



Leicester
City Council

7.1

WARDS AFFECTED – All Wards

Full Council

6th July 2017

Replacement Local Plan

1. Introduction

The Council is required to regularly update its planning policies and as such work is underway to prepare a replacement Local Plan for the city in accordance with the Government's National Planning Policy Framework.

The new Local Plan is proposed to cover a 15 year timescale to 2031 and will replace the current Core Strategy and saved policies from the previous Local Plan of 2006.

At this stage of the plan making process consultation is proposed on emerging options on a number of land use planning matters including potential options for accommodating new development and policies to guide new development proposals.

2. Recommendation

Council is recommended to approve public consultation for this stage of the replacement Leicester Local Plan as set out in the report.

3. New Local Plan

The replacement local plan process involves a number of stages before the plan is ultimately adopted by the Council. Following the previous 'Issues and Options' stage the council is now required to publish its emerging thinking on Local Plan options for consultation. The subsequent process leading towards adoption is set out in Appendix 1.

This consultation will seek views on the following component documents:

a) Emerging Options Document

- This document draws on evidence and indicates options on how the council intends to address strategic planning matters including how

many houses we need to find and how much employment land is needed in the city.

b) Development Management Policies

- This document contains specific policies which will be a material consideration in the determination of planning applications. It provides detailed policy guidance on a range of planning matters such as hot food takeaways, student accommodation, betting shops, and retailing.

c) Sustainability Appraisal for Development Management Policies

- This is a technical report which requires us to assess the social, economic and environmental effects of draft development management policies.

d) Site Options Document

- The purpose of this document is to gather the views of the public on the potential future of sites, including whether they are considered to have development potential or remain in their current use.

It should also be noted that at this stage of the process the documents do not commit to the development of sites or planning policy.

4. Key Issues/Challenges

The emerging local plan will need to consider a whole range of factors related to land use and development. The following is a flavour of some of the issues that will need to be considered and addressed.

- Accommodating significant population growth – 12% increase 2016 – 2031 to 388,000
- Identifying new land for housing, employment, education and community facilities
- Housing Needs – 1700 homes per year required which amounts to approx. 34,000 dwellings up to 2031.
- Need for 45 Ha of employment land including office space in the city centre
- Maintaining and improving the quality of open space, but considering alternative uses for poor quality land.
- City Centre and Strategic Regeneration Area – Making best use of derelict land and buildings. More city centre living to contribute to housing need.
- Transport – Views on existing highway improvement lines/schemes as well as providing opportunities to suggest new ones.
- Establish what infrastructure is needed to support growth

- Waste – Ensure that we have enough capacity to process additional waste as the city grows
- More detailed policies that planning applications are judged against for instance:
 - Hot food takeaway concentration
 - Student Accommodation
 - Hostels
 - Public Health
 - Flooding
 - Design
 - Retail

5. Arrangements for Consultation

It is proposed to carry out public consultation from July to October 2017, to include the following:

- City and wider area letter/leaflet drop
- On Line consultation, 'Your Leicester' and social media
- Exhibitions
- Community Ward Meetings
- Stakeholder Consultation

6. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

Financial Implications

The consultation is estimated to cost £50k which will be funded within existing planning services budget for 2017-18.

Paresh Radia, Principal Accountant.

Legal Implications

The draft local plan for the city of Leicester has been drafted pursuant to powers under the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. As part of the plan process, consultation now needs to take place in relation to the draft plan this process is authorised following the detailed requirements and procedures set out in the Town and Country (Local Planning) Regulations 2012.

7. OTHER IMPLICATIONS

OTHER IMPLICATIONS	YES/NO	Paragraph References within the report
Equal Opportunities	Yes	A full Equal Opportunities Impact Assessment will be carried out as the plan progresses
Policy	Yes	The local plan will be the councils adopted planning policy document
Sustainable and Environmental	Yes	A Scoping Report has been consulted on and a full Strategic Environmental Assessment will be carried out as the plan progresses
Crime and Disorder	Yes	Draft Design Policy
Human Rights Act		There is a requirement for public consultation
Elderly/People on Low Income		Draft Housing Policies
Corporate Parenting	No	
Health Inequalities	Yes	Draft strategy promotes cycling and walking and access to open space

8. BACKGROUND PAPERS – LOCAL GOVERNMENT ACT 1972

None

9. CONSULTATIONS

First stage 'Issues and Options' consultation was completed in January 2015

10. REPORT AUTHOR

Fabian D'Costa
Team Leader – Planning Policy

Local Plan Timetable

- Full Council – 6th July 2017
- Emerging Options, Sites & Development Management policies consultation:
July - October 2017
- Scrutiny during Consultation Period
- Draft Local Plan Spring 2018
- Public Examination and plan adopted: end of 2018