

Leicester
City Council

MEETING OF THE HOUSING SCRUTINY COMMISSION

DATE: WEDNESDAY, 4 NOVEMBER 2020
TIME: 4:00 pm
PLACE: Microsoft Teams Virtual Meeting

Members of the Scrutiny Commission

Councillor Westley (Chair)
Councillor Nangreave (Vice Chair)

Councillors Aqbany, Gee, O'Donnell, Pickering and Willmott

Members of the Scrutiny Commission are invited to attend the above meeting to consider the items of business listed overleaf.

For Monitoring Officer

Officer contacts:

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Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Information for members of the public

PLEASE NOTE that any member of the press and public may listen in to proceedings at this 'virtual' meeting via a weblink which will be publicised on the Council website at least 24hrs before the meeting. Members of the press and public may tweet, blog etc. during the live broadcast as they would be able to during a regular Committee meeting at City Hall / Town Hall. It is important, however, that Councillors can discuss and take decisions without disruption, so the only participants in this virtual meeting will be the Councillors concerned, the officers advising the Committee and any invitees to the meeting relevant to the reports to be considered.

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You have the right to attend/observe formal meetings such as full Council, committee meetings & Scrutiny Commissions and see copies of agendas and minutes. On occasion however, meetings may, for reasons set out in law, need to consider some items in private.

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Making meetings accessible to all

Braille/audio tape/translation - If you require this please contact the Democratic Support Officer (production times will depend upon equipment/facility availability).

Further information

If you have any queries about any of the above or the business to be discussed, please contact Ed Brown, Democratic Support on **(0116) 454 3833** or email edmund.brown@leicester.gov.uk.

For Press Enquiries - please phone the **Communications Unit on 0116 454 4151**

PUBLIC SESSION

AGENDA

LIVE STREAM OF MEETING

A live stream of the meeting can be followed on this link: <https://tinyurl.com/y2l7267r>.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests they may have in the business to be discussed.

3. DRAFT LEICESTER LOCAL PLAN (2020 - 2036) - PUBLIC CONSULTATION

The Director of Planning, Development and Transportation submits a presentation on the Draft Leicester Local Plan (2020 – 2036) Public Consultation.

The plans and supporting documents can be accessed online at consultations.leicester.gov.uk.

4. ANY OTHER URGENT BUSINESS

An aerial photograph of Leicester, UK, taken at sunset. The sky is a mix of orange, pink, and blue. The city below is densely packed with buildings, many of which have their lights on, creating a warm glow. A prominent church spire is visible in the distance. The text is overlaid on the image in a bold, black, sans-serif font.

Draft Leicester Local Plan (2020 – 2036) Public Consultation

→ **Housing Scrutiny Committee Meeting**

4th November 2020

Appendix A

Local Plan – Housing

- **Cross Cutting in the local Plan - Includes:**
- Housing – Market led/Sheltered Housing/Affordable/Accessible
- Good Design – High Quality Design/amenity/Inclusive design/Space Standards
- Transport – Active Travel/Public Transport
- Climate Change – Air Quality, energy standards
- Employment – Jobs and Training
- Open Space – Access for All/Physical benefits
- Health and Well being Chapter in Local Plan

White Paper: Planning for the Future



- Growth, renewal, protection designations
- National development management policies
- Permission in principle, permitted development and local design codes
- Housing Methodology
- Timescales

The Importance of a Local Plan

Draft Local Plan for public consultation has been produced

- Originally planned for March but delayed due to Covid to allow effective public consultation
- Statement of Community Involvement (SCI) revised
- Consultation on same draft plan and supporting evidence proposed in March
- Additional evidence has been completed (in particular on Housing Demand) for consultation at the same time but did not inform this current draft plan

