

An aerial photograph of Leicester, UK, taken at dusk. The sky is a mix of orange, pink, and blue. The city is illuminated with warm lights from buildings and streets. Two prominent church spires are visible in the distance. The overall scene is a dense urban landscape.

# **Leicester's Draft Local Plan**

**Presentation to Harborough District Council Members**

**19<sup>th</sup> November 2020**

# Structure

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1. White Paper
2. Current City Delivery/Supply/Strategic Context
3. Introducing the Plan
4. Local Plan site allocations
5. Key policy areas
6. Timetable/next steps

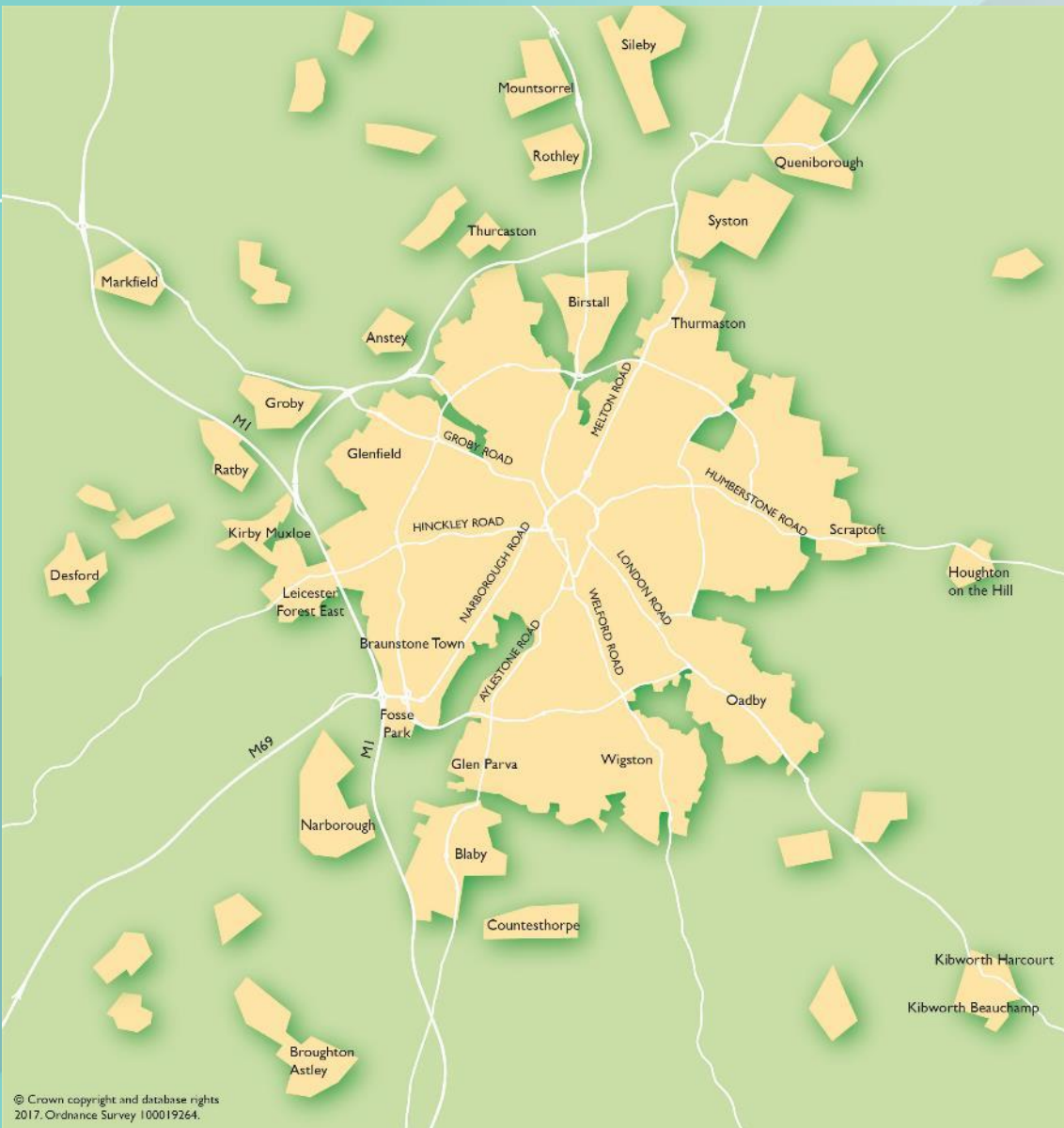
# Future of Local Plans?

- Zoning: Growth, renewal, protection designations
- National development management policies, National Design Code, National Street Design Guide
- Permission in principle, permitted development and local design codes
- Housing Methodology
- Timescales



