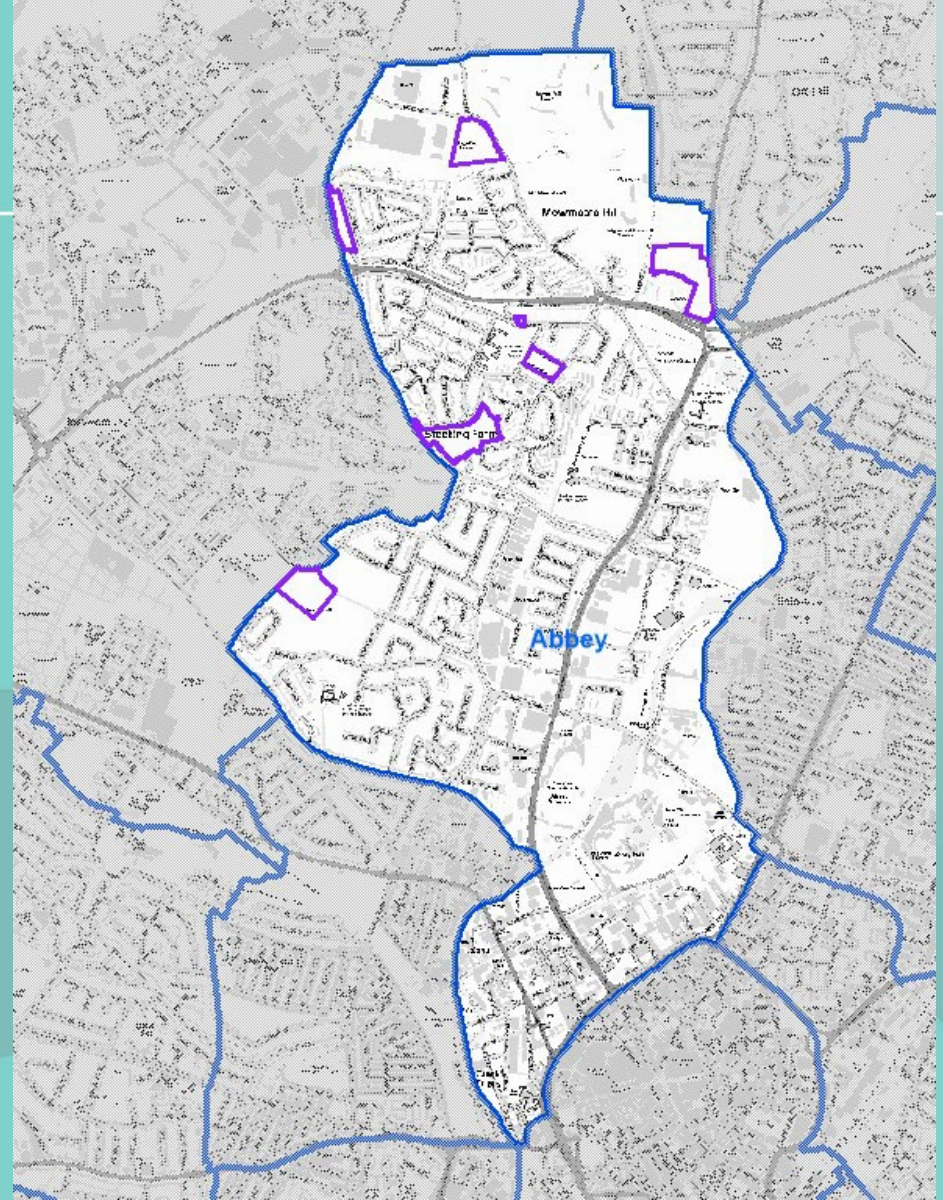
Dropped site – Site 675: St Helen's Close Open Space

- Was proposed for part development for residential and open space
- 14 dwellings



Overview of remaining sites in Abbey Ward

- 7 sites proposed in ward
- All on greenfield land
- 5 proposed for residential use, 1 for employment and potential G&T transit pitches; and 1 for leisure & tourism
- c. 182 dwellings across 5 sites



Site 557: Ingold Avenue Open Space

- Proposed for residential and open space
- Site Capacity – 54 dwellings



Site 575 – Land adjacent Great Central Railway

- Proposed for leisure / tourism
- Potential for dual use of any car parking provision with Birstall park and ride service



Site 589: Land to east of Beaumont Leys Lane

- Proposed for residential use
- Site Capacity – 34 dwellings



Site 647: Ranworth Open Space

- Proposed for residential use
- Site Capacity – 36 dwellings



Site 687: Thurcaston Road / Hadrian Road Open Space

- Proposed for employment use
- One of two Potential allocations for 12 pitch Transit Site for Gypsy & Travellers