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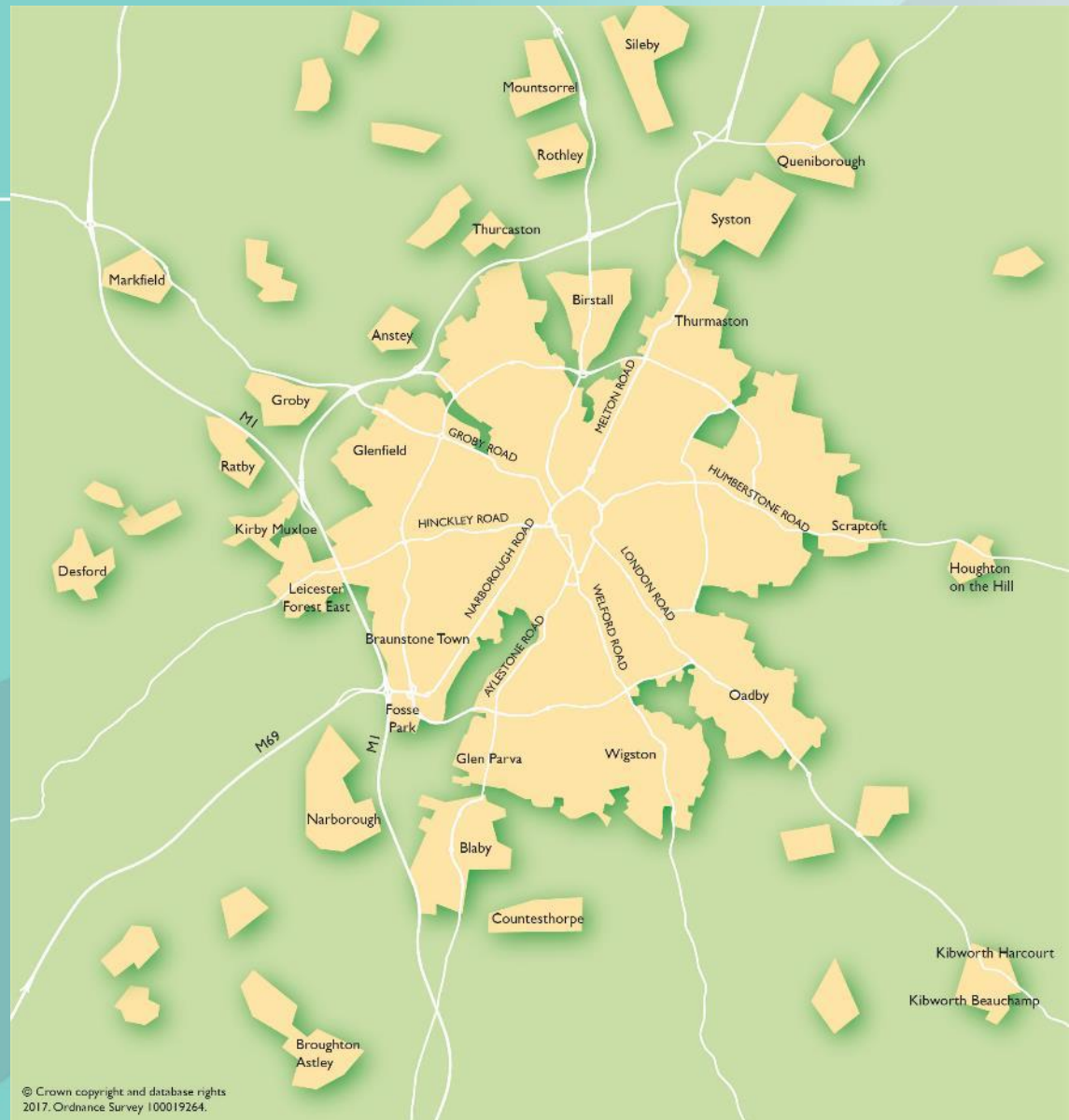
The Importance of a Local Plan