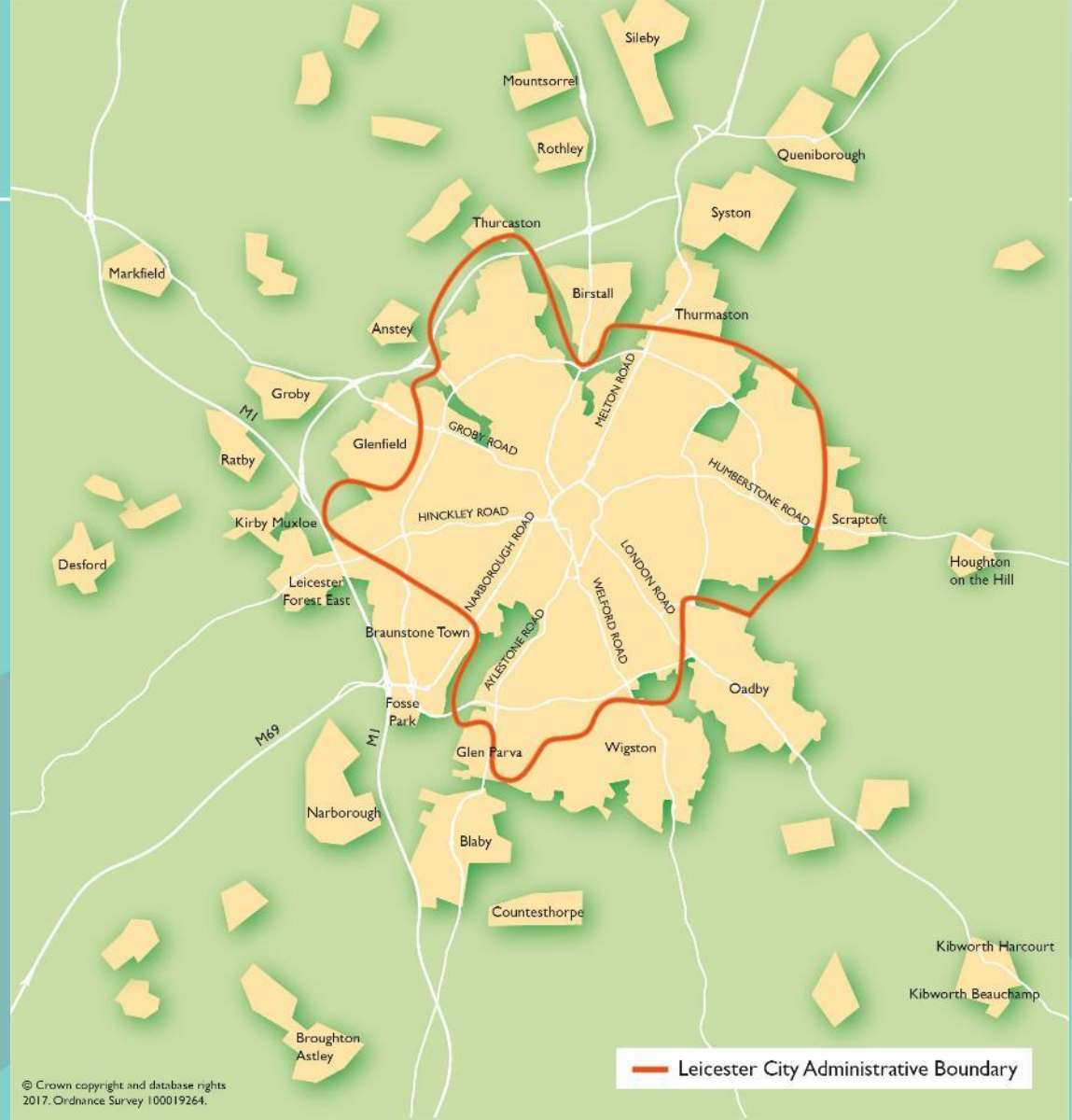


# A Growing City



# 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 County/districts, up to 2/3 in longer term



# Strategic Growth Plan

## OUR SPATIAL STRATEGY

Our spatial strategy acknowledges the scale of growth that is already in the pipeline as a result of Local Plans and planning permissions. It also builds upon known road and rail infrastructure opportunities or commitments. In delivering the strategy we will enhance the role of Leicester at the heart of the county and maintain the close relationships between the City, the market towns and rural areas. In doing so, we will prepare Local Plans in line with this spatial strategy to ensure that growth is delivered in a way which responds positively to our aspirations.

### LEICESTER: OUR 'CENTRAL CITY'

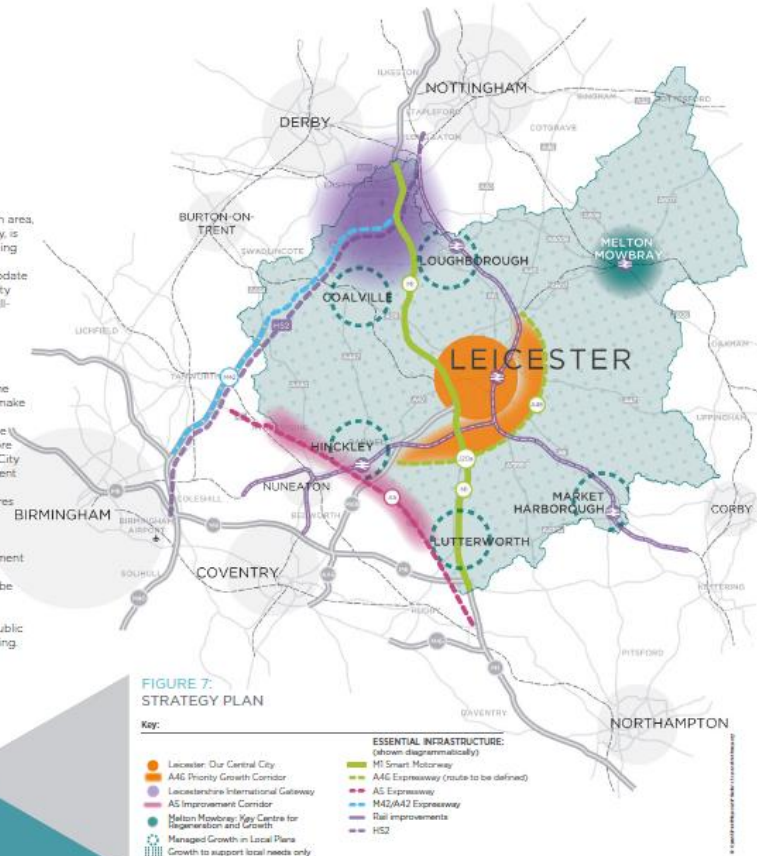
Leicester has a pivotal role to play in the strategy. We propose that it should develop its role as the 'central city' supporting the market towns and rural areas around it. More jobs, leisure, arts, culture and entertainment facilities would be provided within the City