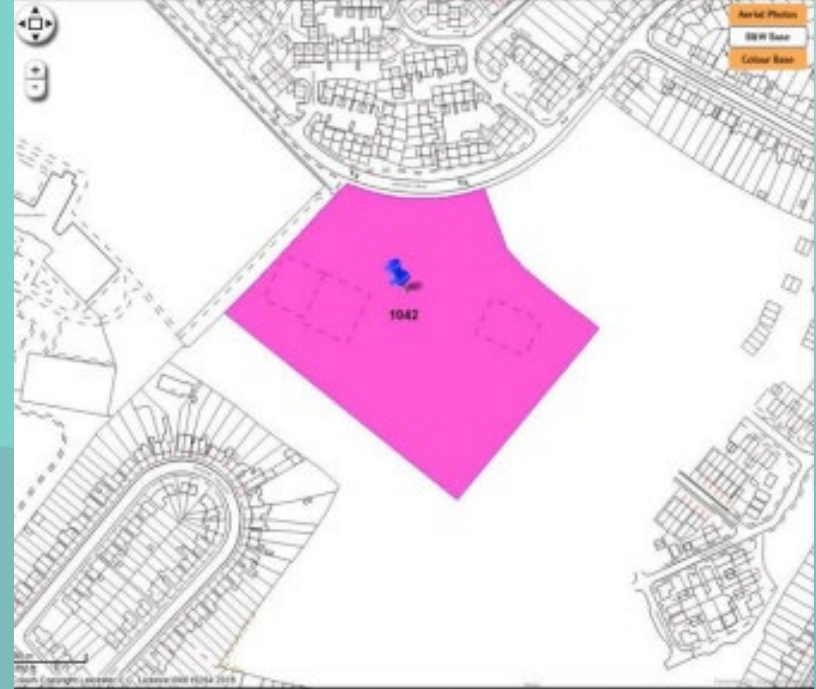
Site 992: Woodstock Road

- Proposed for residential use
- Site capacity – 5 dwellings



Site 1042: Land off Heacham Drive (Phase 2) (former playing fields)

- Proposed for residential use
- Site capacity – 53 dwellings
- 2nd Phase of earlier Barratt development
- Current Planning application



Current Consultation on Plan and Evidence Base

- Online consultations.leicester.gov.uk/sec/local-plan/
- Includes:
 - Local Plan – full document
 - Sites database and evidence – sites allocations documents including site-specific details, and assessment methodology
 - Central Development Area Study – capacity within the CDA – important location identified for housing
 - Full suite of evidence – including housing needs study, employment need, infrastructure, viability etc.

Scope of this consultation

- Opportunity to make comments on the Plan for Planning Inspectors' consideration
- Govt prescribed format – representations to relate to soundness of Plan (guidance on website)
- Any changes to be made as part of Examination through modifications.
- Major changes could mean re-consultation and delay

Timetable

- Public Consultation (Reg 19) – started 16th January for statutory 6 weeks period (Ends 27th February)
- Submission to Government – Summer 2023
- Examination – End of 2023
- Adoption early 2024



Questions?

Current Govt NPPF Consultation

Why not delay?

- Housing Crisis – our current Plan is out of date and current Govt advice is to proceed with current plans.
- Upon adoption it will unlock much needed land for housing and employment delivery- most of the sites will be subject to council preparing subsequent detailed designs, undertaking detailed consultation and submission of planning applications
- We have a declared Climate Emergency and Housing Crisis. The new local plan will put in place important new policies supporting the reduction of CO2 emissions and will allocate substantial areas of new housing development across the city including for the provision of many more new affordable homes
- These urgently needed sites cannot be delivered where they are protected in the current local plan- and the Council has funds and programmes of council housing delivery which are dependent upon the plan progressing
- Housing Target starting point remains the same for now- no clarity on replacement for Standard Method for Housing target
- Note our new Plan only provides around 50% of this target; not clear how unmet need will be dealt with in future system (Government focussed on taking pressure off districts and pushing more development to Cities). This was secured through the Duty to Co-operate
- Delay would mean losing the current Agreement with Districts
- This is only part 1 of NPPF review- no detail on what will replace the Duty to Co-operate ('Policy Alignment Test' not part of current consultation)
- Delay would mean having to wait for all the new Guidance in place- Mid 2024?
- We would have to recommission new suite of Evidence and re-run consultation processes- possibly delaying new Plan back as far as 2027?
- Delay to:
 - Delivery of new council housing
 - Employment sites
 - schools investment (two current big DfE investment are being held back for Planning submission)
 - New policies
 - Space Standards
 - Biodiversity
 - Climate
 - HMOs/Flats/amenity