



Leicester
City Council

WARDS AFFECTED
Abbey, Castle, Wycliffe

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:

Cabinet

24 February 2003

AREA STRATEGY GUIDANCE: ST.PETERS LANE

Report of the Corporate Director of Environment Regeneration and Development

1. Purpose of Report

The purpose of this report is to seek Cabinet approval to adopt Strategy Guidance for the St Peters Lane area as Supplementary Planning Guidance (SPG) to the City of Leicester Local Plan. The draft document is attached as Annex A.

2. Summary

SPG for the St Peters Lane was first adopted in April 2000. Since that time there have been a number of factors that have necessitated an update of the guidance. Most notably the proposals put forward in the Leicester Masterplan and findings of the recent Central Leicestershire Retail Study have highlighted the need for more retail space in the city centre. In addition there has been renewed interest from developers to comprehensively redevelop this part of the city centre.

The revised guidance builds on and strengthens the previous guidance in a number of areas. It also proposes in particular;

- a proposed extension of New Walk to cross the site becoming a focus for daytime and nighttime activity.
- the area be strongly linked into the city centre through a series of high quality streets and spaces.
- a new substantial area of open space be provided, ideally as a new 'civic square'.

3. Consultation

Copies of the draft guidance were sent out to a wide range of interested parties. The consultation period ran for 6 weeks and ended on 29 January 2003. Details of the consultation process are set out in the Supporting Information.

Members of the Strategic Planning and Regeneration Scrutiny Committee considered the draft guidance at their meeting on 14 January 2003. Members generally welcomed the draft guidance but made a number of specific comments on matters of detail. See Supporting Information.

A number of relatively minor changes to the guidance are recommended as a result of the consultation exercise. The document attached as Annex A includes these amendments.

4. Recommendation

The Cabinet is recommended to APPROVE the Saint Peters Lane Area Strategy Guidance for adoption as Supplementary Planning Guidance to the City of Leicester Local Plan.

5. Headline Financial and legal Implications

The City Council owns land within the area which could form part of any major retailing proposals. It is also possible that the Councils Compulsory Purchase Powers may be needed to assemble land for major development projects in the area.

6. Other implications

Other Implications	YES/NO	Paragraph references within this report
Equal Opportunities	Yes	Annex A; in particular para. 6.4,6.5,7.3
Policy	Yes	3.2.1
Sustainable and Environmental	Yes	7.7
Crime and Disorder	Yes	7.6.3
Human Rights Act	No	
Elderly People/People on low incomes	Yes	6.5

7. Background Papers - Local Government Act 1972

City of Leicester Local Plan	1994
Replacement City of Leicester Local Plan	2001 (Deposit)
Leicester, Leicestershire and Rutland Structure Plan	
Leicester's Community Plan	
Leicester's Housing Needs Survey Final Report	2002
St Peters Lane Area Strategy Guidance	2000
Central Leicestershire Retail Study	1994
Central Leicestershire Retail Strategy	1997
Retail Site Assessment	1998
Central Leicestershire Retail Study	2002 (to be published)
Roger Tym Retail Study	underway
Leicester Regeneration Company Masterplan	2003
PPG 1: Planning Policy Guidance Note 1: General Policy and Principles	
PPG 6: Planning Policy Guidance Note 6: Town Centres and Retail Development	
RPG 8: Regional Planning Guidance for the East Midlands to 2021	

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DECISION STATUS

Key Decision	No
Reason	N/A
Appeared in Forward Plan	No
Executive or Council Decision	Executive (Cabinet)