

## AYLESTONE COMMUNITY MEETING

WEDNESDAY, 1 FEBRUARY 2023

Held at: Aylestone Baptist Church, Lutterworth Rd, Aylestone, Leicester LE2  
8PE

### ACTION LOG

Present:  
Councillor Porter (Chair)  
Councillor Clarke

<b><u>NO.</u></b>	<b><u>ITEM</u></b>	<b><u>ACTION REQUESTED AT MEETING</u></b>
10.	<b>INTRODUCTIONS AND DECLARATIONS OF INTEREST</b>	<p>Councillor Porter as Chair led on introductions.</p> <p>Members were asked to declare any interests they had in the business on the agenda. Councillor Porter declared that he was involved in the campaign to save the Gilmorton Community Rooms, he also declared he was campaigning to stop the link from Conaglen Road onto the upcoming Franklyn Fields estate.</p>
11.	<b>APOLOGIES FOR ABSENCE</b>	<p>There were no apologies for absence.</p>
12.	<b>ACTION LOG OF LAST MEETING</b>	<p>AGREED:</p> <p>That the action log of the meeting held 22 June 2022 be confirmed as a correct record.</p>
13.	<b>DRAFT LOCAL PLAN UPDATE</b>	<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 Aylestone. It was noted that:</p> <ul style="list-style-type: none"><li>• The Local Plan was a 15-year plan for housing growth in Leicester. The Plan had to meet targets and policies set out by the Government.</li><li>• Leicester had already grown to the city boundary so development opportunity in the city itself was limited. Therefore, District Councils had agreed a Statement of Common Ground to help meet Leicester's targets.</li><li>• 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.</li></ul>

- With regards to Aylestone ward, the proposal for a large development site had been removed in this version of the plan. The only site for development in the ward now was at the Gilmorton Community Rooms. The allocation would allow redevelopment of the facility into a mixed-use site, indicating 9 dwellings could be developed alongside a community and retail facility.

In response to questions from Councillors and residents it was noted that:


- The Local Plan process would not determine the timeline for development at the Gilmorton Rooms. So, whilst there could be no guarantee that alternative community and retail provision would be available during the development this would be a matter for consideration and discussion with the tenants by the project promotor as part of the detailed project development plan.
- Over 3k representations had been received on the previous Local Plan consultation.
- The proposals were only to add 9 new homes on the site which was not considered significant enough to create highways issues.
- The current consultation forms had to meet a Government specified design which was why they were more technically and procedurally focused.
- Even if the Local Plan was approved it would not mean that all proposals included would go ahead, there would still need to be a funding case to be made, a viable scheme to be developed and relevant Planning applications.
- There would be a modification process with the Planning Inspector once the Pan was submitted. There would not necessarily need to be an alternative site allocation for the 9 new dwellings if the Gilmorton proposal was not to go ahead.
- With regard to questions about the loss of shops in Aylestone local centre. the Council did not have over control over change of use for most businesses in the city.
- Approval of the Local plan was a matter for council, a decision on whether to proceed to delivery of the development was a matter for

		<p>the Executive.</p> <p>Local residents present expressed concerns about the Gilmorton proposal. Concerns were around the lack of community and retail provision in that area and that redevelopment of the site would mean that provision was not available during the construction process. It was noted that the proposal in the current published draft Plan was that the site would be purely residential with no community facility, but a formal modification proposal to amend this to a mixed-use site allocation had been submitted and this would be put to the Inspector as part of the Plan submission, and as such was not yet reflected in the current draft. Residents expressed frustration that they had not heard about the mixed-use change sooner.</p> <p>Local business owners expressed frustration over the lack of Council engagement on issues with burglaries. Officers stated they would look into the issues.</p> <p>Upon the request of the Chair, residents indicated that they were overwhelmingly opposed to the Gilmorton proposal and wanted to remove the allocation from the Plan all together.</p> <p><b>ACTION:</b></p> <ol style="list-style-type: none"> <li>1. That Officers note and take into account the opinions and concerns raised by local residents through the consultation process.</li> <li>2. That Officers investigate burglary issues affecting local businesses.</li> </ol>
<p><b>14.</b></p>	<p><b>WARD UPDATES AND DEVELOPMENTS</b></p>	<p>The Chair noted that while an Officer was not present to provide an update on the development on Franklyn Fields, the issues surrounding the development would still be discussed and comments would be passed onto Officers.</p> <p>It was noted that the development itself was not controversial, the point of controversy was around a public link from the estate onto Conaglen Road and Franklyn Road. The link would be onto a play area.</p> <p>There was discussion of this proposal in which residents raised concerns about the proposed link onto Conaglen Road. It was noted that this road was presently a dead-end but this would now be</p>

