



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

**Abbey Ward Meeting**

**23<sup>rd</sup> February 2023**

# Outline

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Context – Every Local Authority has to produce a local plan

Previous Consultations

Current Publication Plan (Regulation 19)

Consultation

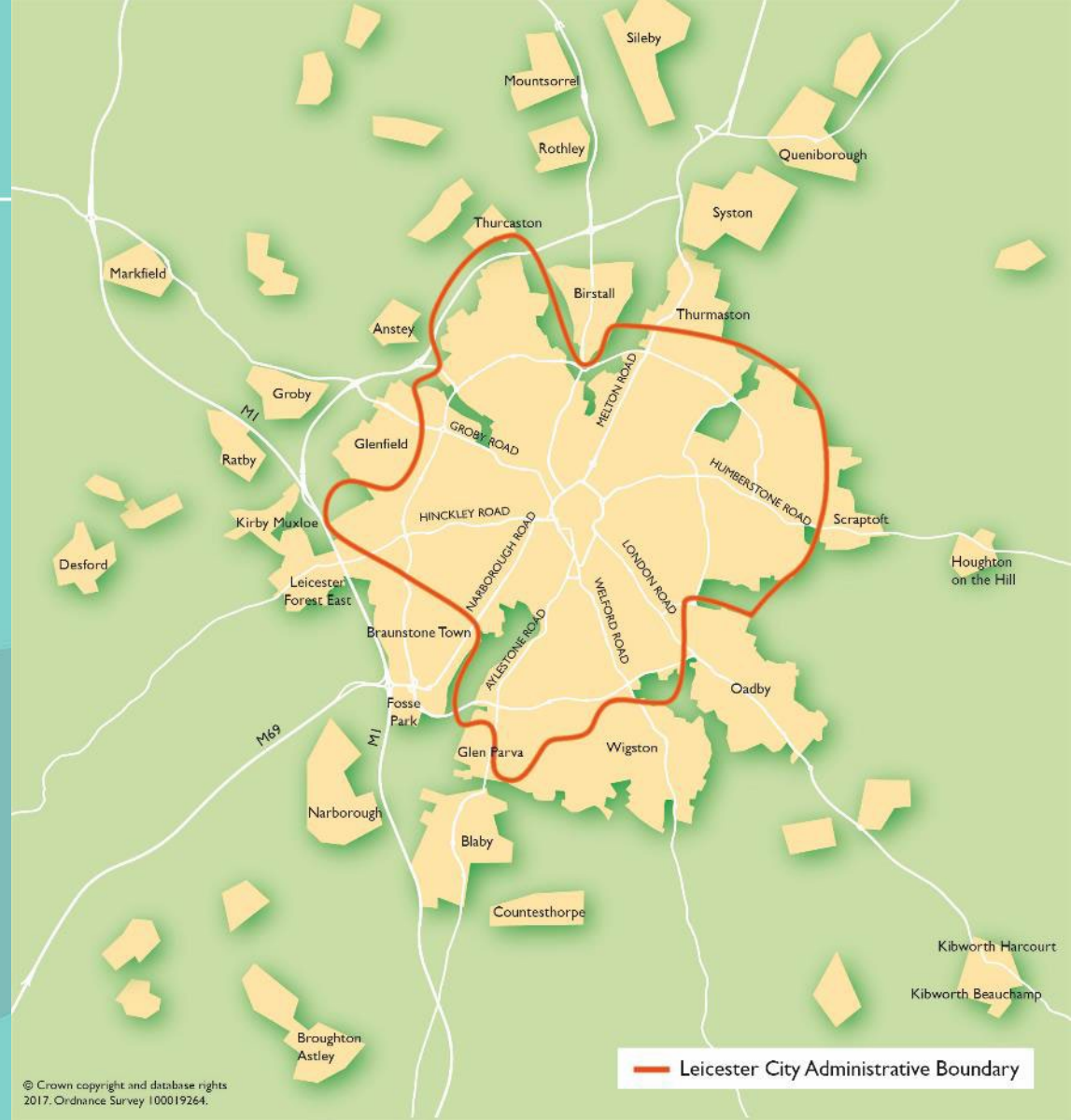
# Importance of a Local Plan

## 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
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- 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