Centre. The strategic regeneration area along the Waterside will develop as a mixed use area, extending the economic opportunities available within the centre of the City, but balancing new jobs with the need for new homes.

The population of the urban area, in and around Leicester City, is about 650,000 and increasing rapidly. We are working collaboratively to accommodate all of the homes that the City needs in places that are well-connected to it.

Given the scale of housing need and the potential for new jobs, the City needs to grow. This needs to be done in such a way that we can make full use of existing services and infrastructure within the City. Also, by providing more homes close to jobs in the City Centre and other employment centres, we will be able to relieve development pressures in other parts of the surrounding authorities.

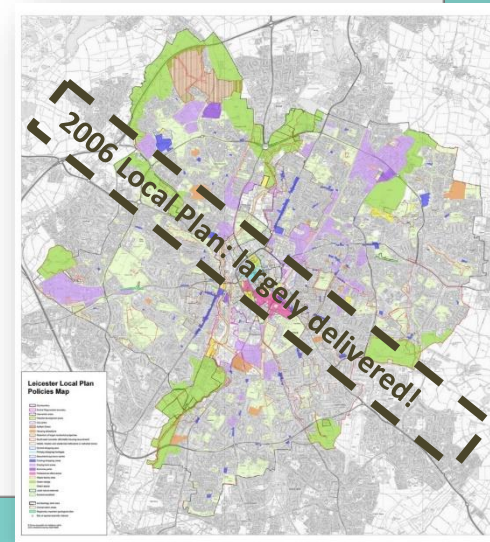
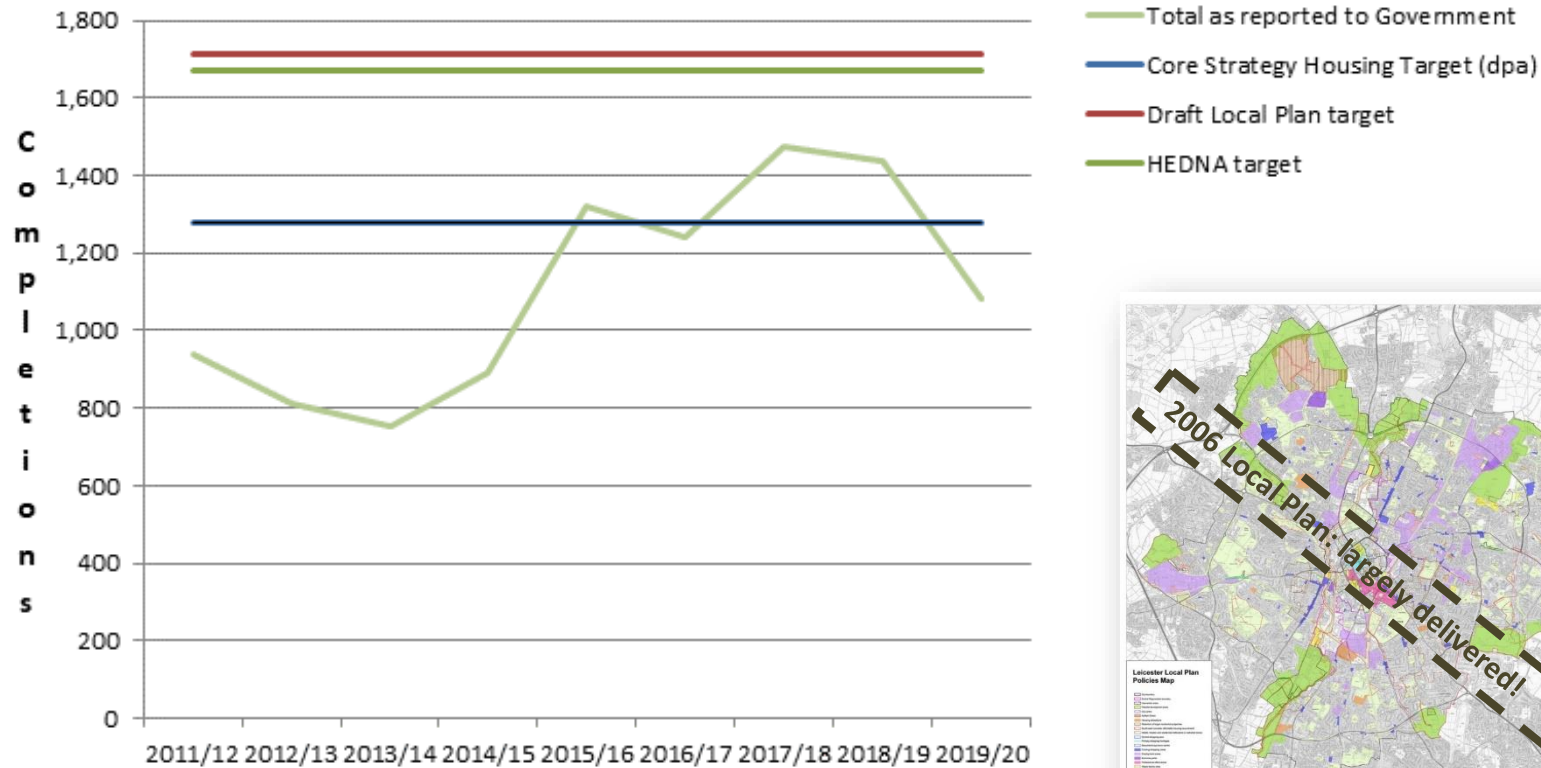
Given the scale of development on the fringes of Leicester, any growth would need to be accompanied by measures to increase capacity on the radial roads and improve public transport, cycling and walking.