		<p>changing. Concerns were that the layout of the link would encourage ASB in the area which would spill over onto the road. Issues with nuisance motorbikes and quadbikes in the area were noted, with the Great Central Way being a hotspot.</p> <p>It was suggested that main design issue was that the path would offer a loop for criminals to escape with, it was suggested that to address this that access be only to one road instead.</p> <p>It was agreed that a site visit would be carried out to determine the next course of action.</p> <p><b>ACTION:</b></p> <p style="padding-left: 40px;">That a site visit to Conaglen Road be conducted to get local views and determine how to handle the issue of access to the new Franklyn Fields estate.</p>
<b>15.</b>	<b>LOCAL POLICING - UPDATE AND FEEDBACK</b>	<p>Local Police Officers were present to provide an update on Policing issues in the ward. It was noted that crime overall was going down in the ward. Residents were encouraged to sign up to the Neighbourhood Link app and report issues there.</p> <p>Concerns over nuisance quadbikes on the Great Central Way were noted. Officers stated that they were aware of the issues, but enforcement powers were limited. Police were looking to get a dedicated beat Officer on the issue.</p>
<b>16.</b>	<b>WARD COMMUNITY BUDGET</b>	<p>The Ward Community Engagement Officer presented the Ward Community Budget. It was noted that of the £18k annual budget there was £801 left, the number of applications currently being considered was over £6k so applications would carry over to the next round.</p>
<b>17.</b>	<b>ANY OTHER</b>	<p>It was noted that there was a Planning application for an extension at Meadow Court Care Home and</p>

	<b>BUSINESS</b>	residents were encouraged to make representations on the application.  The meeting closed at 8.10pm.
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**Leicester Local Plan (2020 – 2036)  
Submission Plan (Regulation 19)  
Consultation 16<sup>th</sup> Jan – 27<sup>th</sup> Feb 2023**

