

An aerial photograph of Leicester, UK, taken at dusk. The sky is a mix of orange, pink, and blue. The city lights are visible, and the architecture is a mix of brick buildings and modern structures. Two prominent spires are visible in the distance. The text is overlaid on the image.

Draft Leicester Local Plan (2020 – 2036)
Public Consultation

Stoneygate Ward Meeting

1st December 2020

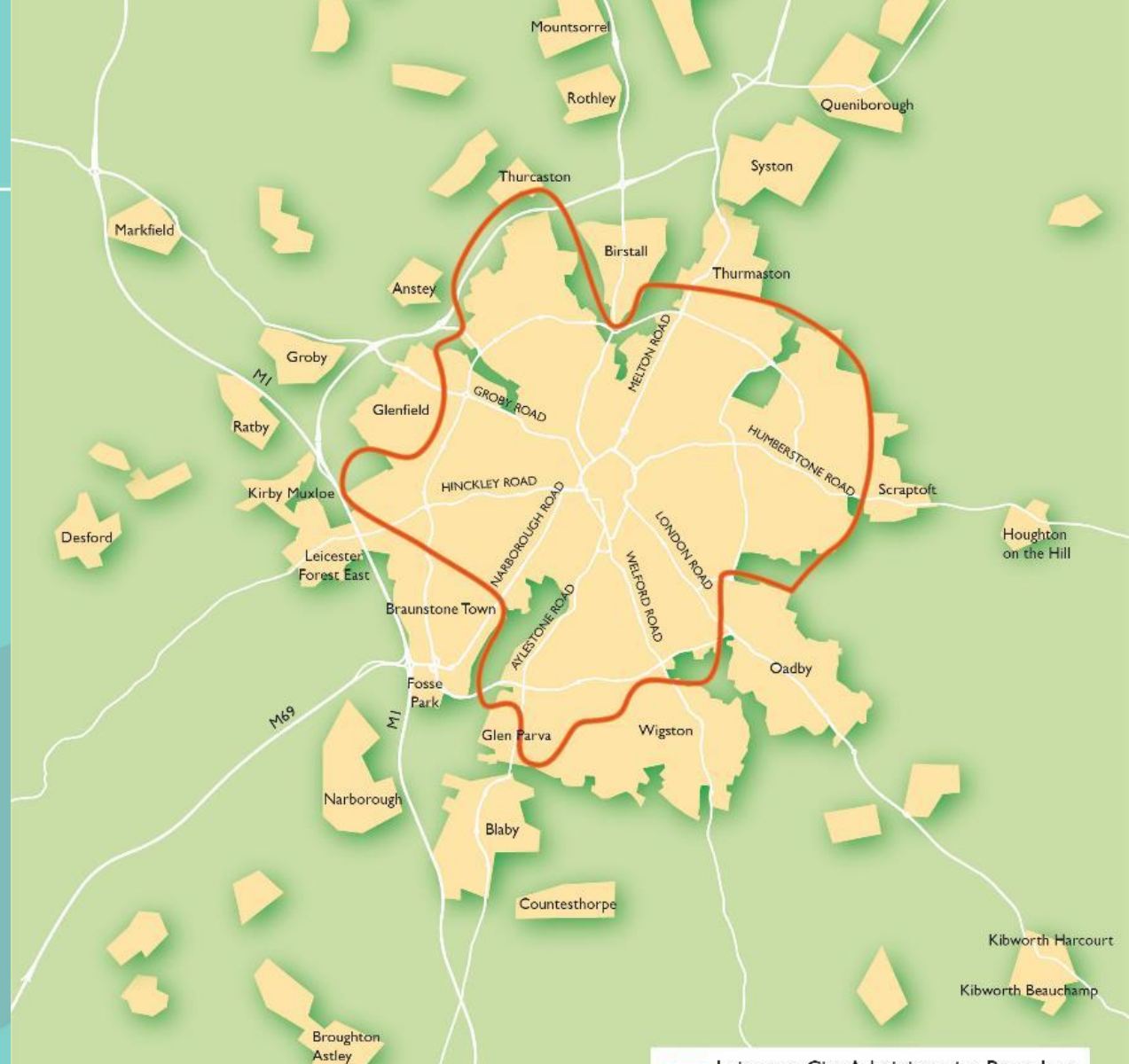
The Importance of a Local Plan

Plan will cover the period 2020 – 2036 and seeks to:

- Meet the needs for homes, jobs, shopping, and leisure
 - Allocate sites for the above
 - Set the 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 application
 - The plan needs to be evidenced as viable and deliverable

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 1/3 City growth may need to be redistributed to Districts



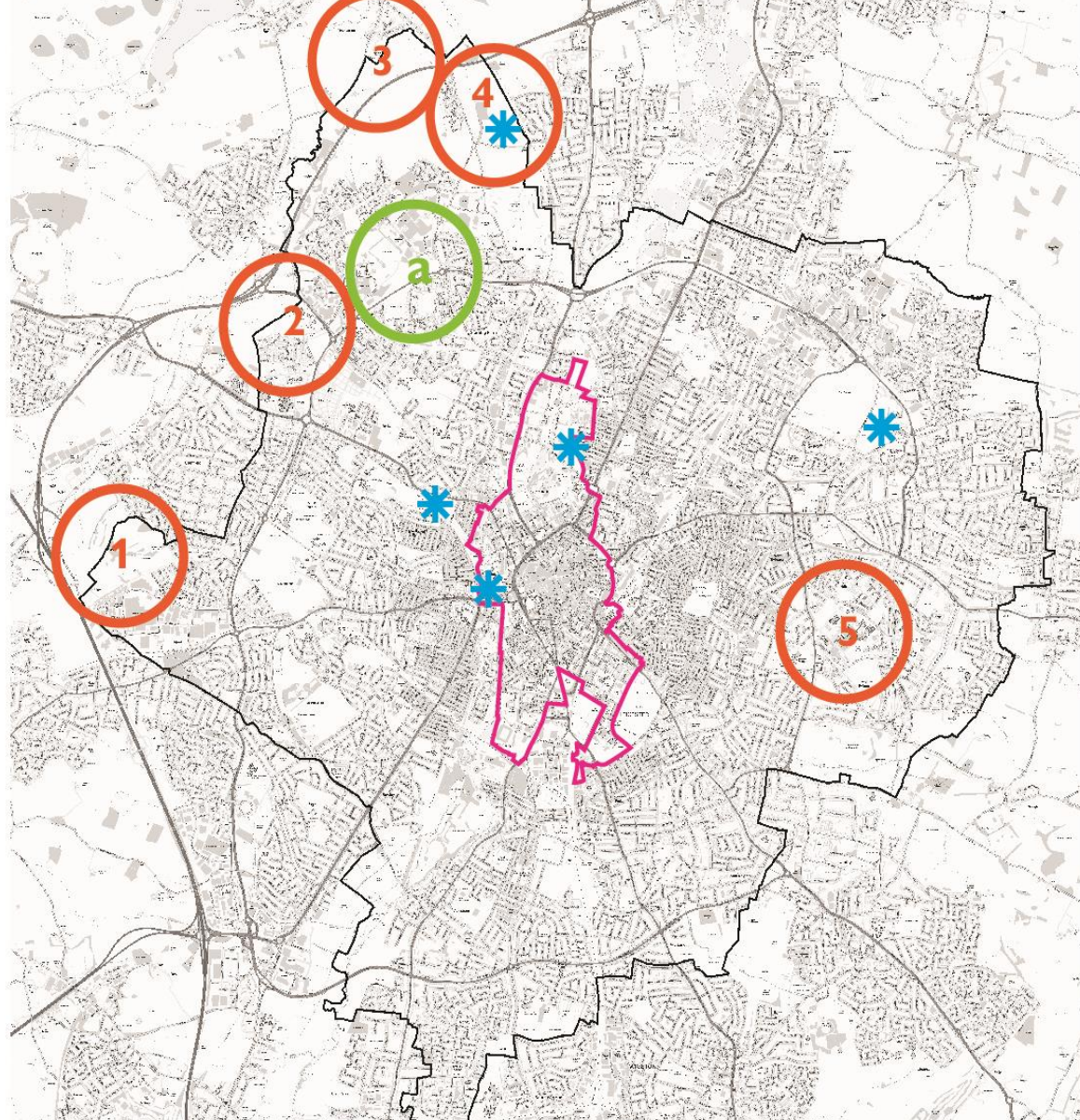
Housing Strategy

- Housing Need -1,712 a year until 2036
- 29,104 dwellings over plan period
- Any unmet need will need to be redistributed to adjacent districts and agreed through a Statement of Common Ground



