

An aerial photograph of Leicester, UK, taken at dusk. The sky is a mix of orange, pink, and blue, with scattered clouds. The city below is illuminated by streetlights and building lights, creating a warm glow. The architecture is a mix of traditional brick buildings and modern structures. Two prominent spires are visible in the distance. The text is overlaid on the top half of the image.

Draft Leicester Local Plan (2020 – 2036) Public Consultation

Housing Scrutiny Committee Meeting

4th November 2020

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

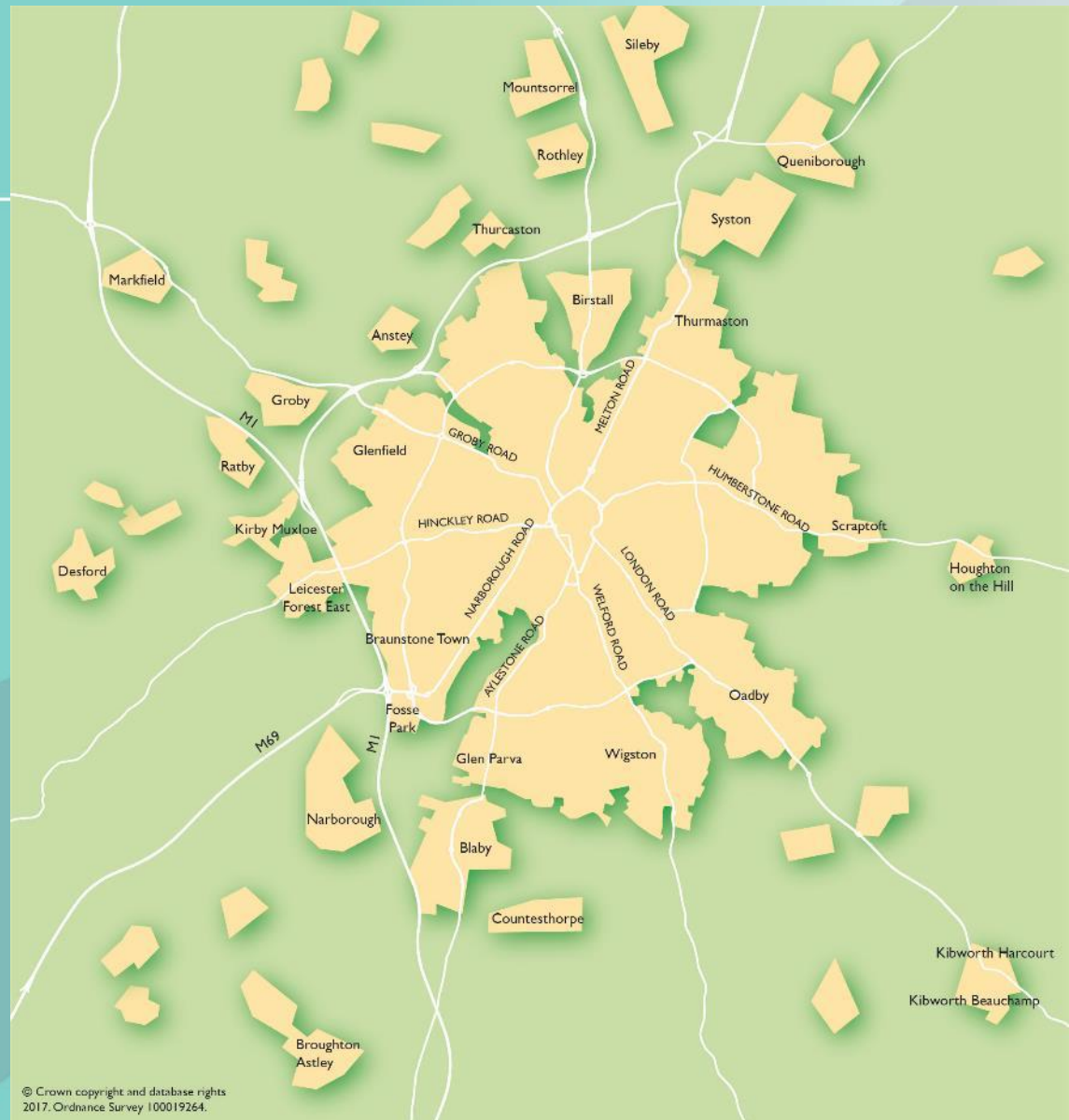
- Originally planned for March but delayed due to Covid to allow effective public consultation
- Statement of Community Involvement (SCI) revised
- Consultation on same draft plan and supporting evidence proposed in March
- Additional evidence has been completed (in particular on Housing Demand) for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