**Aylestone Ward Meeting**

**1<sup>st</sup> February 2023**

Minute Item 13

# Outline

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Context

Previous Consultations

Current Submission Plan (Regulation 19) Consultation

Questions



# Importance of a Local Plan

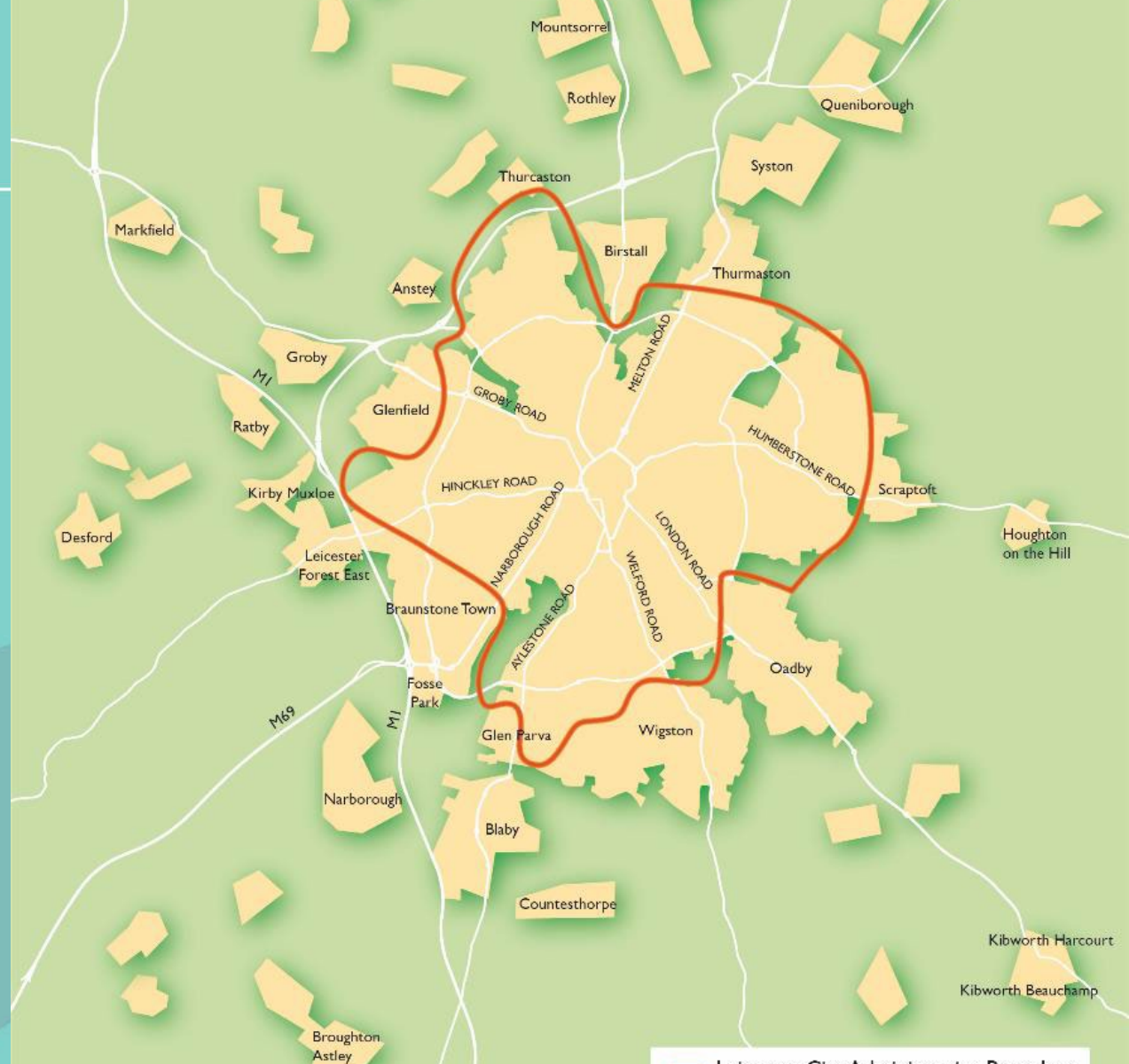
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**Submission Plan covers the period 2020 – 2036 and seeks to:**

- Meet the identified needs for homes, jobs, shopping, and leisure
- Allocate sites for the above
- 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