Housing Strategy – Draft Allocations

- 5 Strategic Sites
 - Former Western Park Golf Course (LCC ownership – Housing/Open Space/Employment)
 - East of Ashton Green (LCC ownership – Includes Open Space/Employment)
 - North of A46 bypass (LCC/Private ownership – Including Open Space)
 - Land at Billesdon Close and Paddock (Private ownership)
 - Leicester General Hospital (NHS)
- Approximately 85 other sites for housing (Mix of LCC and Privately owned sites)
- Central Development Area (CDA) – City Centre and Brownfield Sites
- Other Allocations – Education, Gypsy and Travellers and Red Hill Roundabout



□ Central development area

- Strategic housing site
1. Western Golf Course
 2. Land West of Anstey Lane
 3. Land North of A46 Western Bypass
 4. Land East of Leicester Road
 5. Land at Leicester General Hospital

○ Strategic employment site

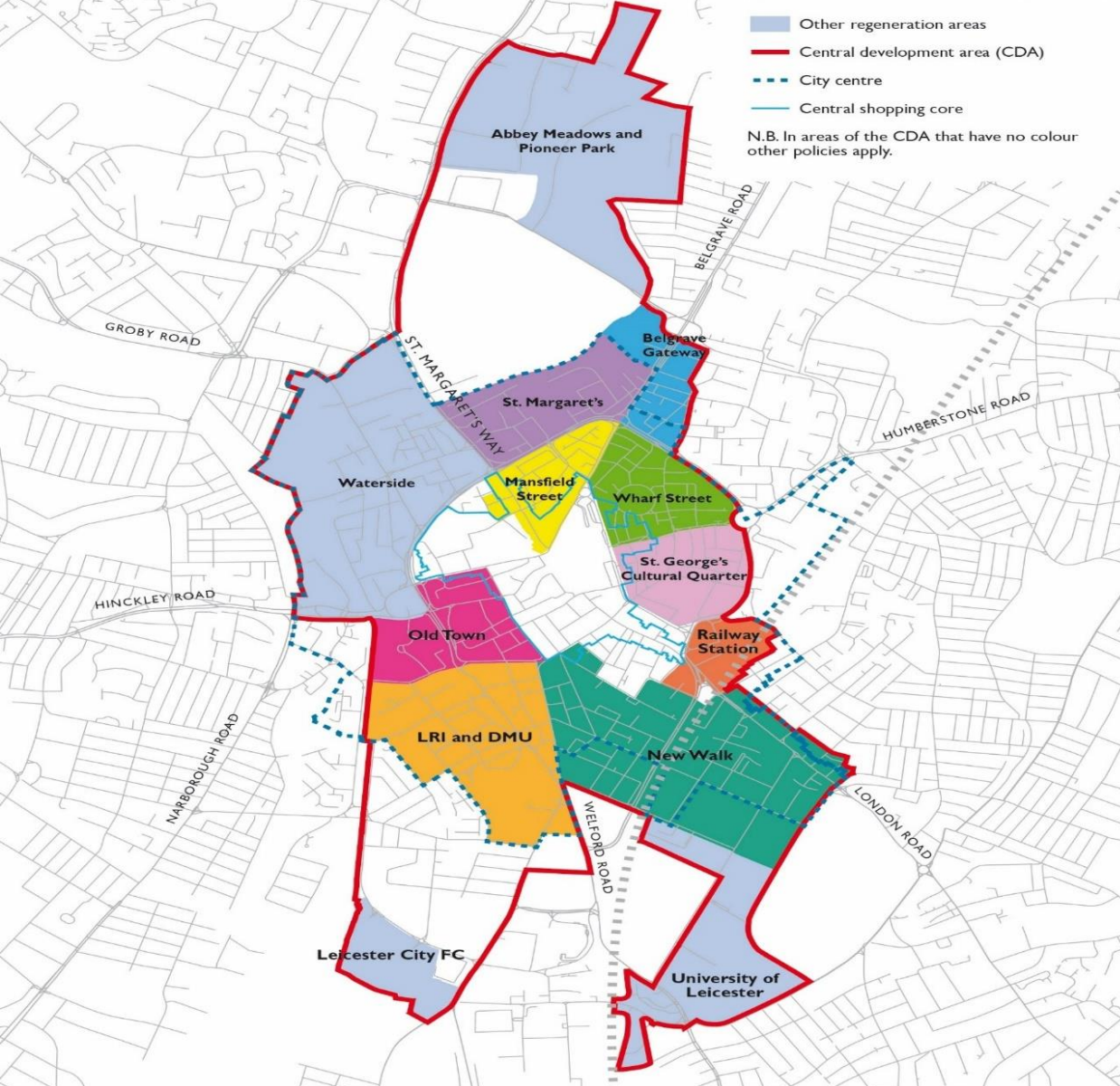
- a. Land at Beaumont Park

* Proposed new school allocation

Housing Strategy

- Housing need 29,104 dwellings
- Anticipated Supply identified in the Plan – 21,362 dwellings
- **Shortfall – 7,742 to be redistributed through agreement with the district councils**

Central Development Area (CDA)



- Providing around 4900 dwellings
- Also focus for commerce, retailing, culture, leisure and entertainment
- Character Areas defined
- Protect and enhance Historic Environment