The Importance of a Local Plan

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

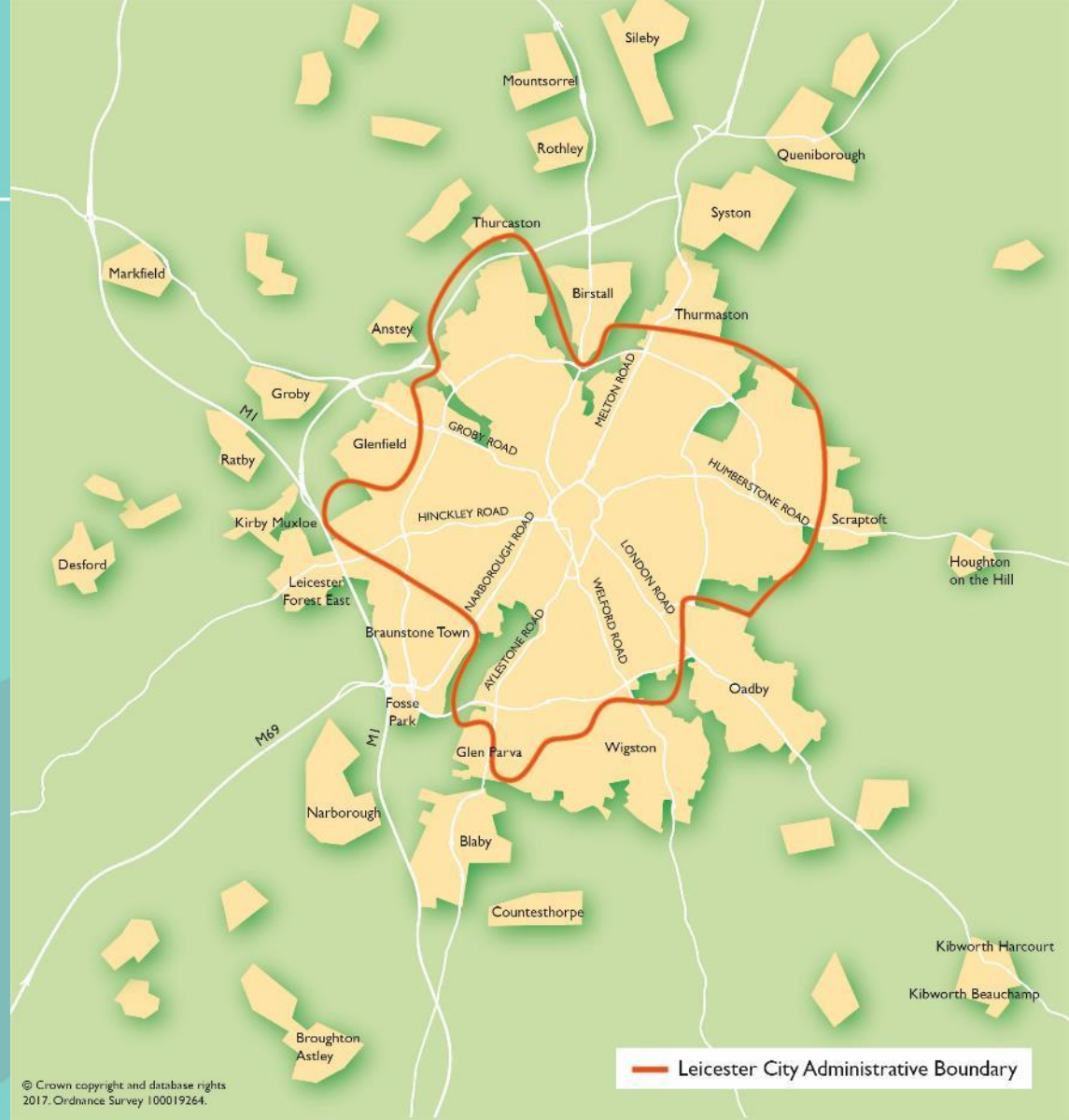
- Meet the needs for homes, jobs, shopping, and leisure
 - Allocate sites for the above
 - Set the council's planning policies (e.g. Climate Change and Public Health)
 - Encourage Investment & Economic Growth
 - Facilitate Place-making and set high quality design expectations
-
- It also includes specific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