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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)

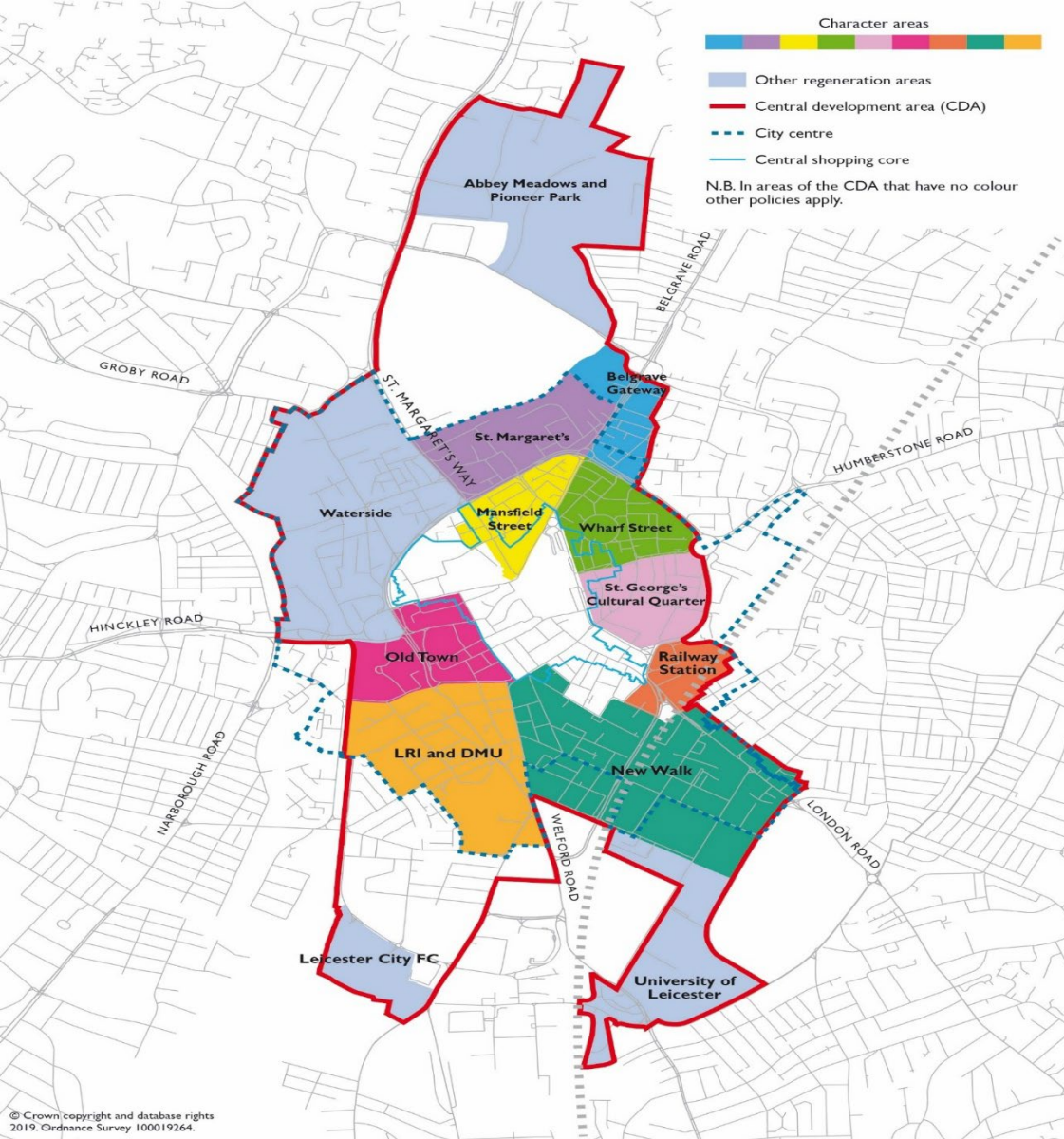
# Housing Strategy

- 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
	<b>Commitments</b>	
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

