

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 overall scene is a panoramic view of the city from a high vantage point.

Draft Leicester Local Plan (2020 – 2036)

Public Consultation

**Economic Development, Transport &
Tourism Scrutiny Commission**

12th October 2020

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

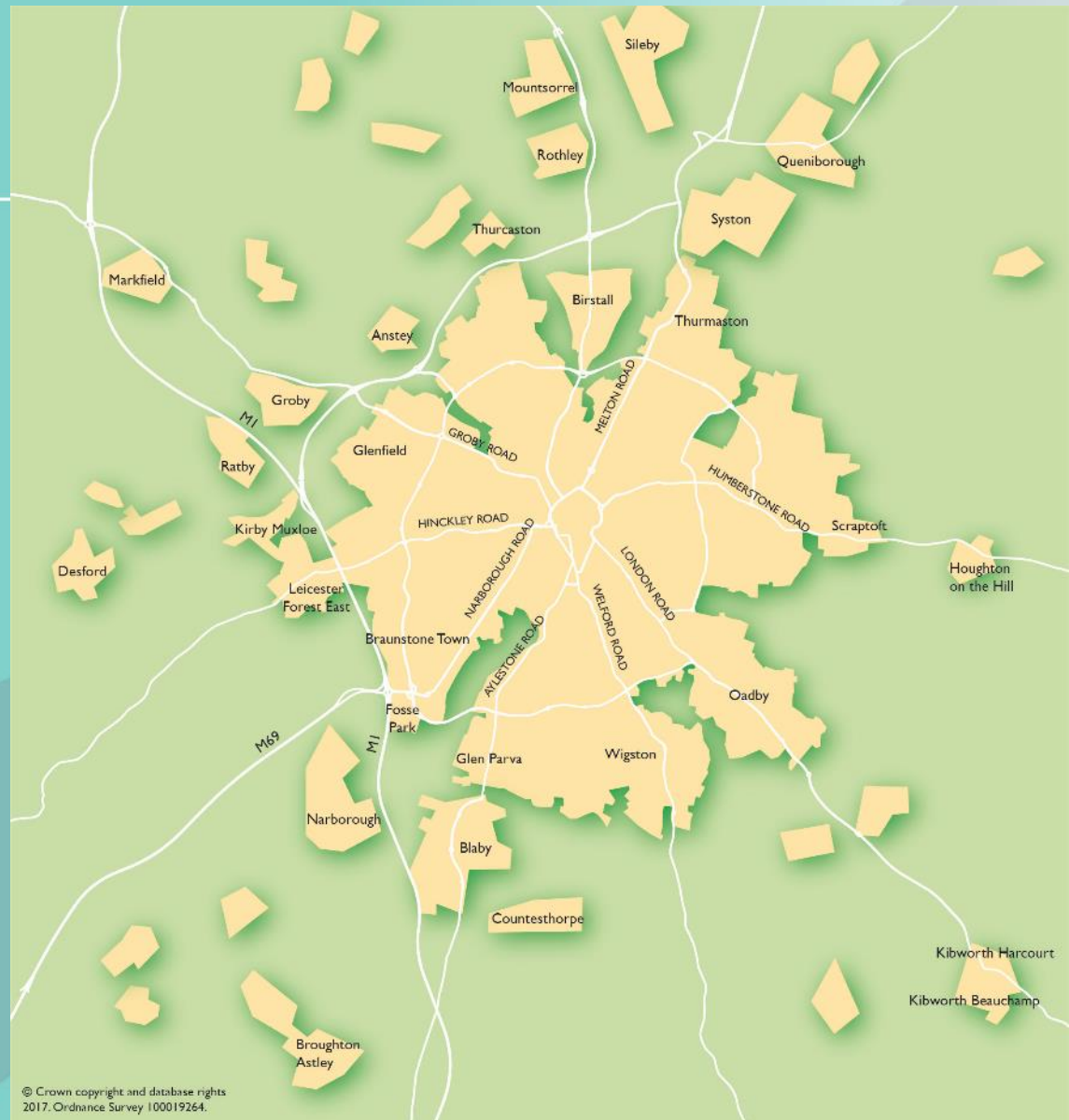
- Originally planned for March but delayed due to Covid to allow effective public consultation
- Statement of Community Involvement (SCI) revised
- Consultation on same draft plan and supporting evidence proposed in March
- Additional evidence has been completed and will be consulted on at the same time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