WE WILL ENHANCE THE ROLE OF LEICESTER AND MAINTAIN THE CLOSE RELATIONSHIPS BETWEEN THE CITY, THE MARKET TOWNS AND RURAL AREAS



# City Housing Delivery

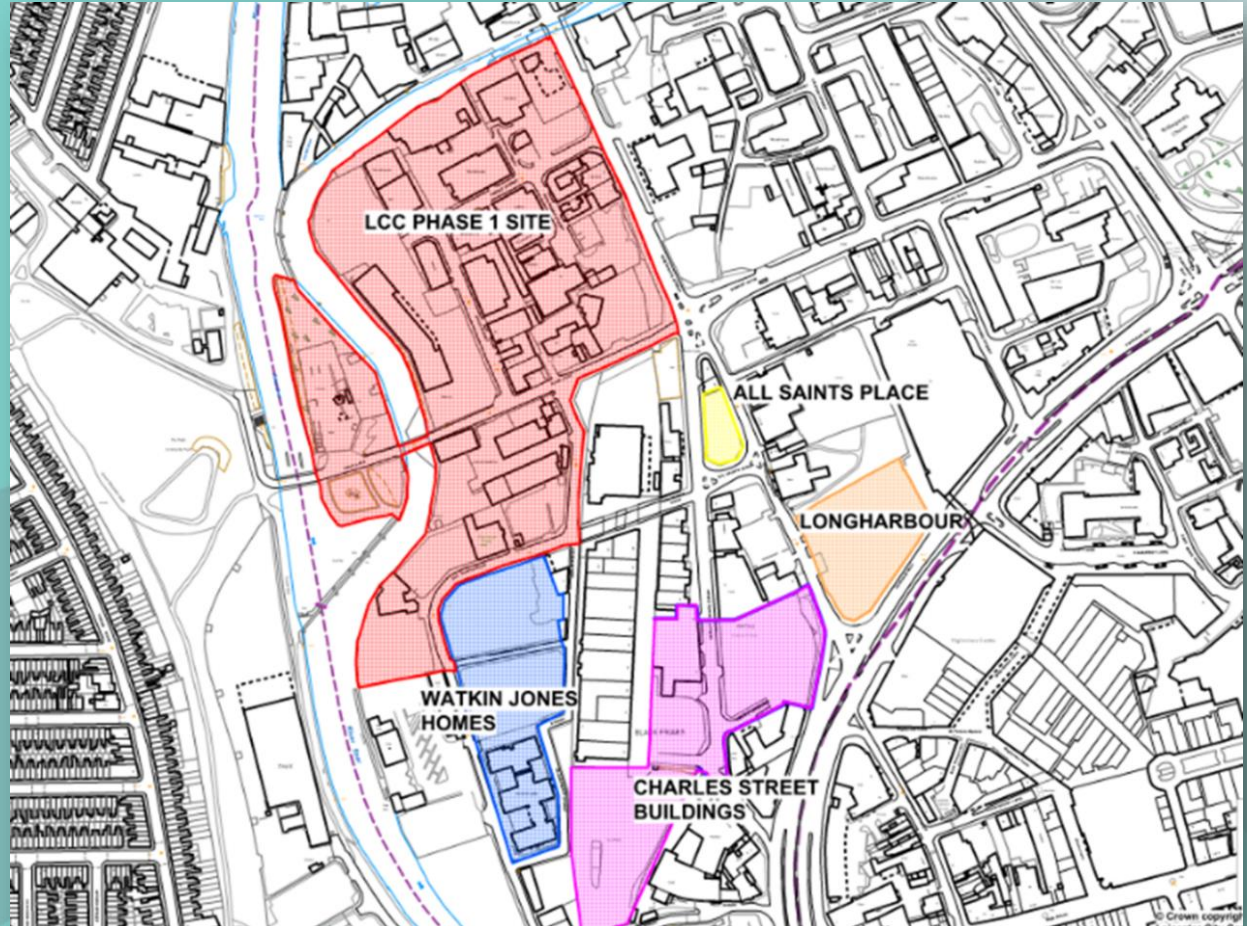
## Housing completions since 2011





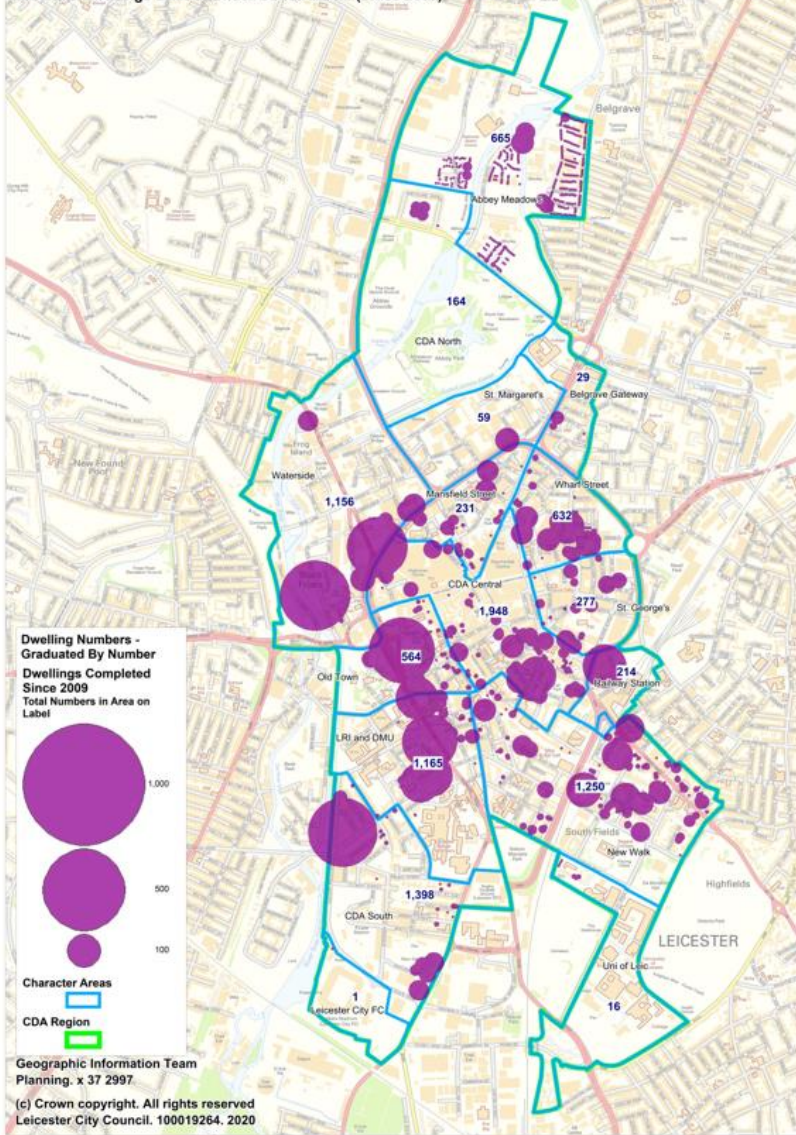
# Current City Housing supply and Delivery: City centre/CDA

- Substantial Progress- extensive CPO work
- But already part of current supply calculations
- Supply of further sites is limited and constrained

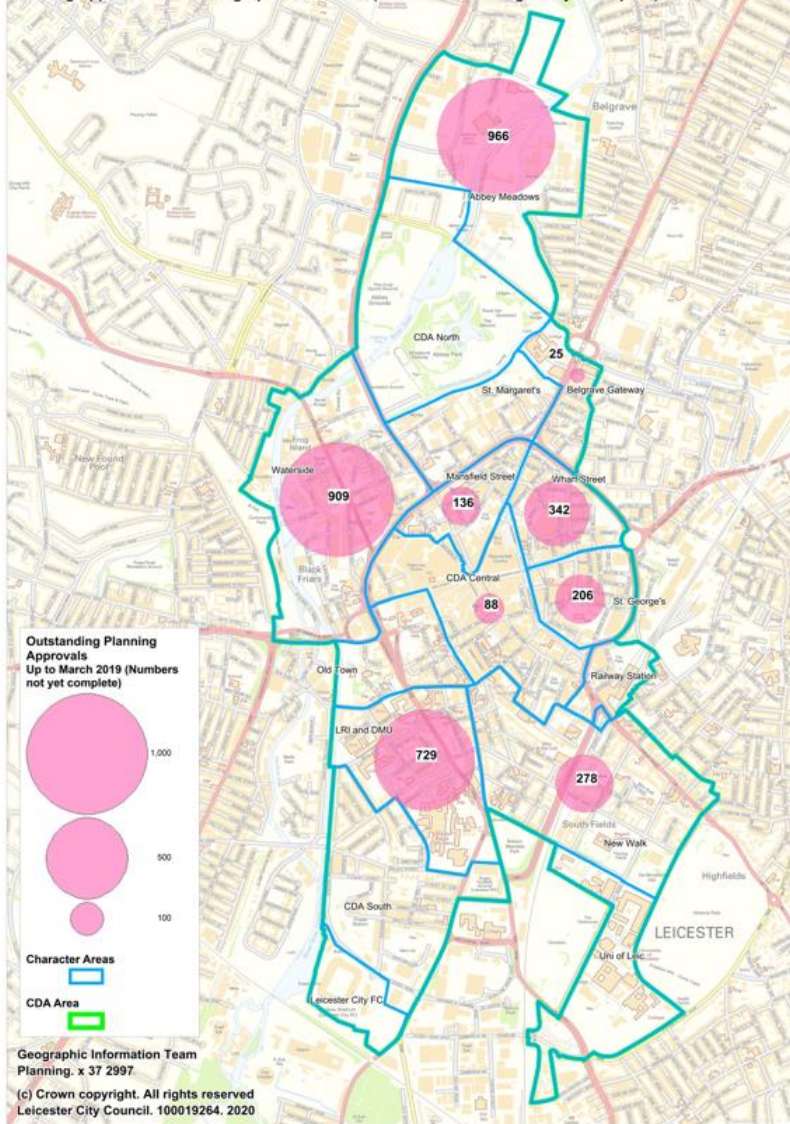




### Domestic Dwellings Built or Under Construction (Since 2009)



### Planning Approvals Outstanding Up to March 2019 (Numbers of Dwellings not yet complete)



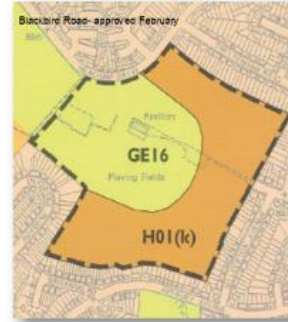






# Current City Housing supply and delivery: Greenfield land

- Controversial 2006 Local Plan Allocations now completed or on site





# Competing needs: Open Space retention

- 1102ha in City
- Pressure to retain open space/Green Wedges
- Pressure to retain current target (2.88ha/1000 pop)
- Health/well-being and sport role



# Competing needs: Education Infrastructure



# Strategic Context: Available Capacity



Leicester & Leicestershire Authorities

Joint Position Statement relating to Leicester's Housing and Employment Land Needs