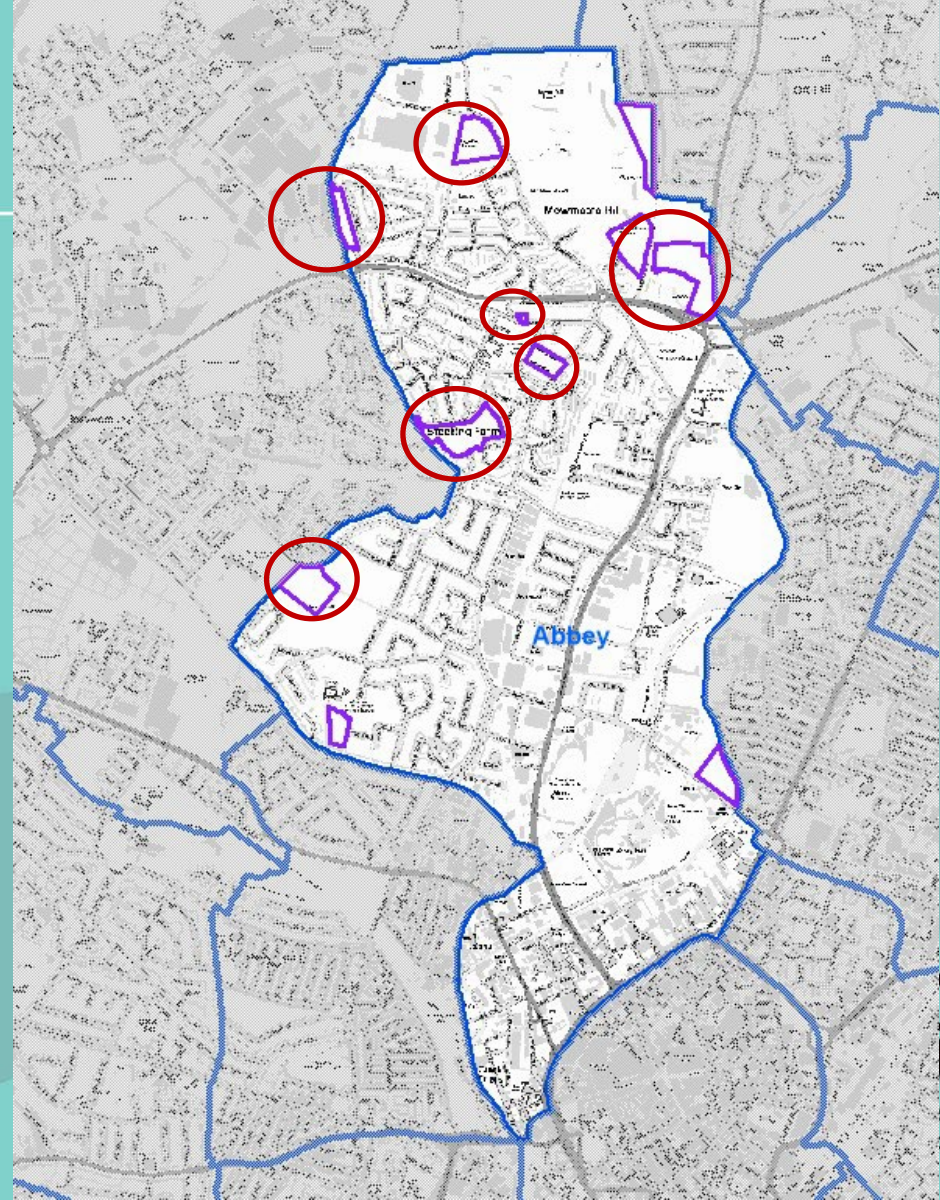
- Employment Need – 67ha for light/general industry and small scale storage
- Sites provide 44ha of employment land
- Unmet need of 23ha to be met in Charnwood – agreed through June 2022 Statement of Common Ground