The Importance of a Local Plan

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

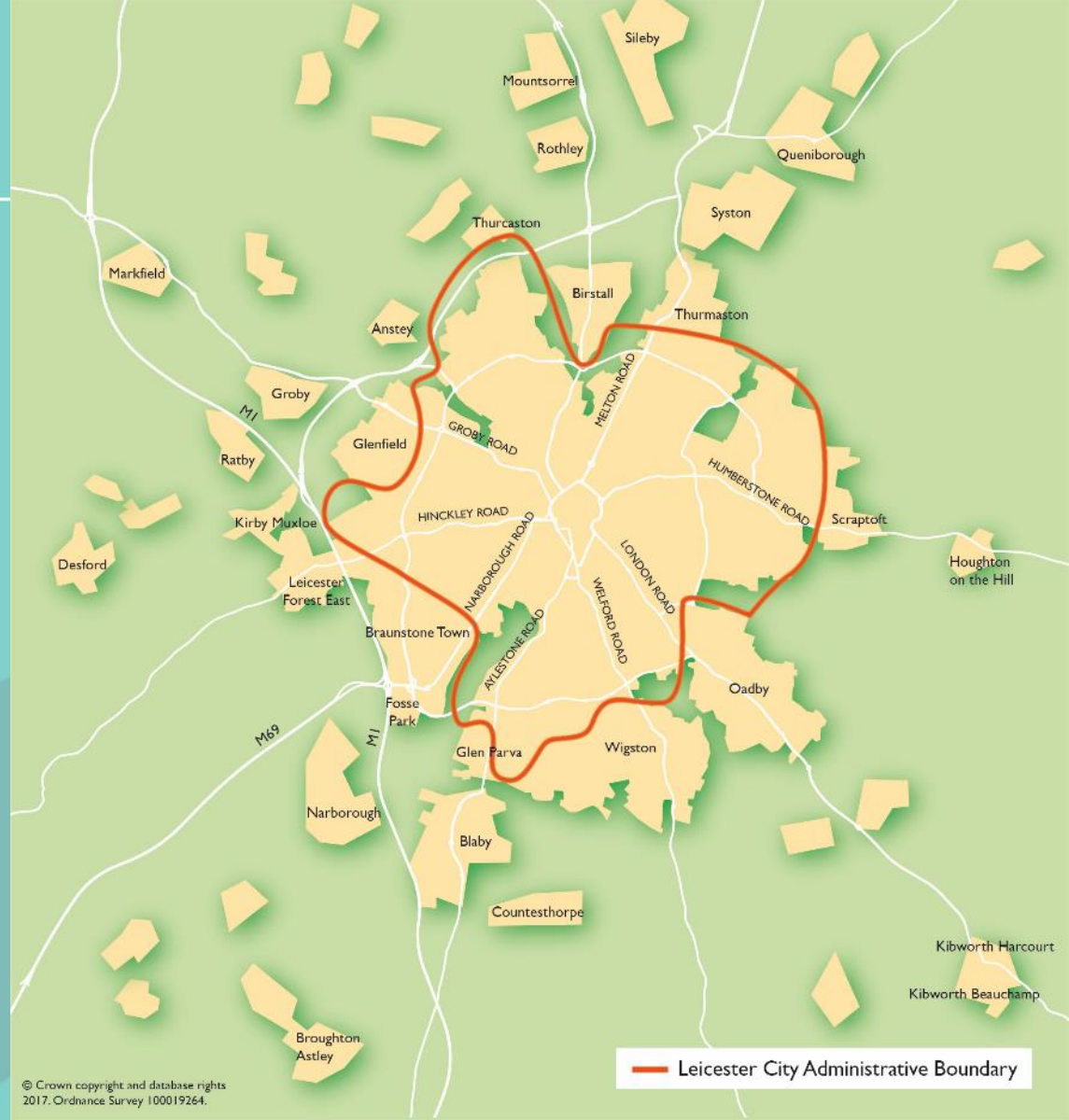
- Meet the needs for homes, jobs, shopping, and leisure
 - Allocate sites for the above
 - Set the council's planning policies (e.g. Climate Change and Public Health)
 - Encourage Investment & Economic Growth
 - Facilitate Place-making and set high quality design expectations
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- It also includes specific policies to consider planning application
 - The plan needs to be evidenced as viable and deliverable