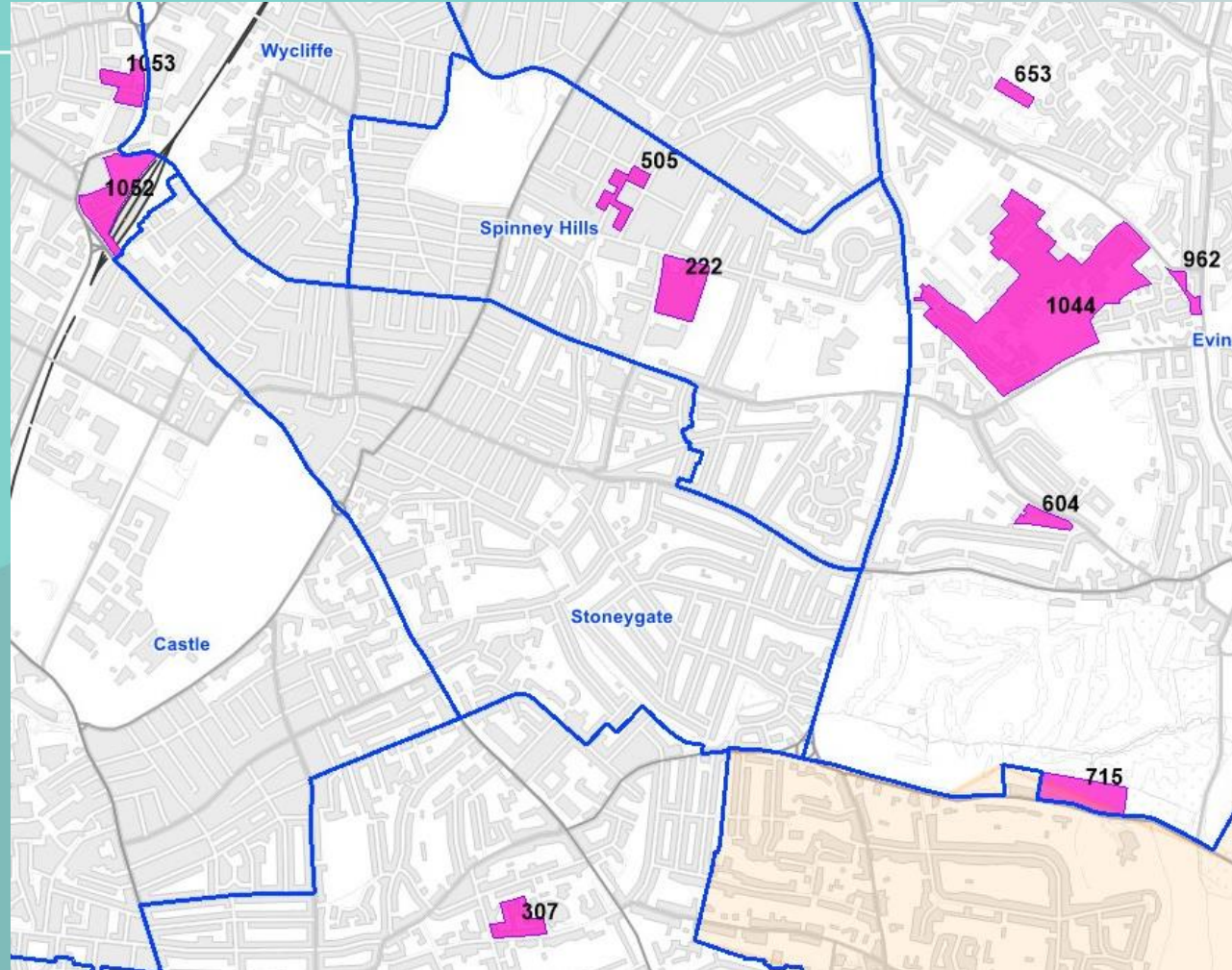
Key Strategy - Employment

- Employment Need – 67 Ha for light/general industry and small scale storage
- Sites provide 44ha of employment land
- 45,000 sqm offices
- Large scale warehousing/storage provided mainly in districts