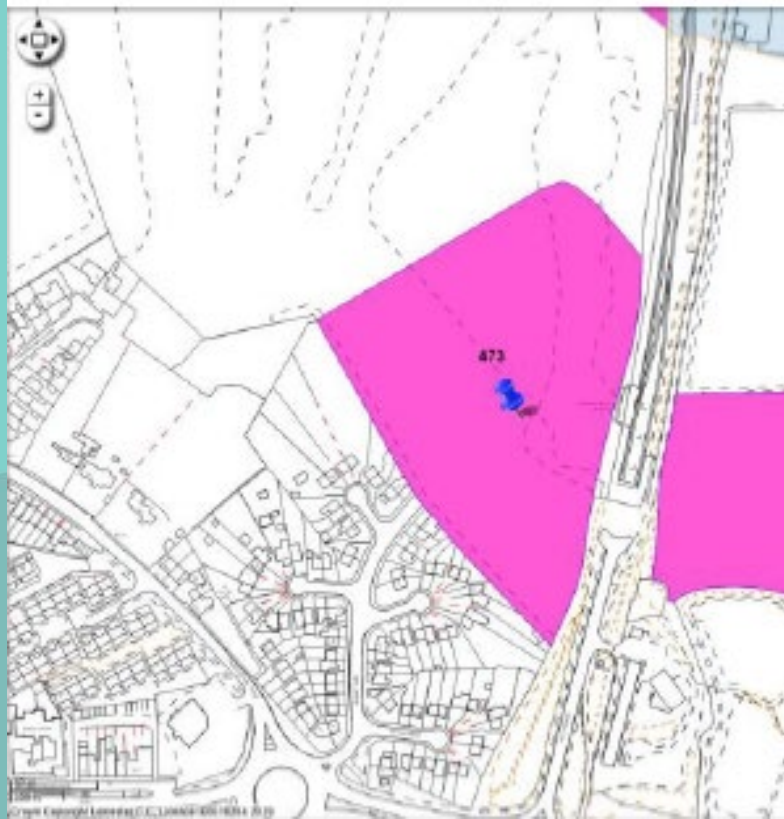
# Sites in ward in 2020 Consultation

- 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



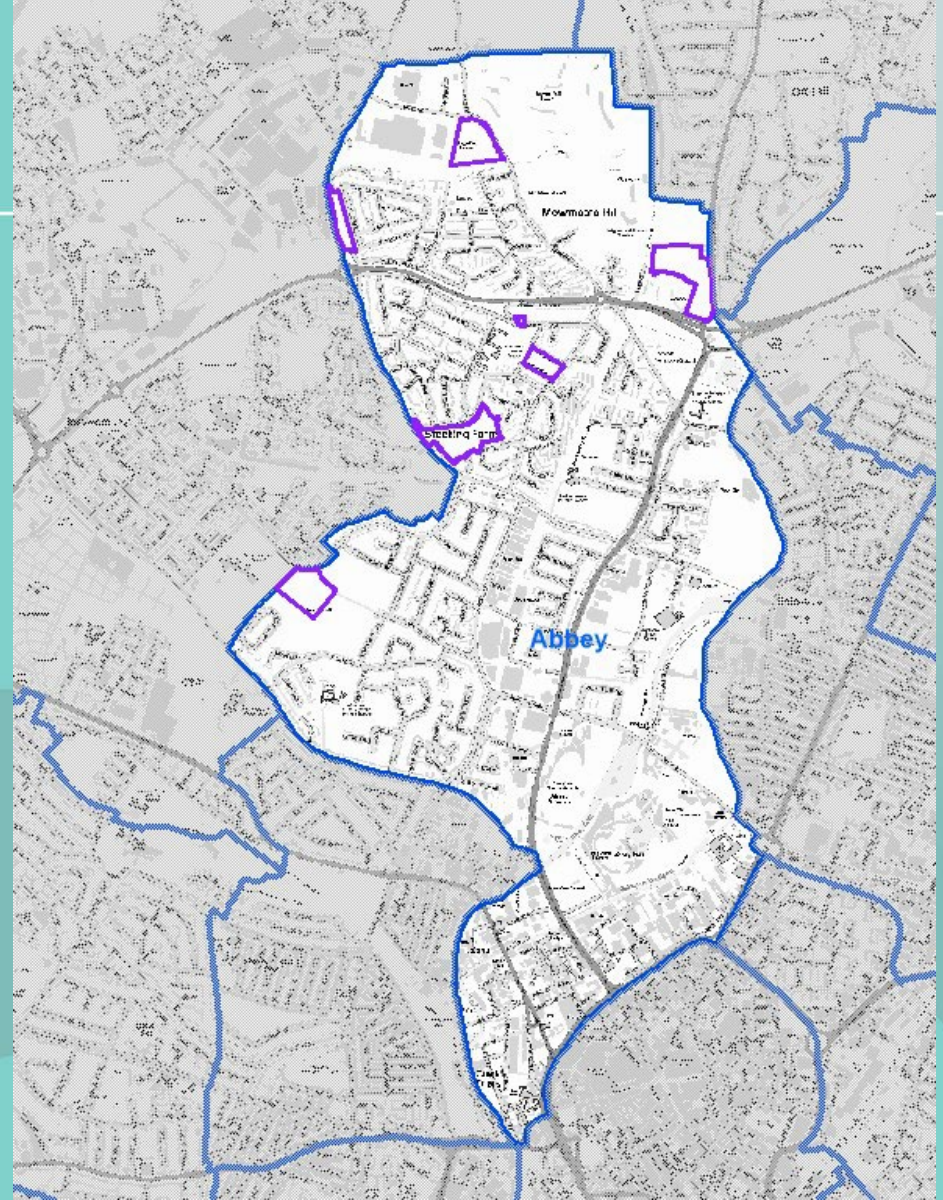
## Dropped site – Site 675: St Helen's Close Open Space