A Growing City



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



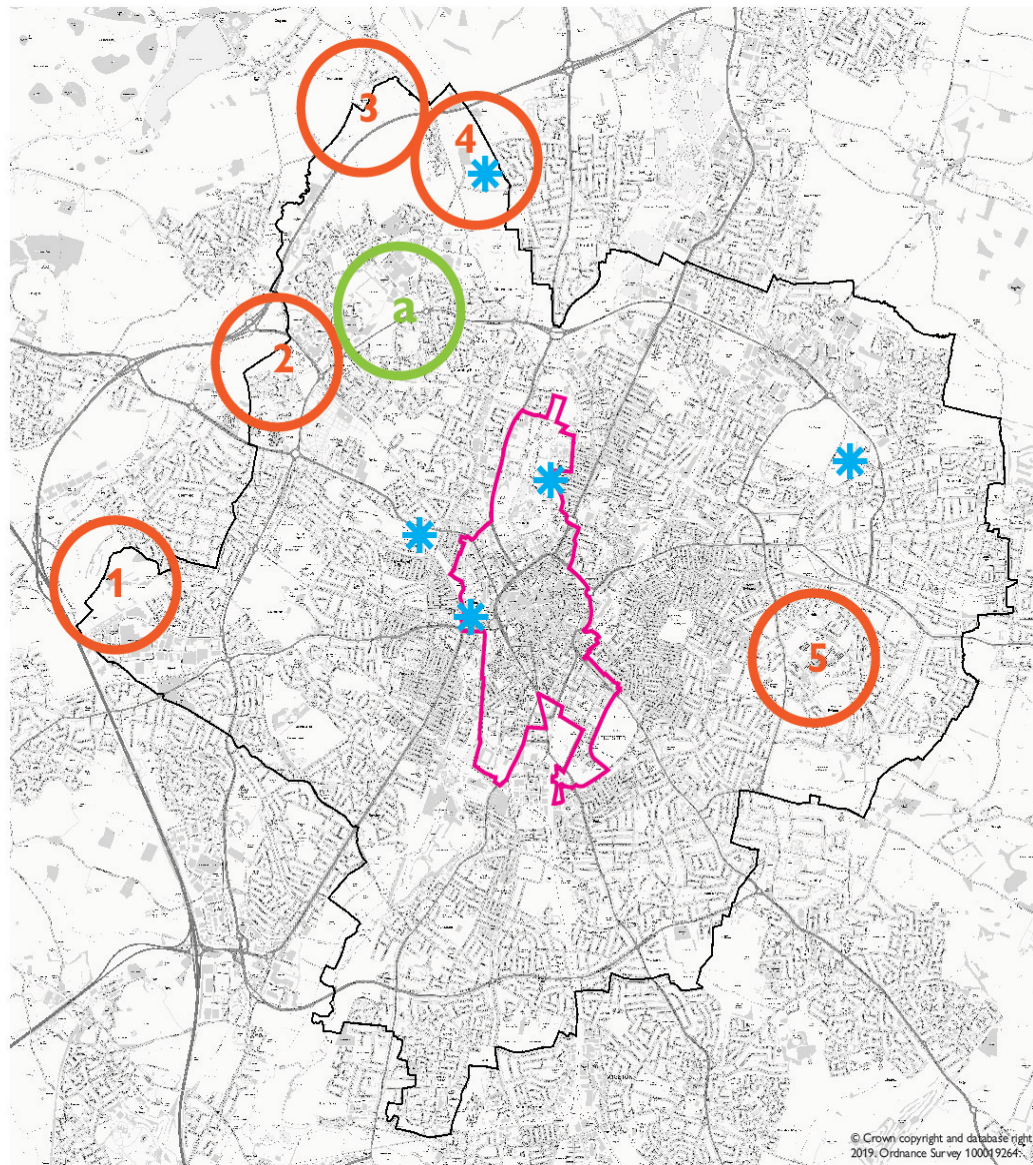
Housing Strategy

- 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