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

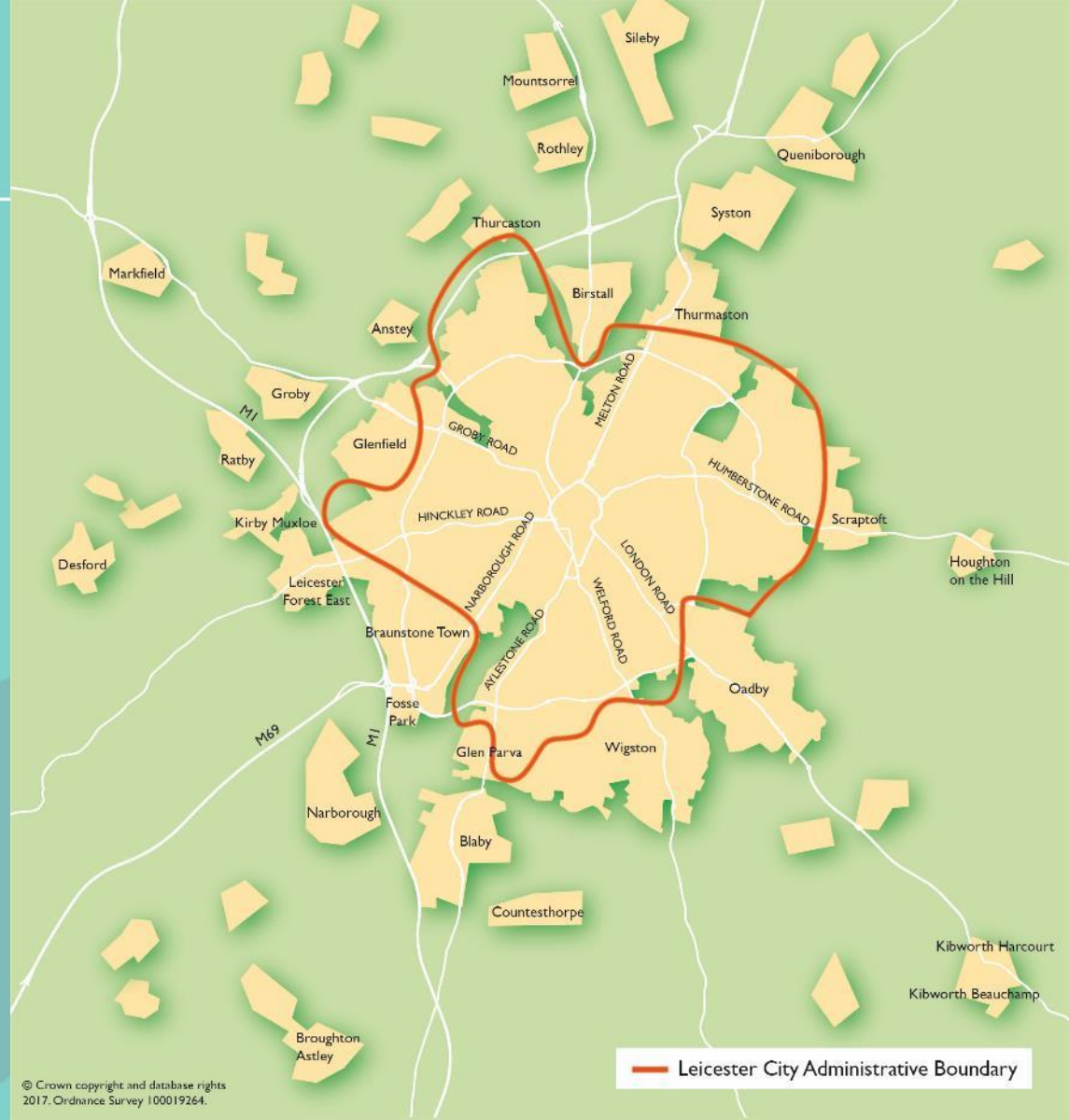
A Growing City

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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