A Growing City



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



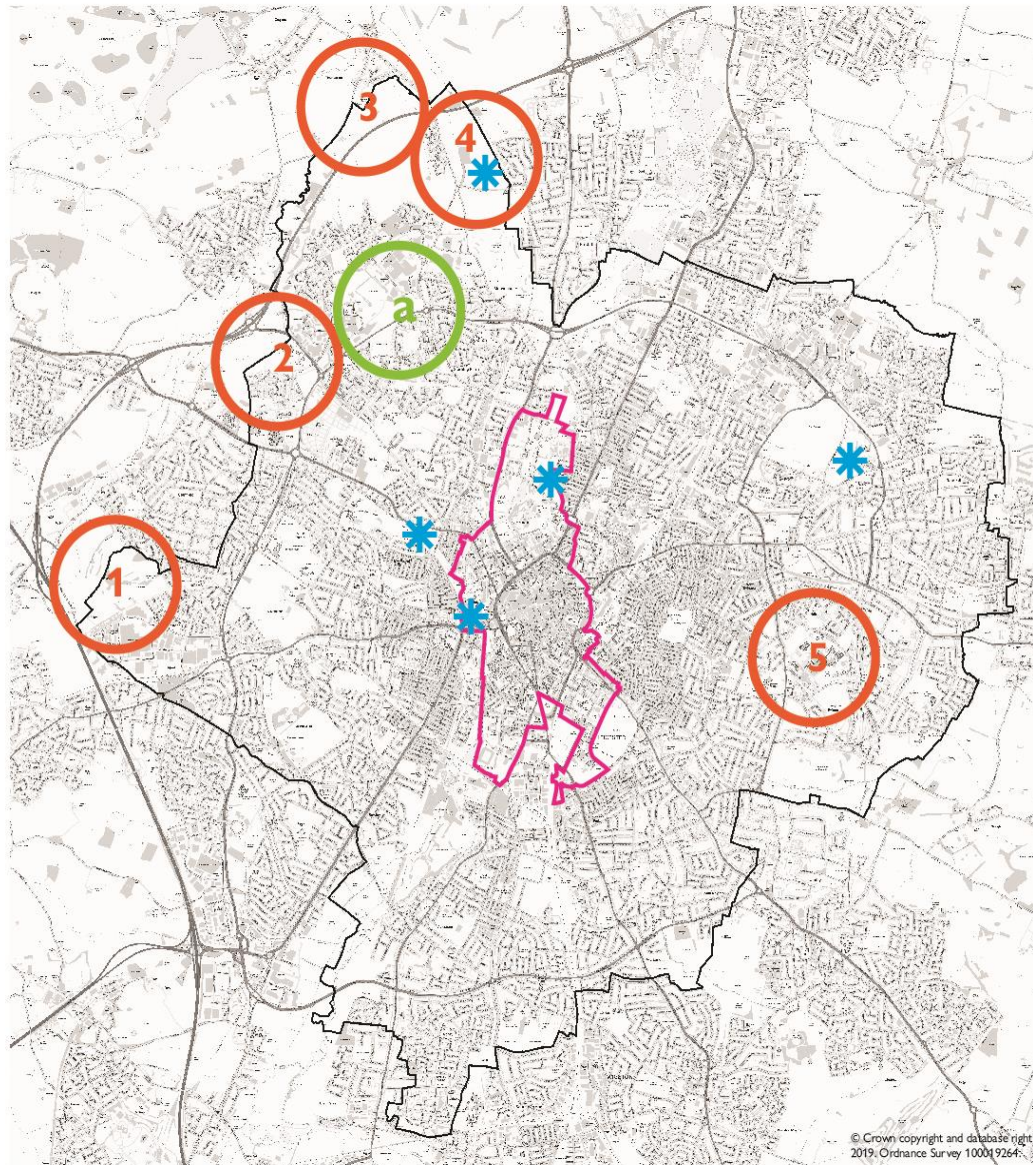
Housing Strategy

- 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



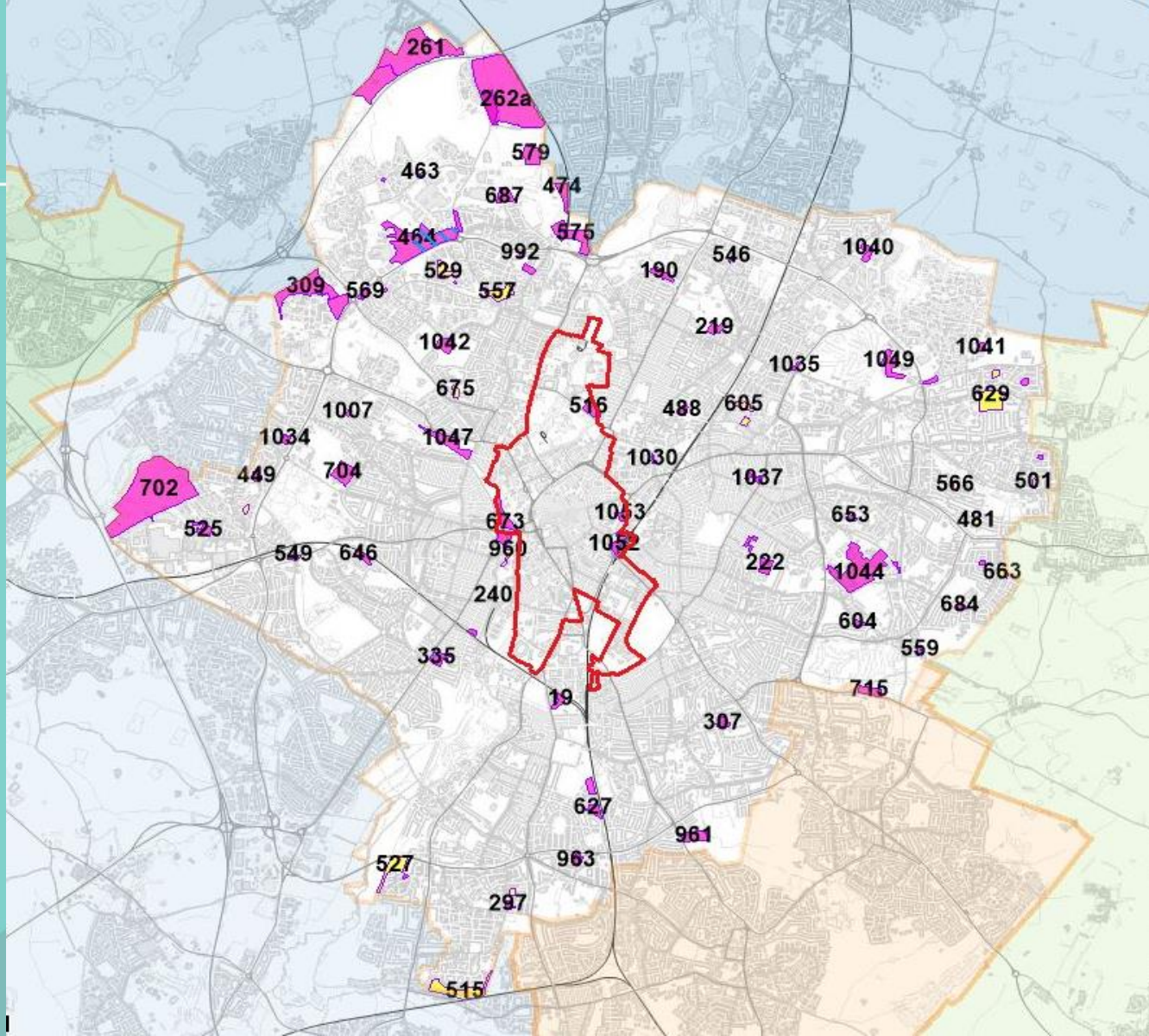
□ Central development area

○ 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



Leicester
City Council

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)
- Implications on next stage of Plan:
 - 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)
- 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