# 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

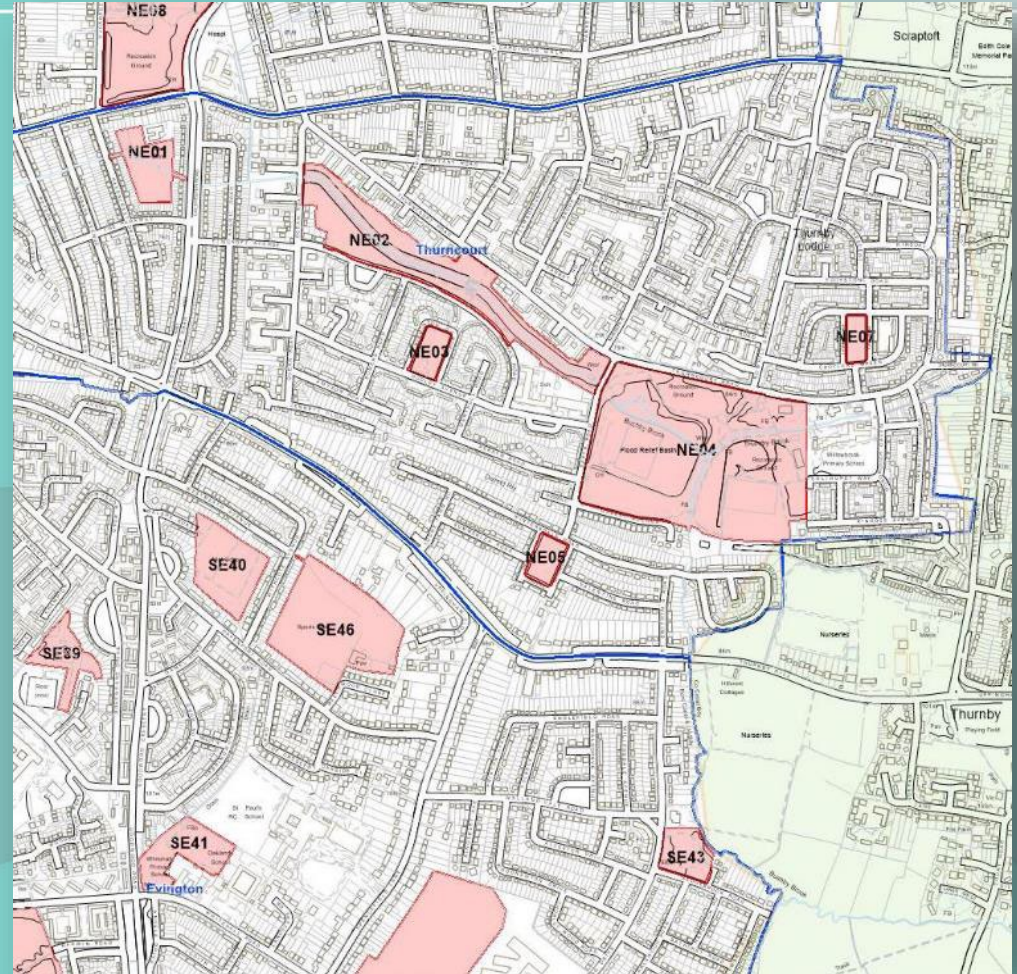
Ongoing Calls for Sites

3 Previous Consultations:

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

Current stage:

- Submission Plan Consultation January 2023 (Reg 19)



# Housing Strategy

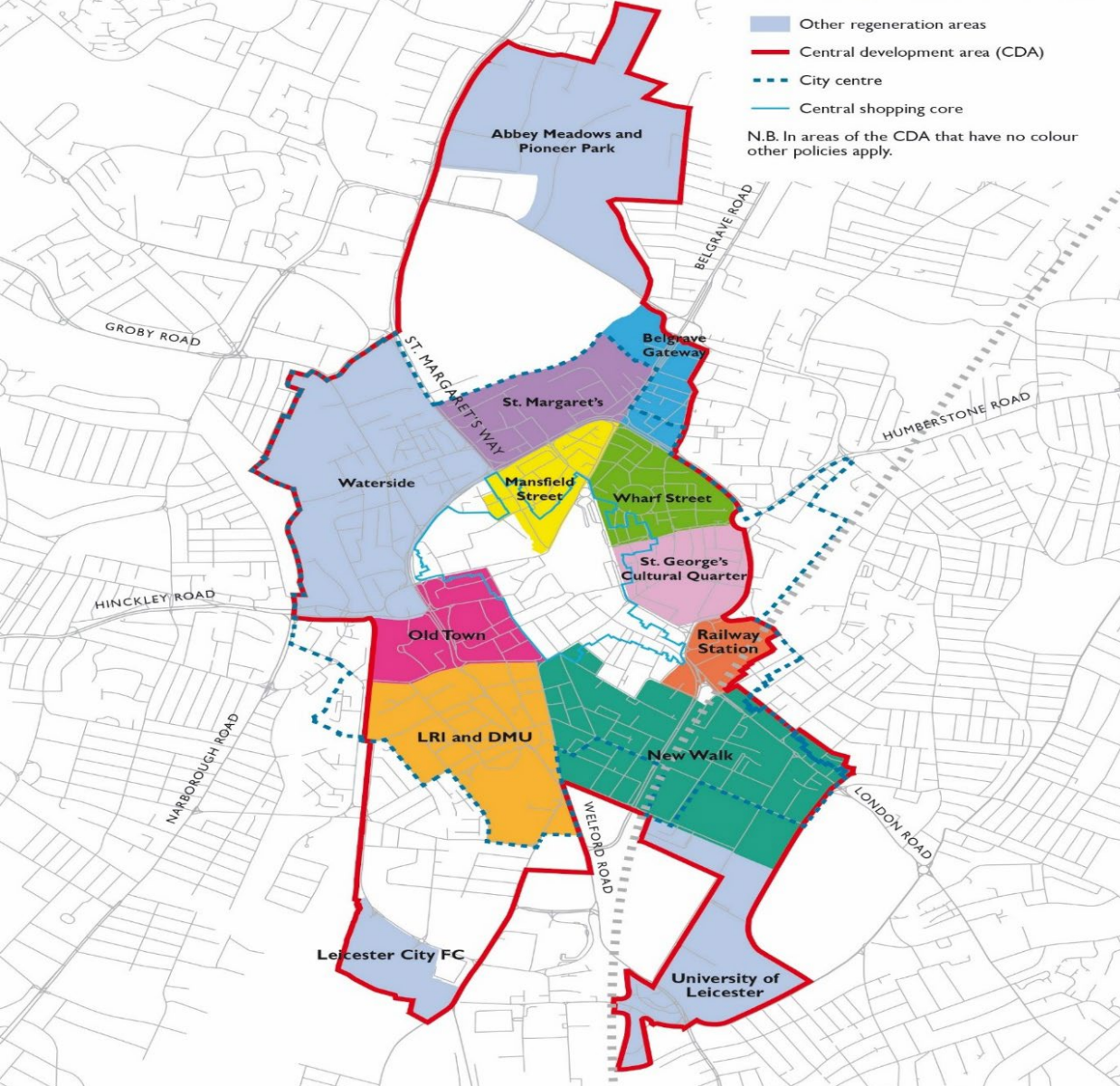
- Housing Need – 2,464 dwellings a year until 2036
- 39,424 dwellings over plan period
- Anticipated supply in Plan (including previous completions) – 23,010
- Unmet need of c.18,700 homes to be redistributed to districts – partially agreed through June 2022 Statement of Common Ground