September 2020



## Appendix B - Leicester and Leicestershire Housing Land Supply, 2019 to 2036

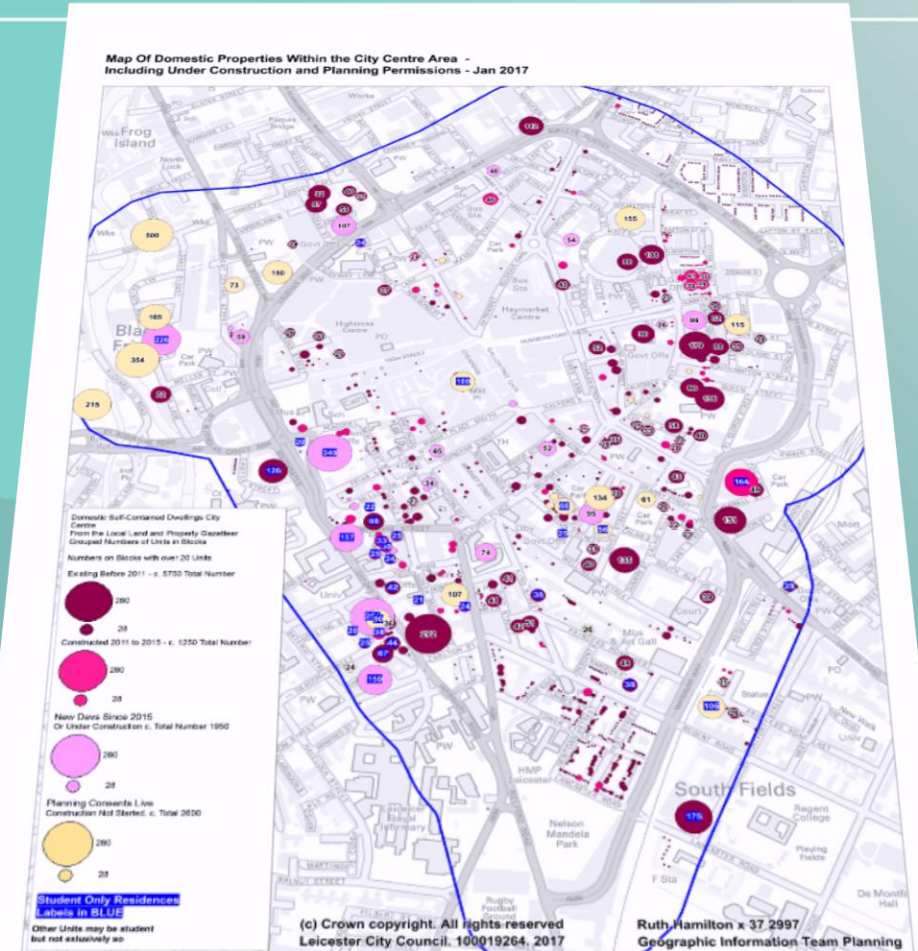
The table below compares housing land supply to local housing need based on the Governments Standard Method. The calculations are based on data available April 2019.

Authority	A Local Housing Need 2019 - 2036	B Commitments <sup>1</sup> projected for delivery 2019 to 2036	C Allocations in an adopted Plan <sup>2</sup>	D Emerging allocations in a draft plan <sup>2</sup>	E Allowance for small site or windfall development to 2036	F Total Projected Delivery to 2036 (B+C+D+E)	G SHLAA Capacity to 2036 <sup>3</sup>	H Total Theoretical Capacity to 2036 (F+G)
Blaby	5,763	5,314	878		480	6,672	15,003	21,675
Charnwood	18,394	10,474	1,990	7,252	1,120	20,836	20,161	40,997
Harborough	9,214	4,064	5,526		640	10,230	8,975	19,205
Hinckley & Bosworth	7,769	3,949	185		938	5,184	30,114	35,298
Leicester City	29,104	9,827		8,985	2,550	21,362	0	21,362
Melton	3,417	2,350	3,886		358	6,594	3,635	10,229
NW Leics	6,443	7,775	1,317		560	9,652	13,707	23,359
Oadby & Wigston	2,635	791	1,449		159	2,399	0	2,399
<b>HMA total</b>	<b>82,739</b>	<b>44,544</b>	<b>15,231</b>	<b>16,237</b>	<b>6,805</b>	<b>82,817</b>	<b>91,595</b>	<b>174,412</b>



# Strategic Context: Available Capacity

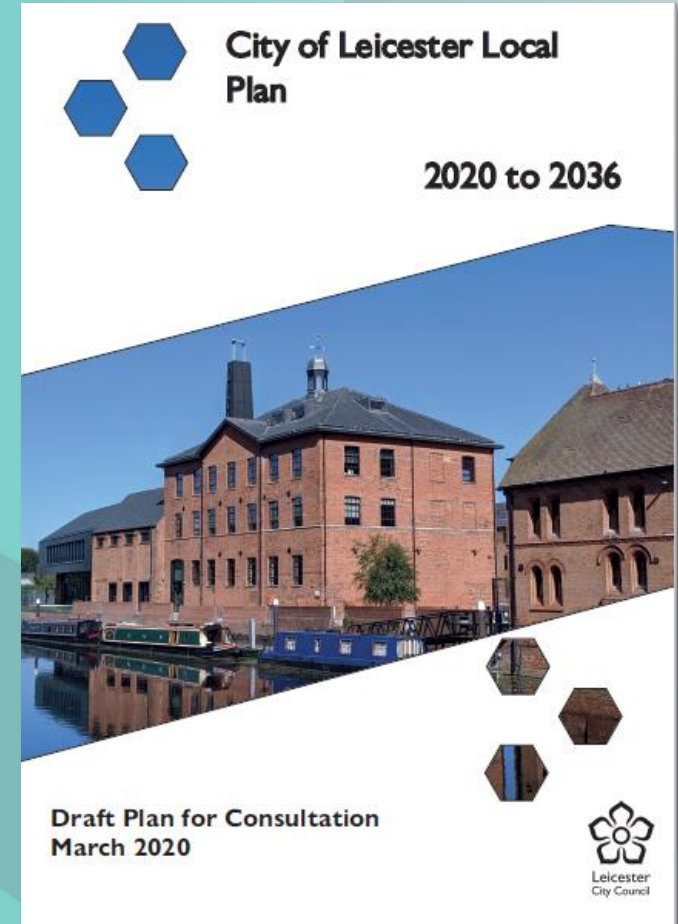
- Proposed that this Local Plan will exhaust last substantial opportunities
- Regeneration opportunities substantially complete
- City centre capacity: Tall Building and Character Area work to test this
- Post 2036 SGP anticipates c. 550 dpa- largely windfalls, intensification and redevelopment



# New Draft 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 applications
- The plan needs to be evidenced as viable and deliverable