Overview of Sites

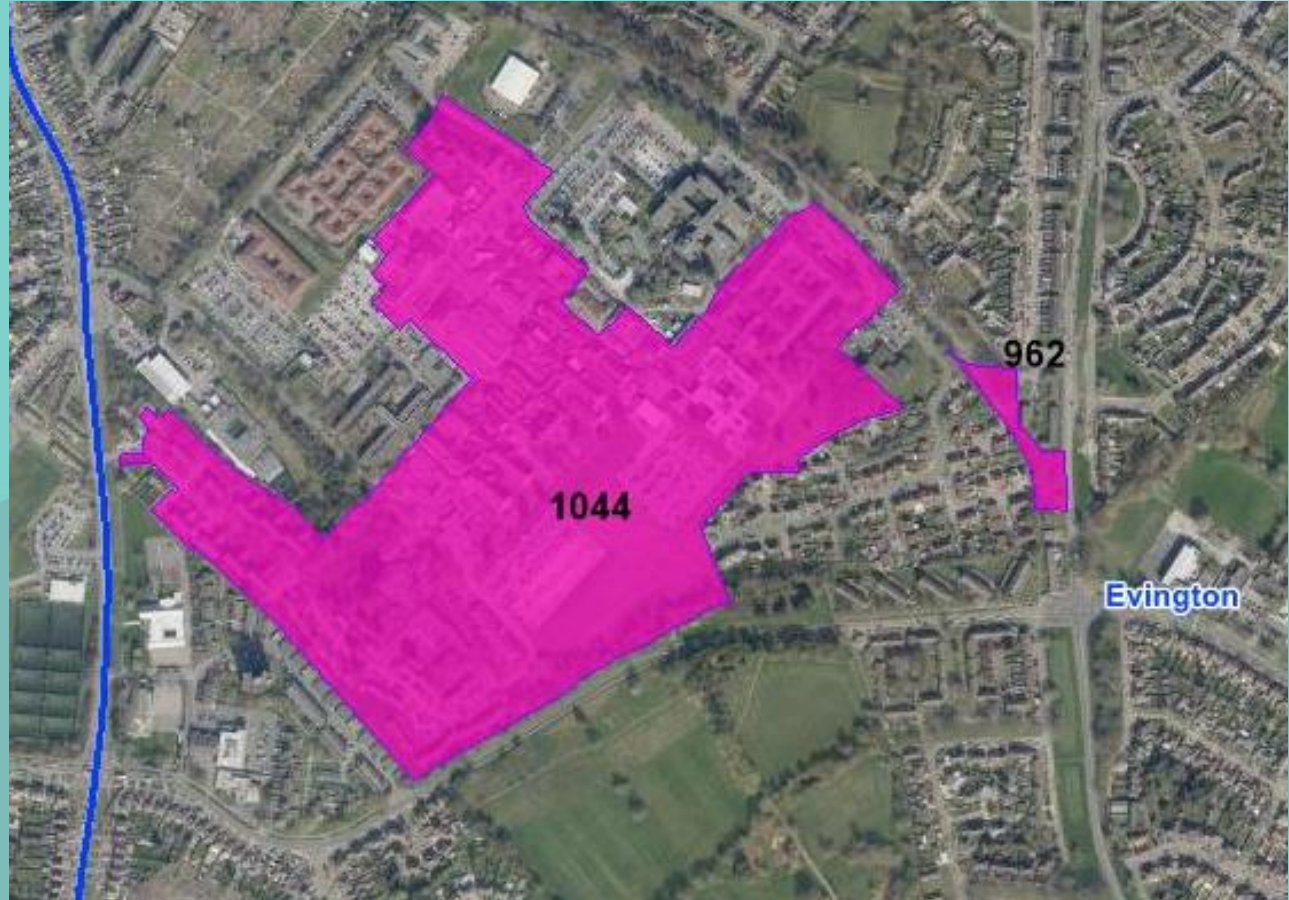
- No proposed development sites within Stoneygate
- However, there are both Strategic and non strategic sites in adjacent wards for
 - Residential (with public open space)
 - offices
 - employment land