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

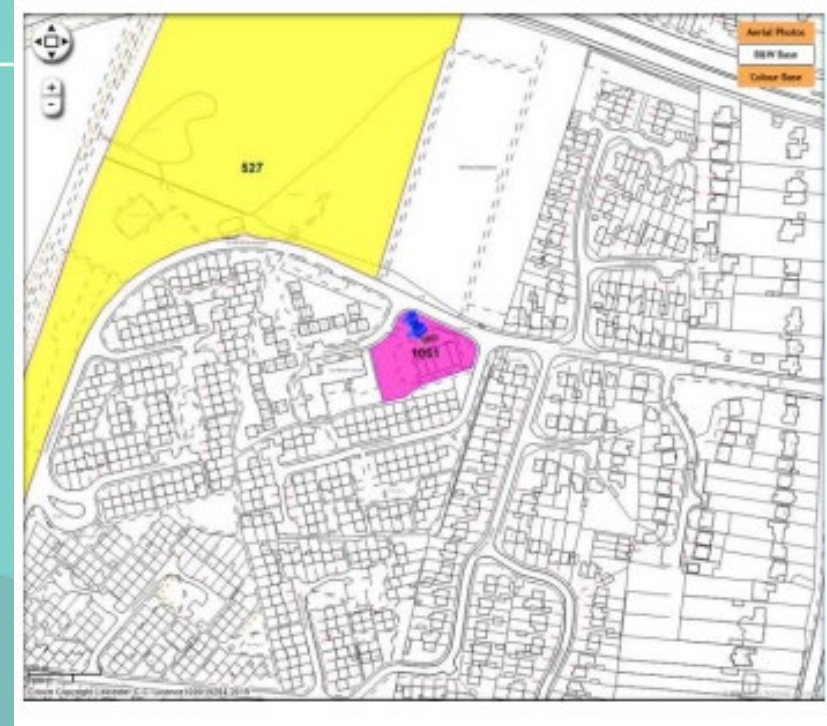
# Key Strategy – Employment

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



# Overview of sites in Aylestone Ward

- Site 527 removed
- 1 site allocation proposed in ward
- Gilmorton Community Rooms (Site 1051)
- Brownfield land
- 9 dwellings
- Propose modification to add mixed use
- Decision on whether to deliver will be a separate Council process following plan adoption



# Current Consultation on Plan and Evidence base

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- Online

[Leicester Local Plan – Publication Draft 2020–2036 Consultation - Leicester City Council - Citizen Space](#)

- 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 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

- Approved for Reg 19 consultation by Full Council on 24<sup>th</sup> November 2022
- 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
- Adoption 2023/2024



# Questions?

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