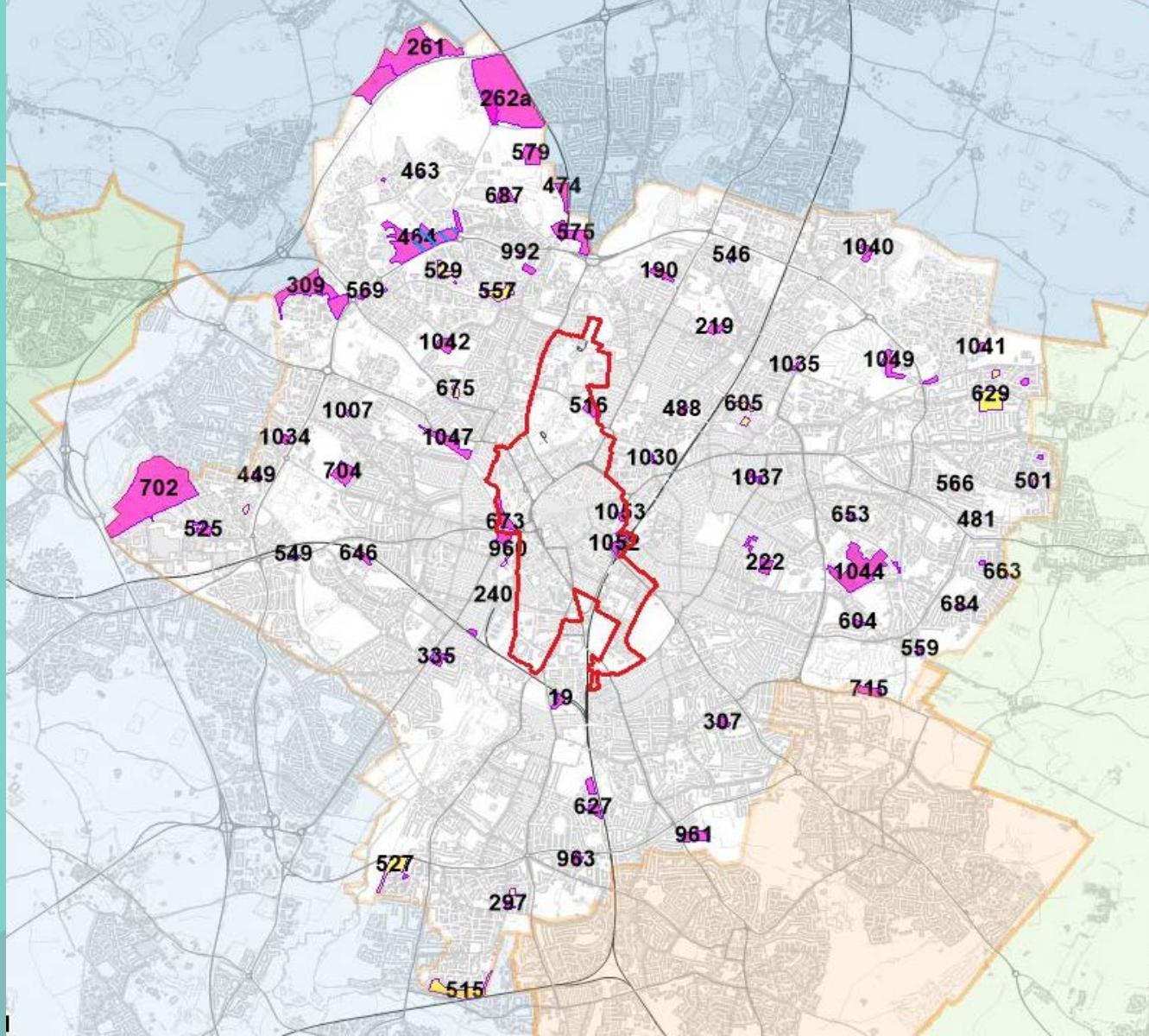
□ Central development area

○ 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

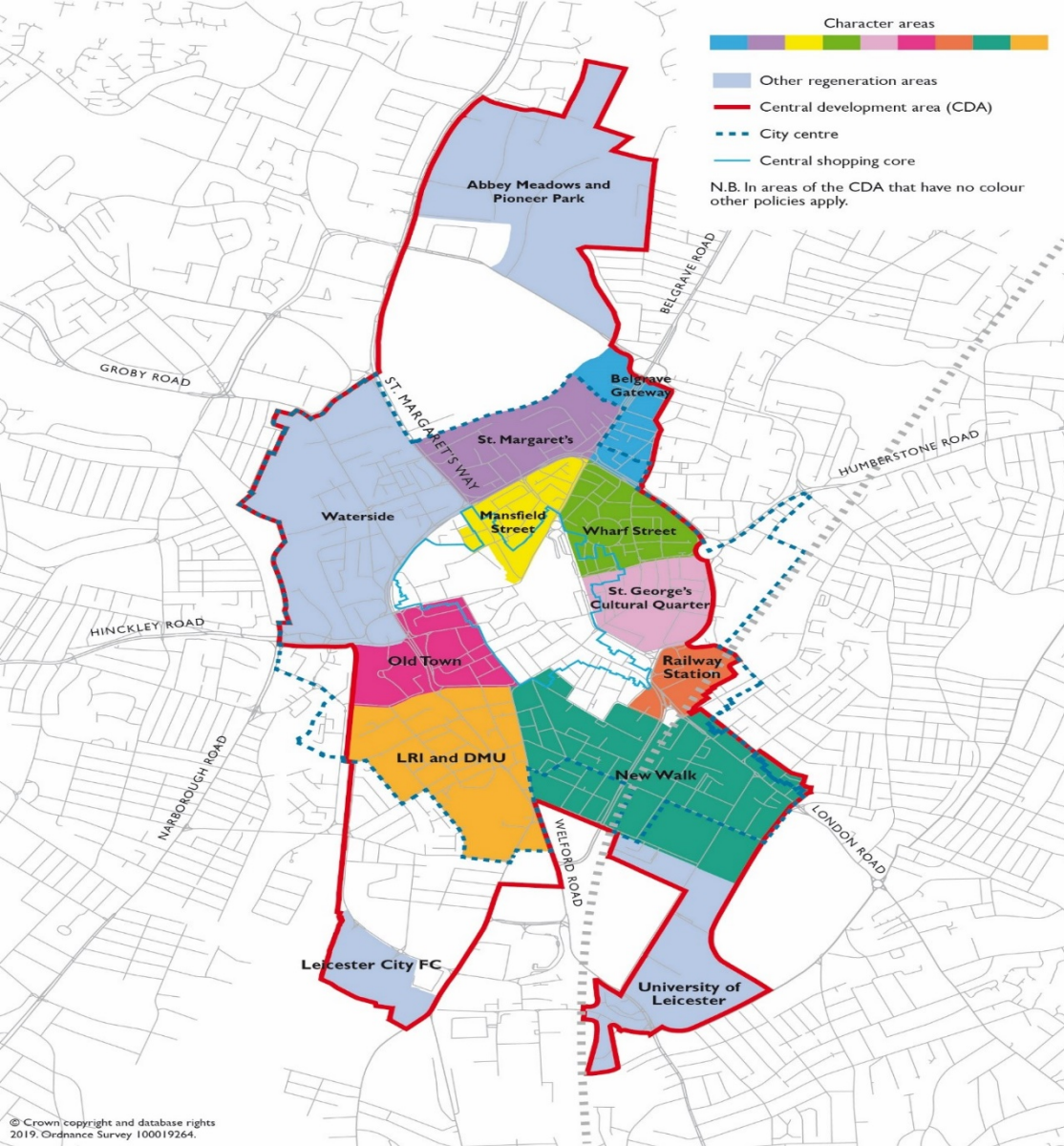
* Proposed new school allocation



Leicester
City Council