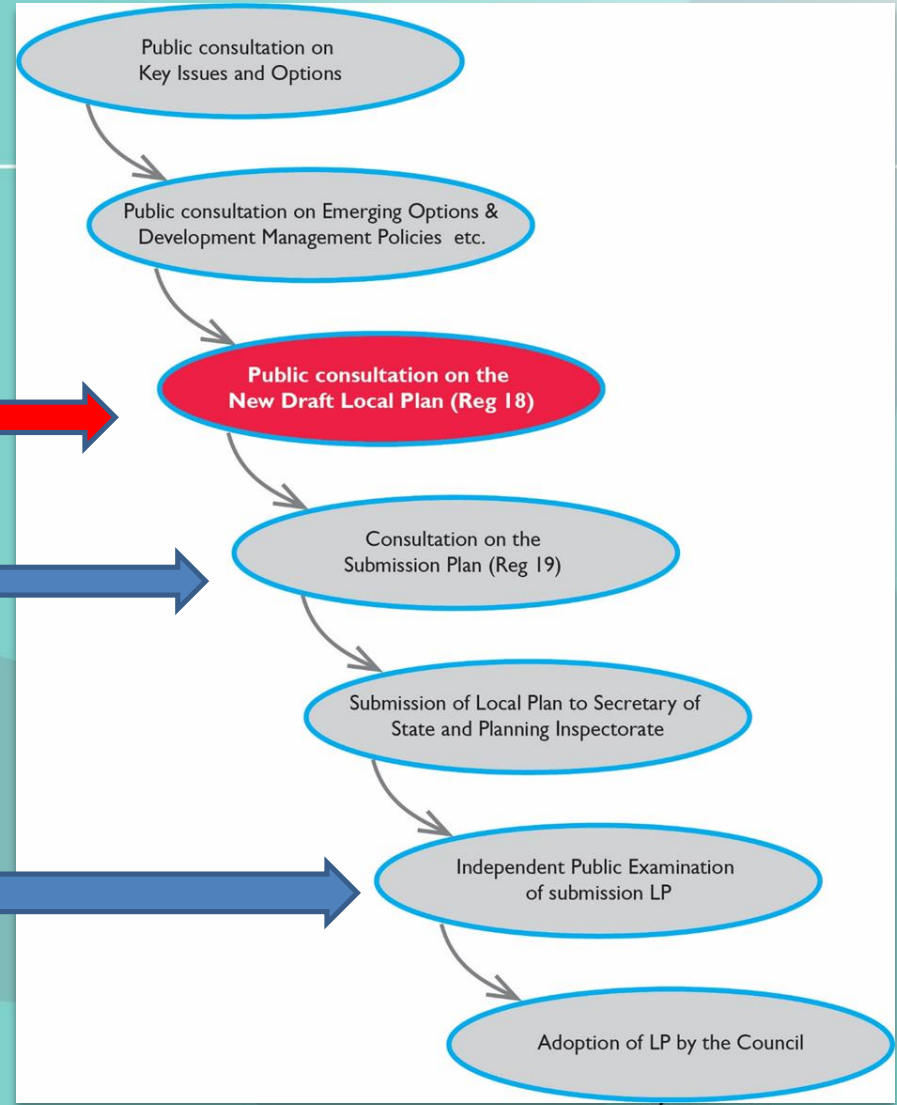
# Process

Draft Policies and 240 sites consulted on at this stage

Current stage: seeking views on revised policies and 83 suggested sites

Further public consultation stage to follow next year.....

....then a Public Examination for final public debate/approval





# Housing Strategy

- Current Standard Methodology 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

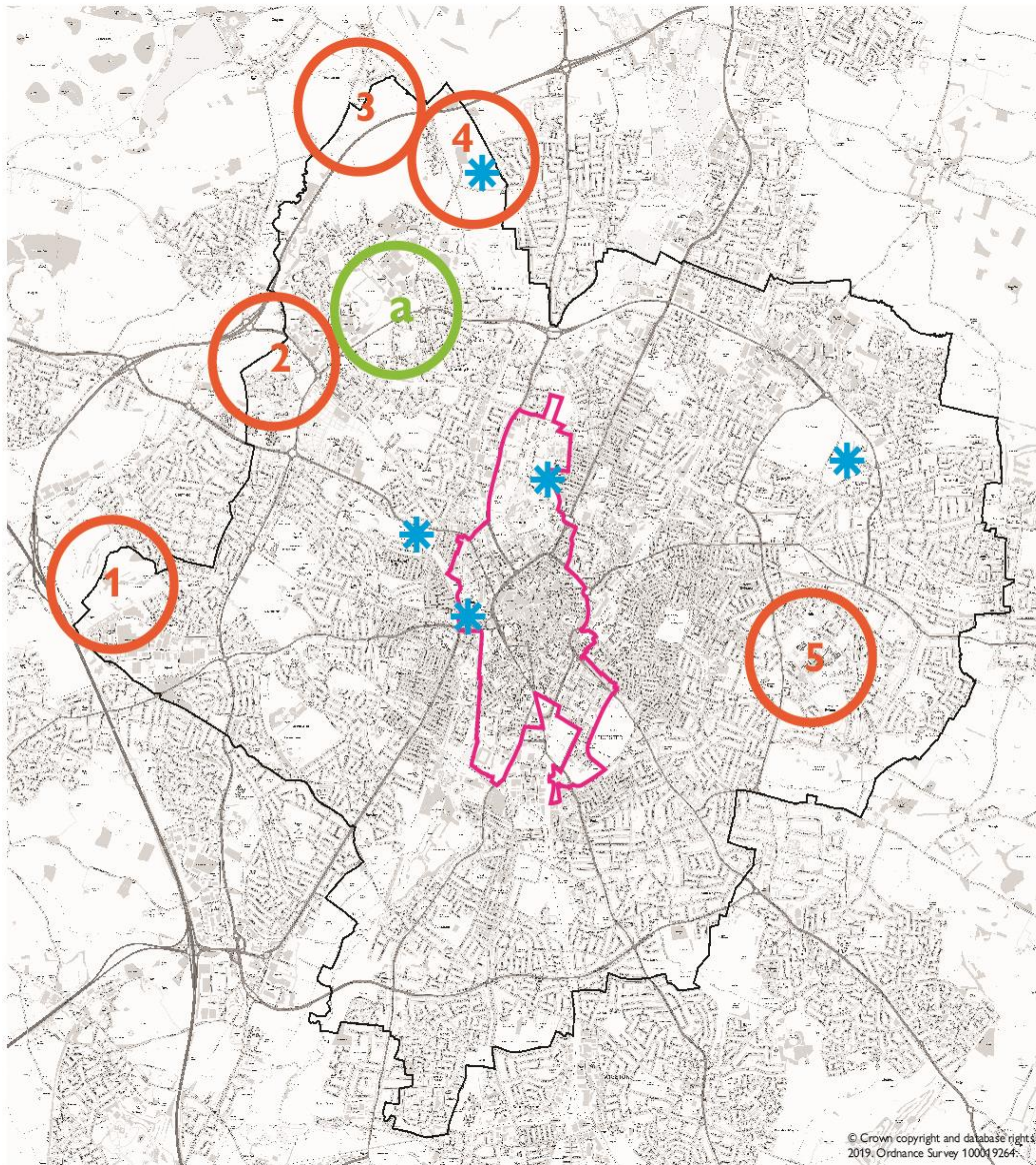


# Housing Strategy – Draft Allocations

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- 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