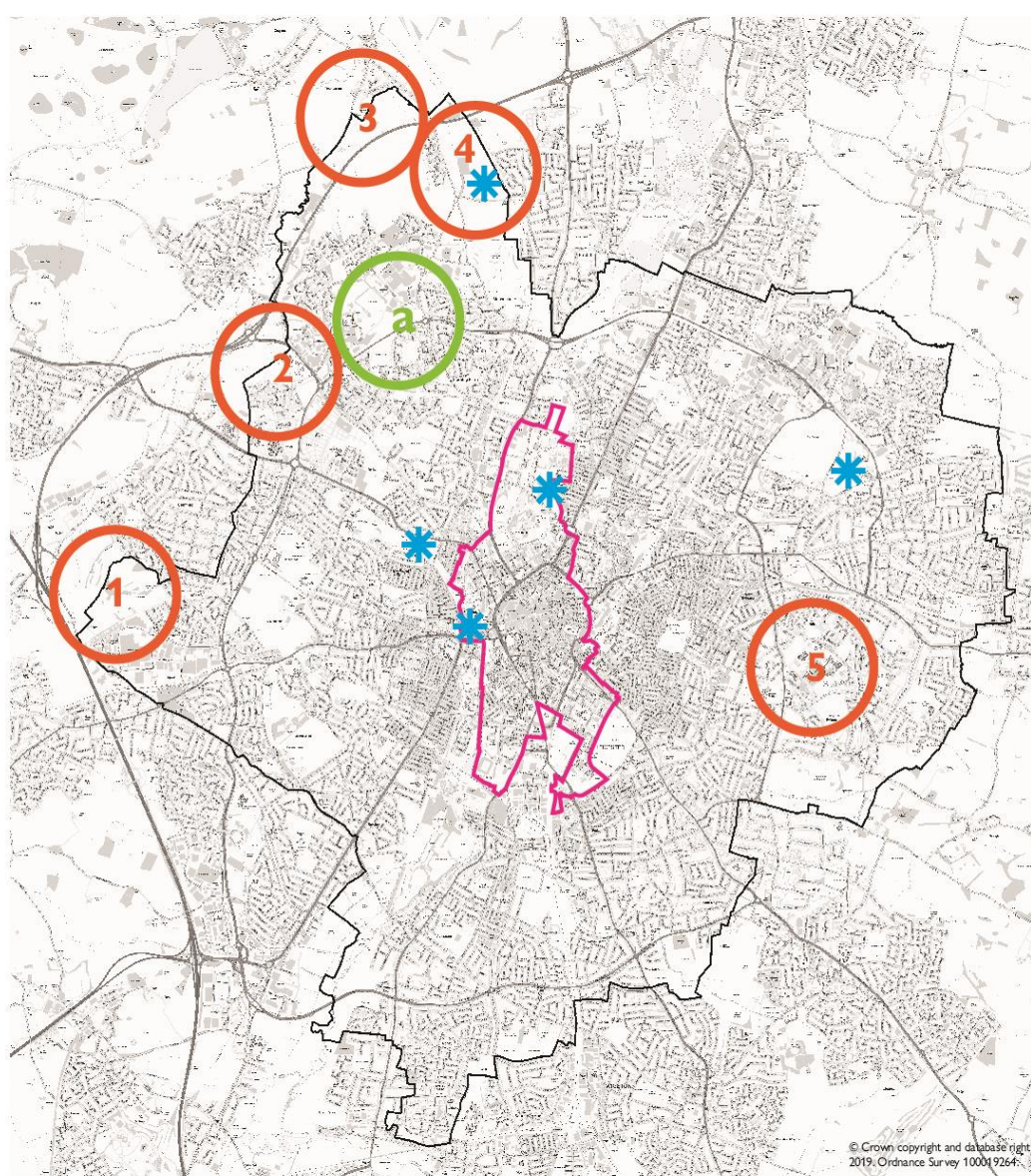
Housing Strategy

- Housing Need 1,712 a year until 2036
- 29,104 dwellings over plan period
- ∞• Anticipated Supply identified in the Plan: 21,362 dwellings
- **Shortfall – 7,742 to be redistributed through agreement with the district councils** via a Statement of Common Ground