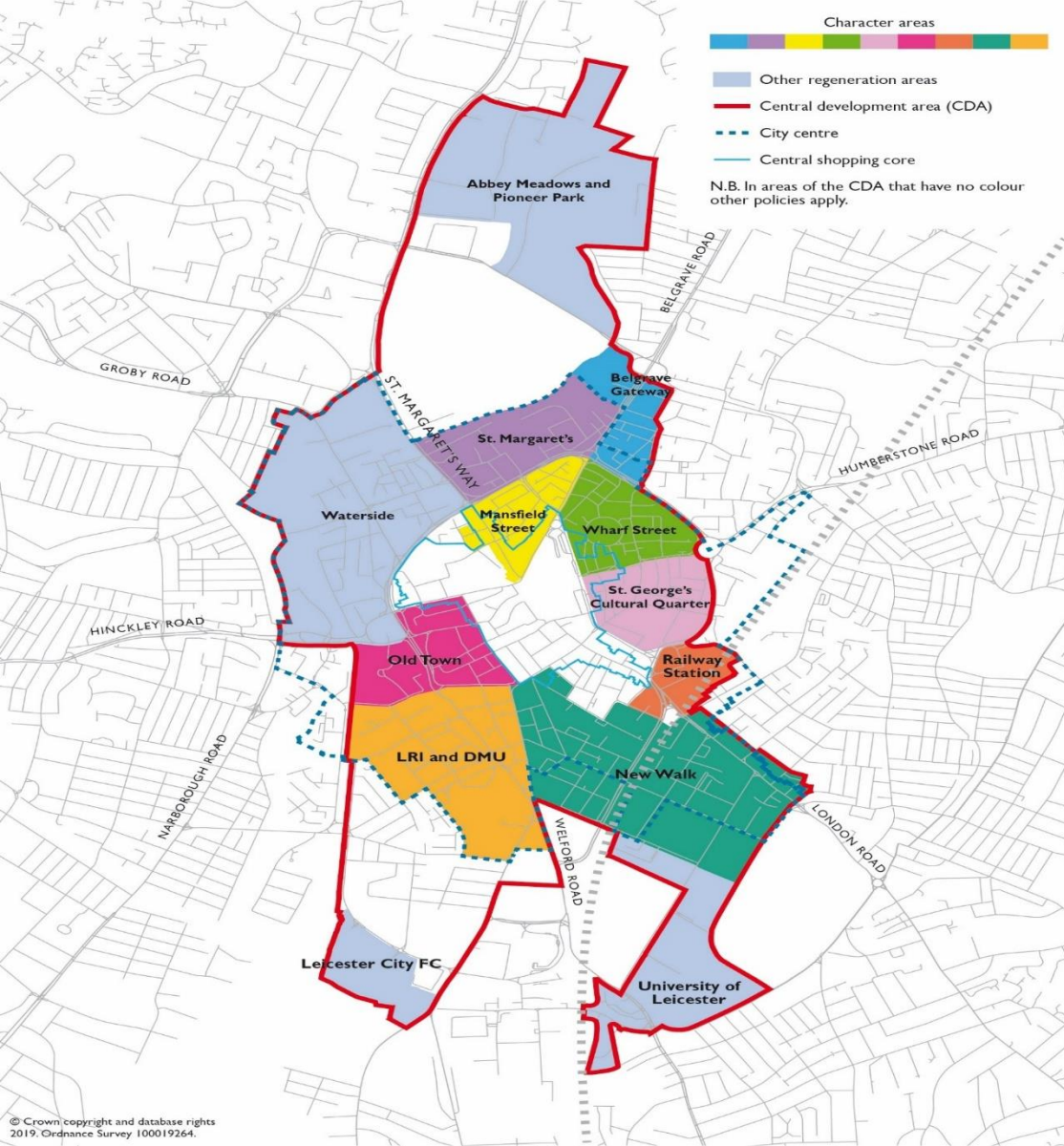
	Affordable Dwellings			Total Affordable Housing	Total Market Housing	Total Housing
	Unable to afford		Affordable Home Ownership			
	Social rent	Affordable Rent				
Leicester						
1 bedroom	78	6	1,224	1,308	1,502	2,810
2 bedrooms	2,181	726	1,919	4,827	3,022	7,849
3 bedrooms	2,756	1,066	408	4,230	11,235	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

Houses in Multiple Occupation

- HMOs form significant part of the supply
- Smaller HMOs currently only need permission in 3 defined areas (Article 4 Directions)
- 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 outcomes 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