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**



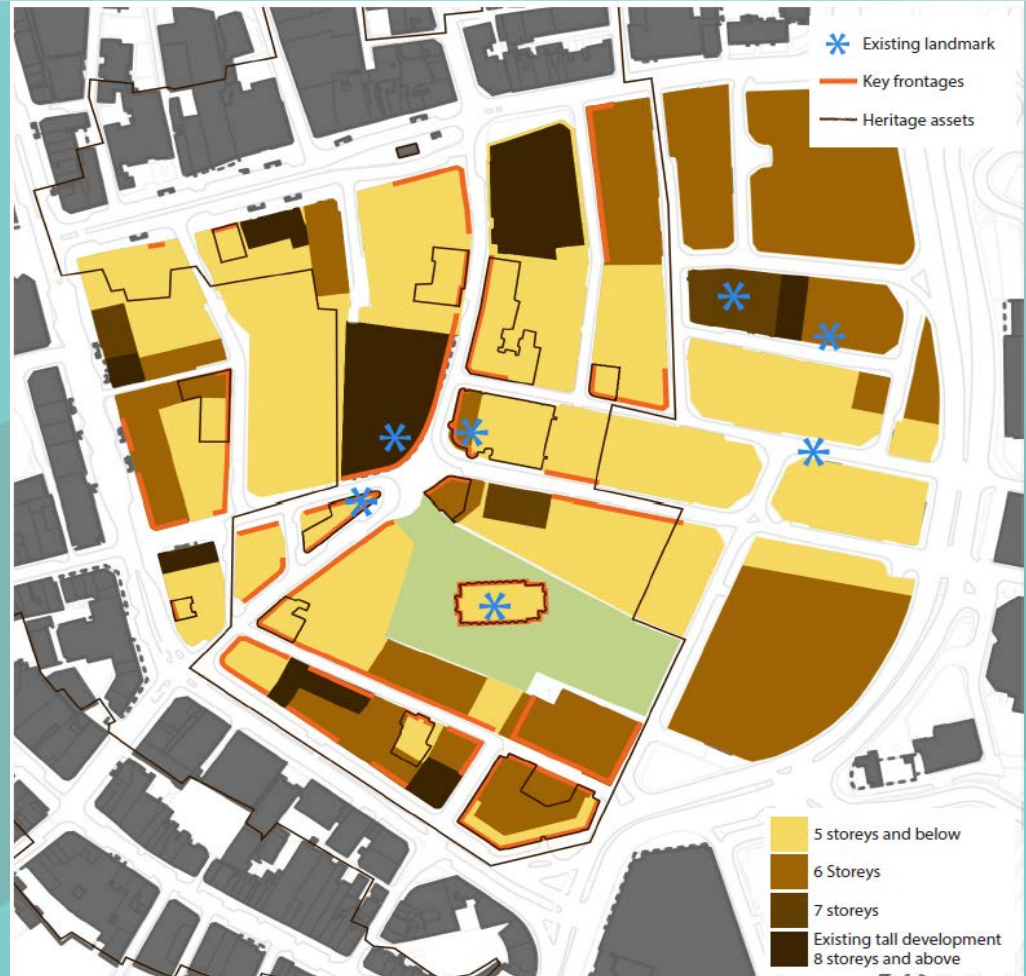
Central Development Area (CDA)

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



Example of Character Area Detailed Guidance: St Georges

- More detailed considerations across Character area
- Consider local character, heritage assets, existing heights etc.
- Considers development potential including heights