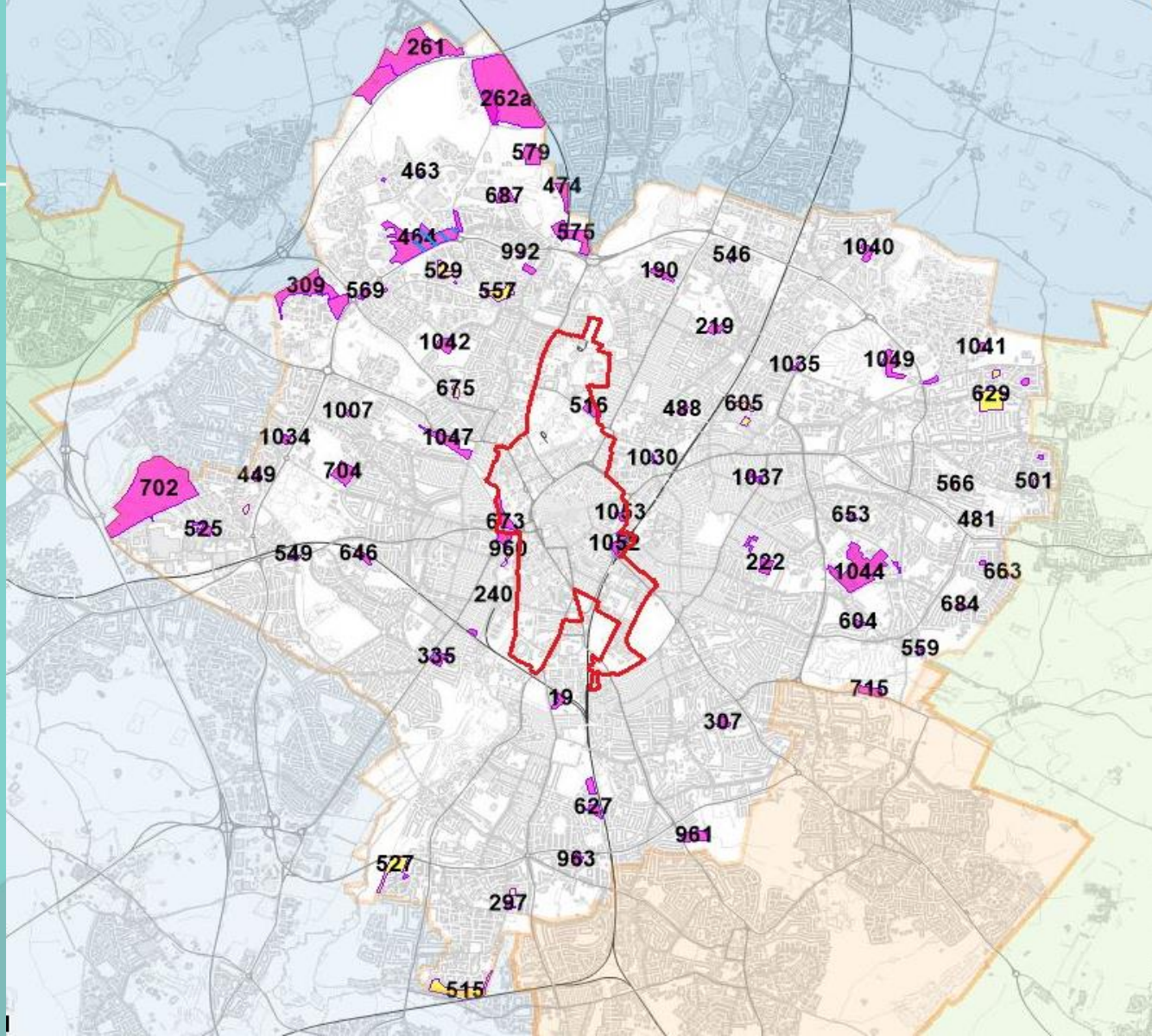
□ Central development area

- 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**

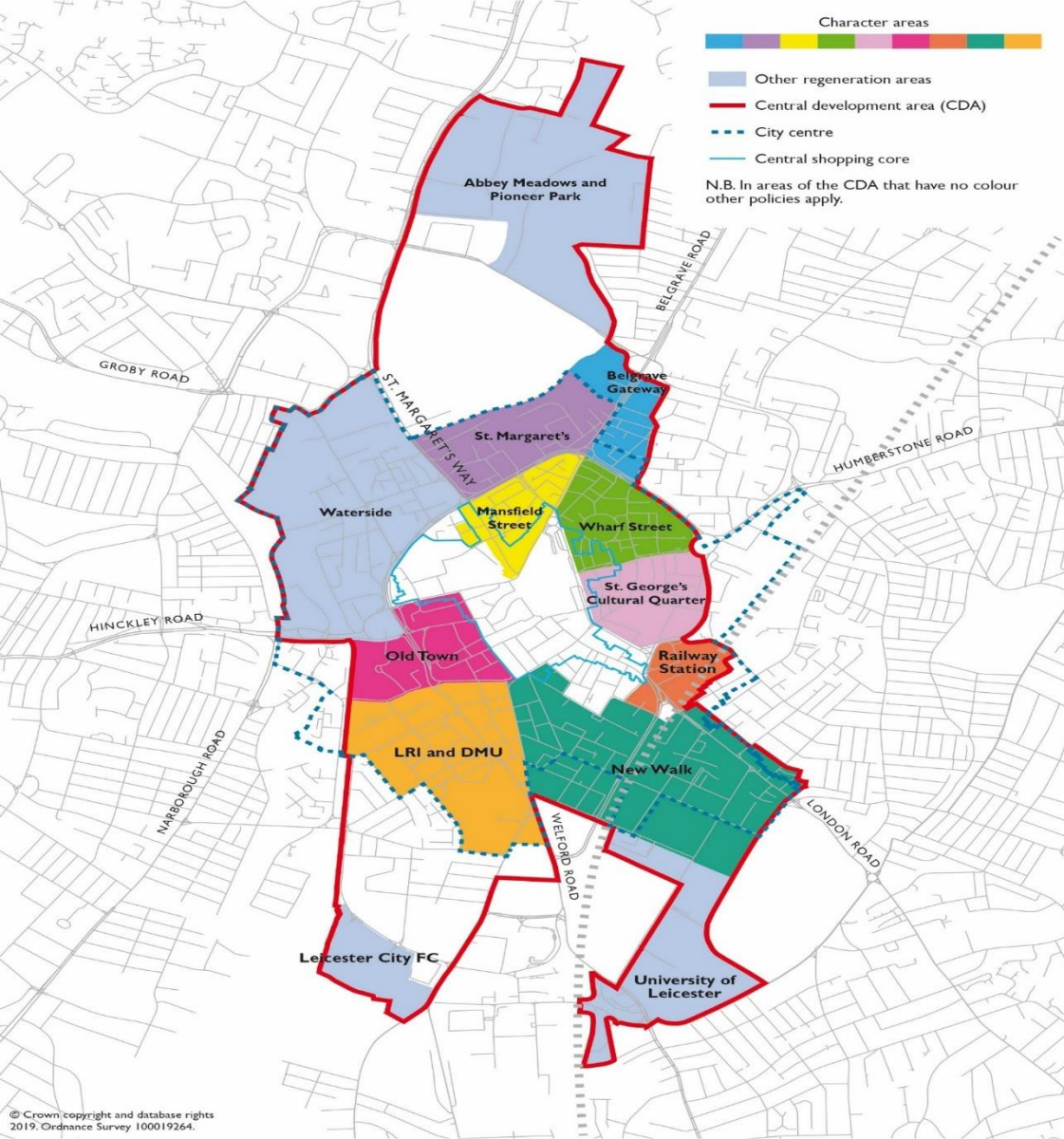
Anticipated Supply identified in the Plan: **21,362 dwellings**

**Shortfall: 7,742 to be redistributed through agreement with the district councils**

Should standard methodology changes be introduced this will be reflected in subsequent versions of the plan