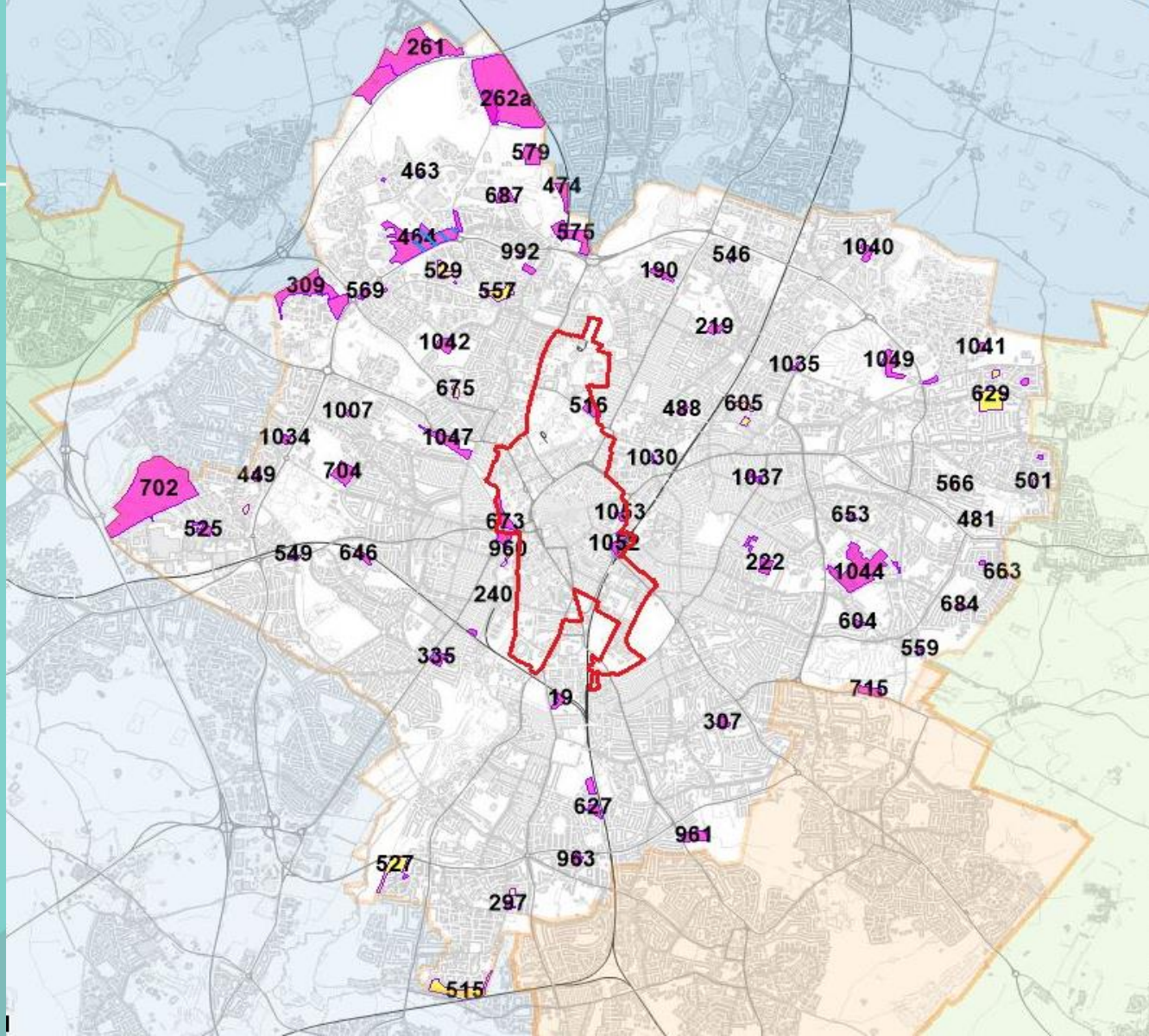


Housing Strategy – Draft Allocations

- 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)
 - 2,594 homes
- Approximately 85 other sites for housing (Mix of LCC and Privately owned sites): 1,486 homes
- Central Development Area (CDA) – City Centre and Brownfield Sites: 4,905 homes (16.8% of total supply)
- Extant permissions (inc. CDA): 9,827 homes (33.7%)
- Windfall supply: 2,550 homes over plan period
- 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