Strategic Site: General Hospital

Housing

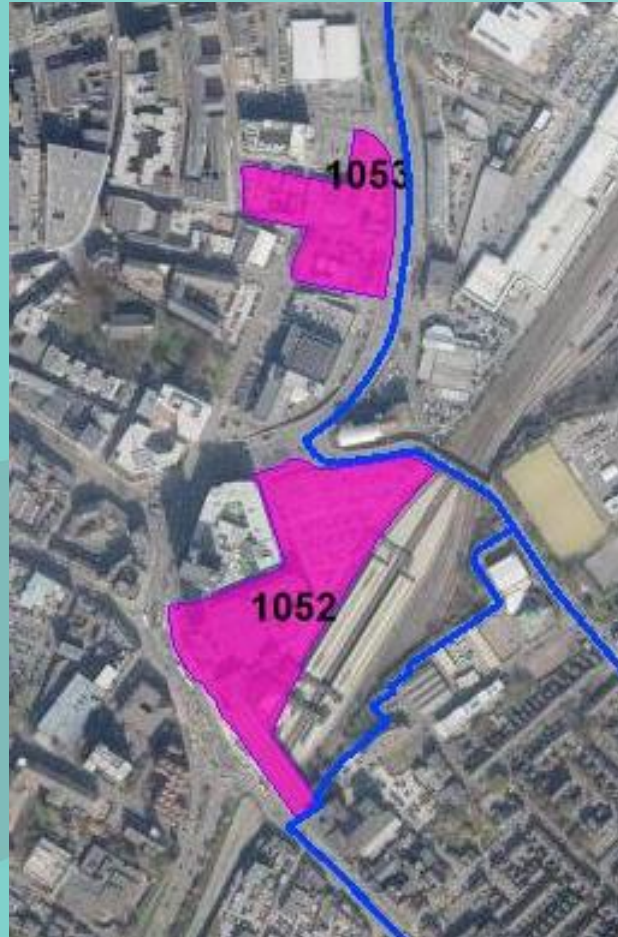
- 532 dwellings
- 28ha site
- 3.98 ha public open space
- Submitted as part of a “call for Sites”
- Owned by NHS



Non-Strategic Sites

Sites 1052 & 1053

- Railway Station, former sorting office and station car park, Campbell Street. (2.74ha site)
- Land at Midland Street, Southampton Street, Nicholas Street and Queen Street. (1.18ha)
- Potential office use



Non-Strategic Sites

Sites 505 & 222

- Dorothy Road/ Linden Street / Constance Road (505): 26 dwellings
- Site 222: Evington Valley Road (former Dunlop Works):
 - Mixed use residential and employment Uses.
 - 45 dwellings
 - Employment capacity (to be determined by scheme feasibility).



Non-Strategic Sites

Sites 604 & 715

- Linden School Playing Fields (site 604): 17 dwellings
- Land north of Gartree Road (site 715): 30 dwellings



Non strategic sites

- Mary Gee Houses:
101-107 Ratcliffe
Road (Site 307)
- Residential
development
- Recent application
(20190433) for 100
flats with care for
the elderly



Key Strategy – Open Space

- Balance between Housing, Employment and Public Open Space
- Informed by the Open Space Sports & Recreation Study (OSSR)
- Combination of population growth and planned development will mean that some green wedge will be lost and quantity of public open space will be reduced