- 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



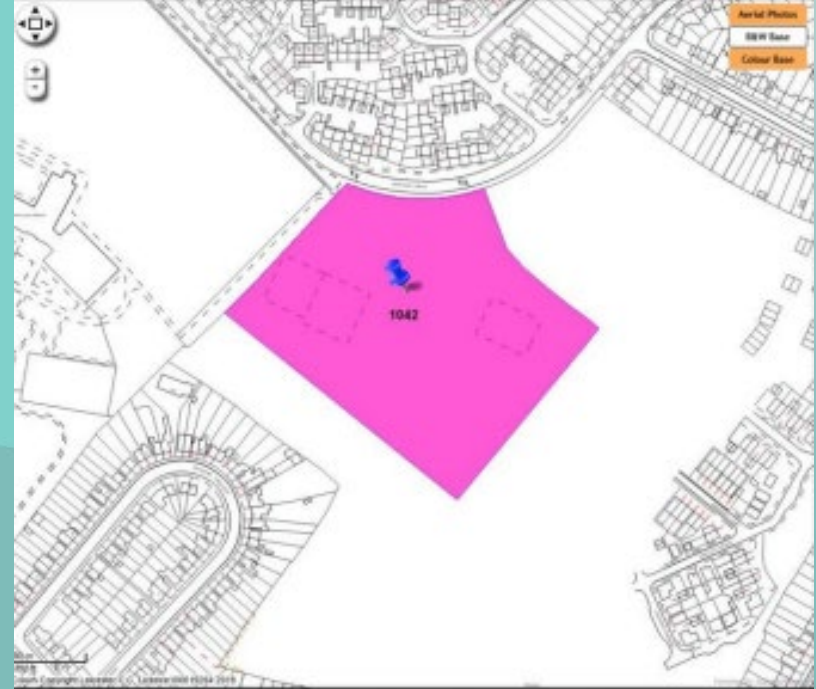
# Site 992: Woodstock Road

- 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

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- Online [consultations.leicester.gov.uk/sec/local-plan/](https://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

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- 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 16<sup>th</sup> January for statutory 6 weeks period (Ends 27<sup>th</sup> February)
- Submission to Government – Summer 2023
- Examination – End of 2023
- Adoption early 2024





# Questions?

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# 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