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



Employment Draft Allocations

- New Employment sites at Western Park Golf Course (Part), East of Ashton Green (Part), and Beaumont Leys Park.
- New Offices at two new sites – Around Railway Station and land around Phoenix Square
- City Centre still the focus for Offices



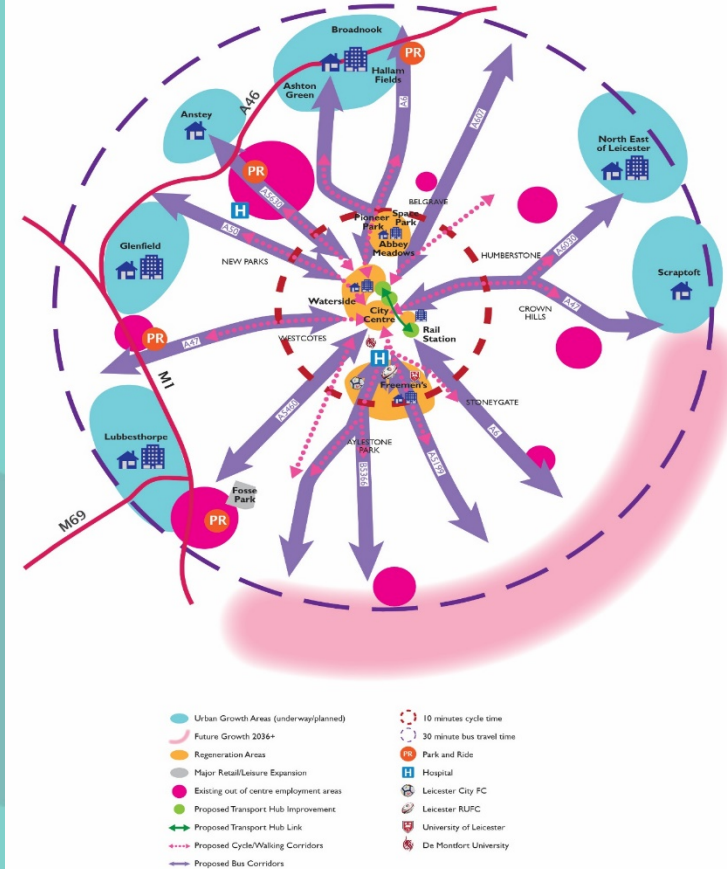
Key Strategy – Open Space

- 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



Key Strategy – Transport

- Links to new Local Transport Plan (Consultation to commence early 2021), Transforming Cities Programme and Work Place Parking Levy
- Improving main transport hubs and the connections between them
- Fast, efficient, and enhanced bus network
- Promoting walking, cycling and sustainable transport
- Improving Leicester's Air Quality
- Supporting future transport Improvements including road and rail



Key Policies in Draft Local Plan

- Climate Change – policies will contribute in an integrated way including Air Quality, SuDs, flooding, transport, energy.
- Health and Wellbeing – Crossover with other policies. e.g. Good Design, Open Spaces, Employment, Transport
- Affordable Housing: Up to 30% on greenfield sites
- Internal Space Standards - City wide
- Houses in multiple Occupation/Student Housing /Retention of Family Homes



Key Policies in Draft Local Plan

- Delivering Quality Places – Tall Buildings, Inclusive design, backland development
- Heritage – Preservation of Archaeology and City's Heritage Assets
- Culture and Tourism – includes Great Central Railway Museum and Places of Worship



Key Policies in Local Plan

- St Georges Quarter – Policy to build on success of arts, cultural industries in this particular area
- Neighbourhood Employment Areas – Protect smaller areas of employment land which are usually within residential areas
- Retailing – Policies to support City Centre, District and Local Centres. Support for Leisure and Cultural facilities



Key Policies in Local Plan

- Open Space – Maintain and enhance the quality of open space network (including s106)
- Biodiversity Gain – Protection of existing designated sites and support for net gain – subject to Government guidance
- Protection of existing sports pitches and support for new facilities



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