Local Housing Needs Study 2020

- **Did not** inform the current draft plan; key evidence for next stage of the plan
- Overall need: 29,478 homes (1,734 dpa) – based on PPG (note this could change with Govt new algorithm)

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- Slightly increased housing target
- Depending upon revised supply, may impact the unmet need
- Changes in the standard method if adopted – significant implication on housing target and unmet need



Affordable Housing Need

- Current draft policy was based on HEDNA findings
- New LHNA study identifies need : 12,206 homes (718 homes per annum)

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Implication on our Plan

- No need to increase overall affordable housing target -overall need includes affordability uplift (17.66%)
- Viability to be considered for establishing targets including First Homes
- Private Rented Sector has significant role in Leicester

Housing Mix

- Current draft based on HEDNA
- New need identified in the LHNA

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	Affordable Dwellings			Total Affordable Housing	Total Market Housing	Total Housing
	Unable to afford		Affordable Home Ownership			
	Social rent	Affordable Rent				
Leicester						
1 bedroom	78	6	1,224	1,308	1,502	2,810
2 bedrooms	2,181	726	1,919	4,827	3,022	7,849
3 bedrooms	2,756	1,066	408	4,230	11,235	15,465
4+ bedrooms	1,373	442	26	1,841	1,032	2,874
DWELLINGS	6,389	2,241	3,576	12,206	16,791	28,997
C2 Dwellings	-	-	-	-	481	481
LHN	6,389	2,241	3,576	12,206	17,272	29,478