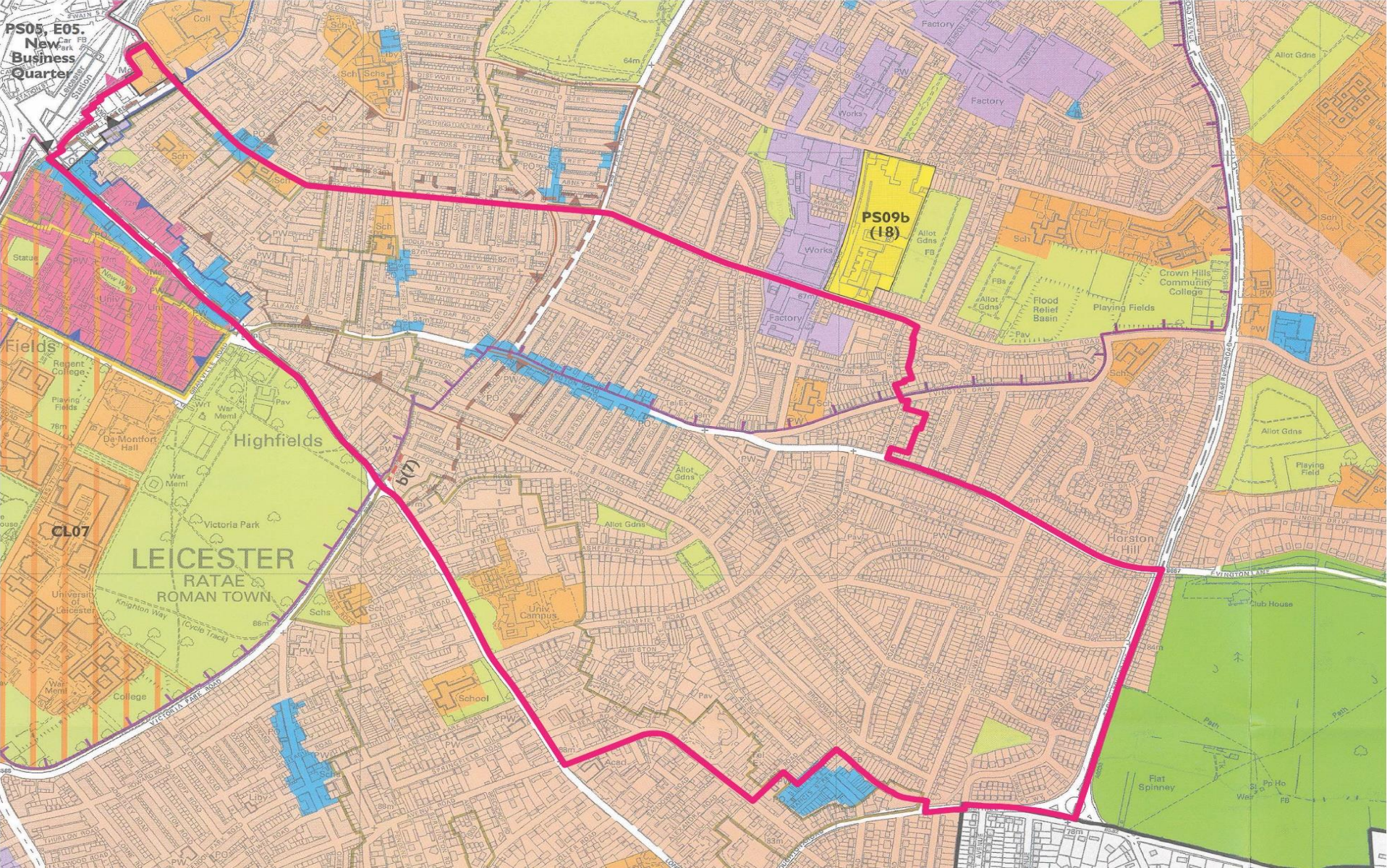
Supporting Evidence

- Independent Infrastructure Assessment looking at needs over Plan Period :
 - Potential future Library, Youth Services and Community halls
 - Sports and Leisure facilities
 - Health Care provision
 - Emergency Services - inc liaison with Police Service

Local Issues – Stoneygate

- Conservation
- Students
- HIMOs
- Highway Improvement Lines
- Shopping centres

PS08, E05
New
Business
Quarter



PS09b
(18)

LEICESTER
RATAE
ROMAN TOWN

CL07

Highfields

Horston Hill

Timetable

- Issues and Options - Public Consultation complete
- Emerging Options, Sites and Development Management Policies – Public Consultation completed
- Full Council 19th February 2020 approved
- Public Consultation (Reg 18) – Started 14th September 2020 for 12 weeks (Ends 7th December)
- Submission Local Plan Consultation (Reg 19) – Autumn 2021
- Adoption Summer/Autumn 2022