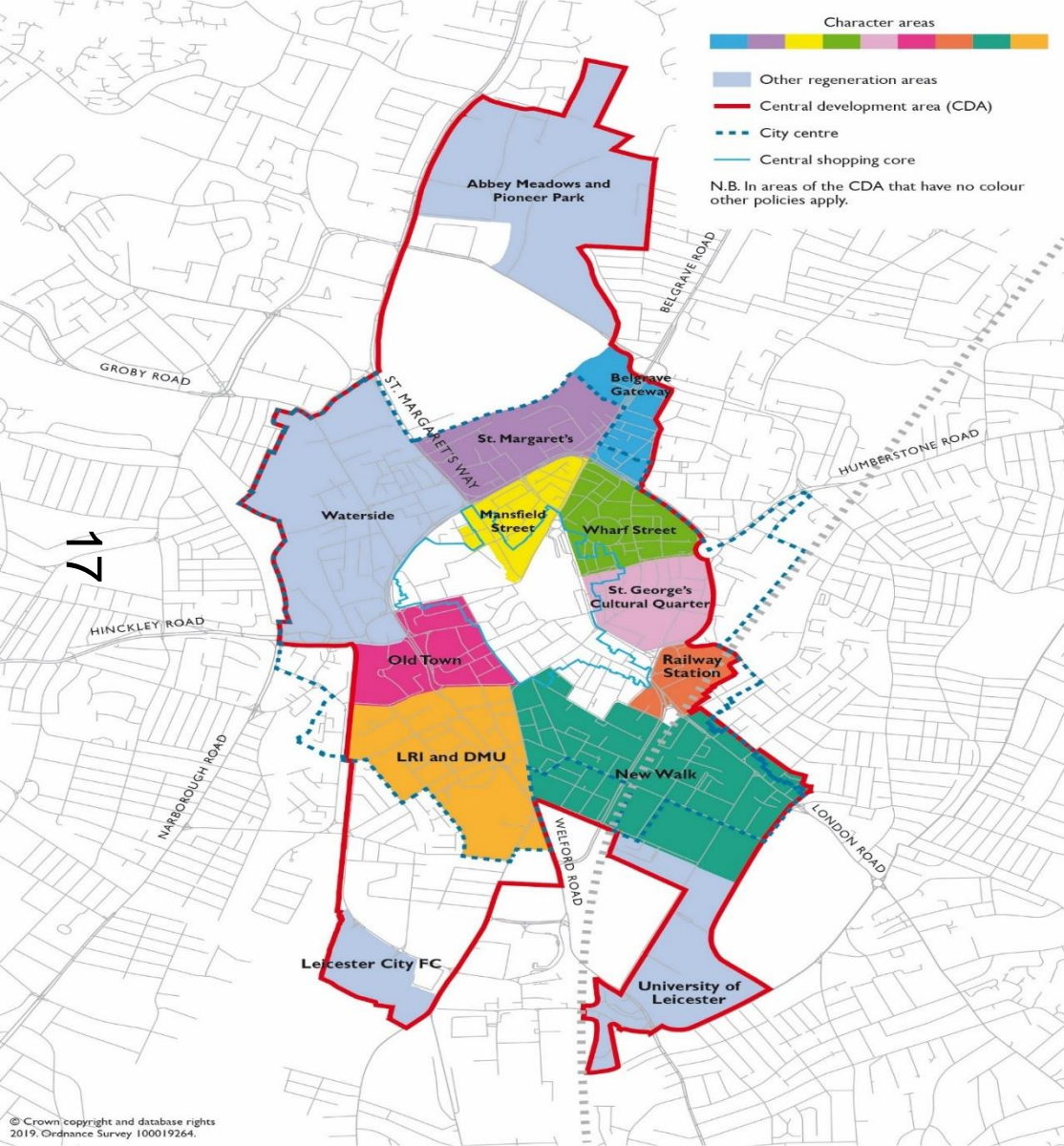
Other housing need

- 6,098 homes for older people (specialist housing). This includes:
 - Sheltered housing may include communal facilities including lounge, laundry, guest suite
 - Extra care housing have additional facilities including restaurant, hobby rooms with domestic support and personal care, on-site staff.
- 10,821 adapted homes (accessible, adaptable & wheelchair user dwelling) = 37% of LHN.
- 4,800 bed spaces for student need over Plan period
- 30 plots of self-build/custom build per annum needed

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Houses in Multiple Occupation

- HMOs form significant part of the supply
- Smaller HMOs currently only need permission in 3 defined areas (Article 4 Directions)
- 10 • Demand for HMOs varies
- Evidence being prepared for review of A4D Restrictions in other areas
- Also draft policy in Plan for comment



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



Health and Wellbeing

Local areas in which people live, work and play can support improvements in physical and mental and well being issues by affecting the degree to which people are able to access healthy life styles and enjoy happy and satisfying lives.

- **Worked closely with Public Health colleagues** – so that
↳ the New Local Plan will support positive health and
∞ wellbeing out comes for people living in the City.
- **New “Health and Wellbeing” chapter:**
 - Importance & commitment to reducing health inequalities
 - Broad overarching policy – to set the scene and bring it all together
- **New policy: Health Impact Assessments** – major new development



Health and Wellbeing - Cross Cuts Across Plan

- **Housing** – right mix and type, affordable, Internal residential space standards. (decent homes for everyone)
- **Delivering quality places** – Safe & Inclusive design, promoting active travel, changing places facilities.
- **Employment** – Employment Support Strategy policy – Employment and skills Plans to enable local people to secure employment and training opportunities
- **Spaces for growing food** – allotments, green roofs
- **Open space, sport and recreation & natural environment** – access to good quality open spaces – (physical health & mental wellbeing).
- **Improving air quality**



Key Strategy – Open Space

- Balance between Housing, Employment and Public Open Space
- 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
- However, opportunities to secure new public open space on Strategic Sites and improve existing public open space



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) to commence 14th September 2020 for 12 weeks
- Submission Local Plan Consultation (Reg 19) – Autumn 2021
- Adoption Summer/Autumn 2022