# Central Development Area (CDA)

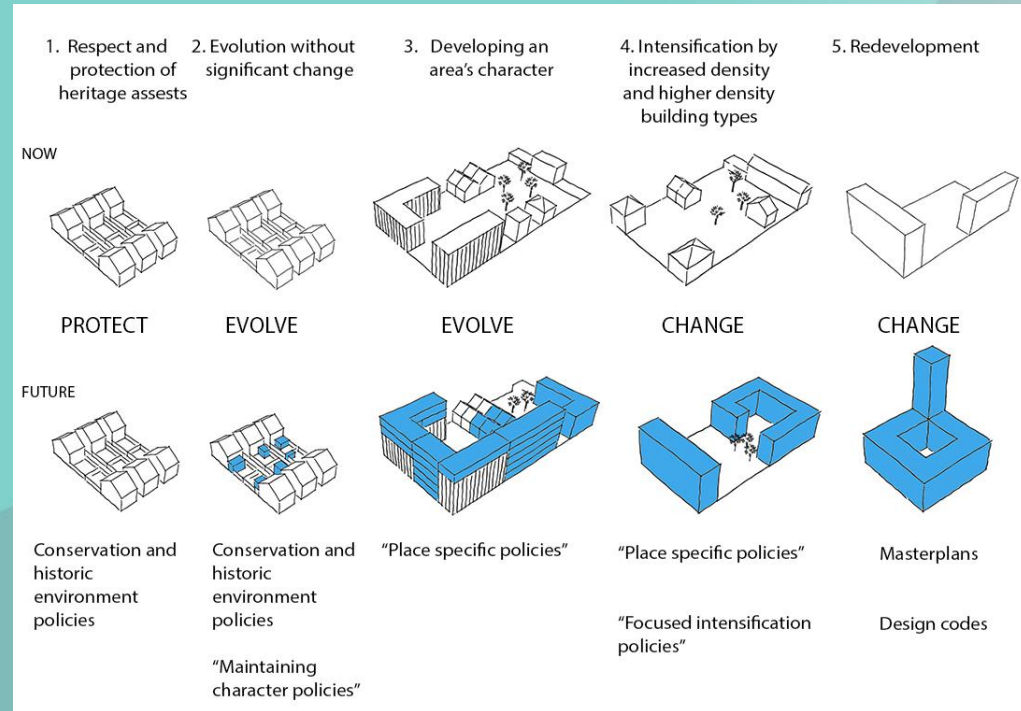
- Providing around 4900 dwellings (as well as c. 5,000 committed here)
- Also focus for commerce, retailing, culture, leisure and entertainment
- Character Areas and Tall Building assessments undertaken
- Protect and enhance Historic Environment





# Townscape Character Management and development

- Understand the level and scope for change for each character area.
- High level understanding supported by 'finer grain' guidance.
- Evidence base and analysis to establish where each character area would be



Ref: London Borough of Croydon

# Promoting appropriate Growth: Character Area development

Substantial analysis and assessments available for comment

Re- development and growth primarily focused in the north-east of the CDA and around the railway station

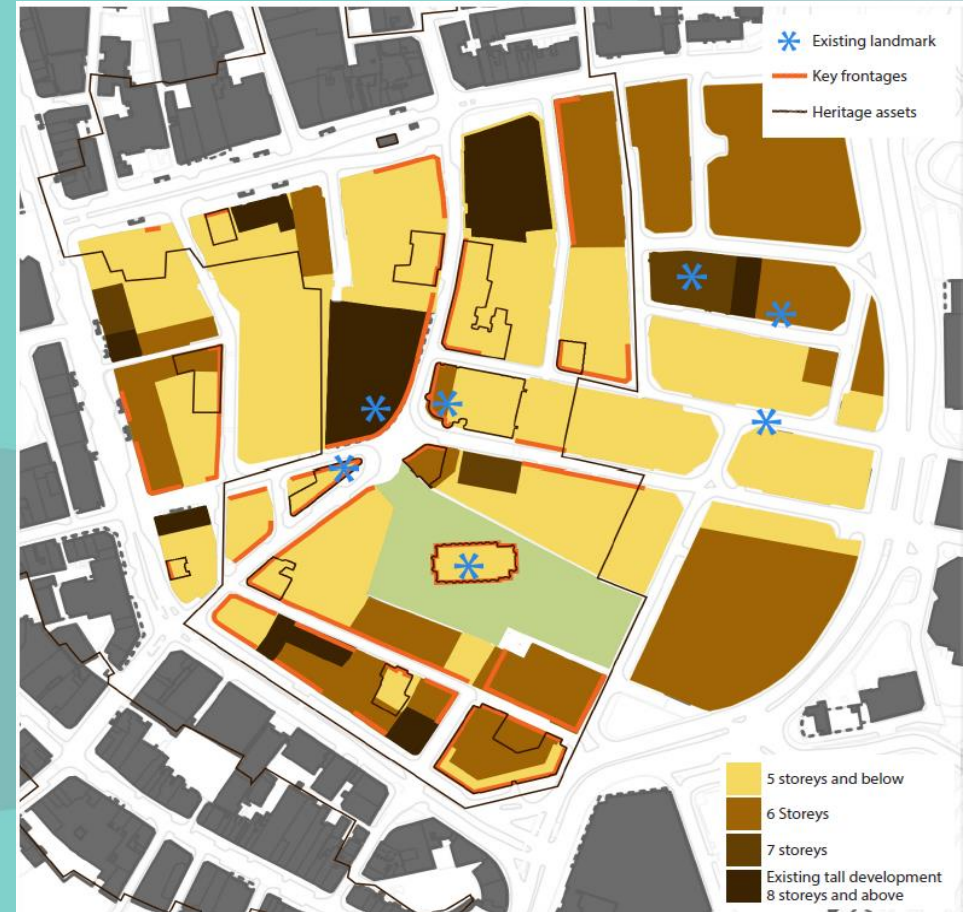
Some areas fall into more than one category

Key to establishing density and capacity of CDA



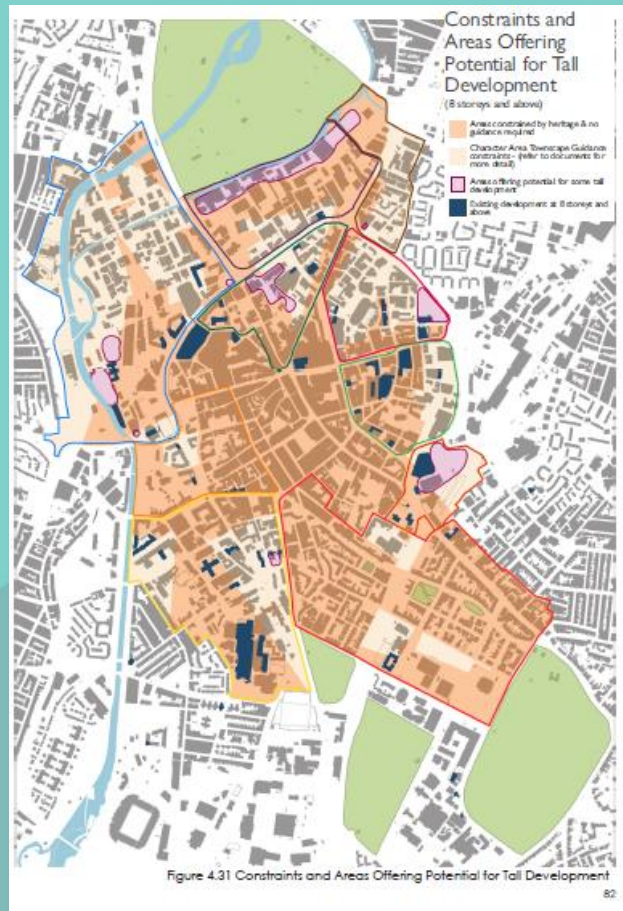
# Example of Character Area Detailed Guidance: St Georges

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





# Tall Building Assessment



- Substantial evidence base documents
- Determination of ambient height and definition of what is tall for Leicester
- Assessment of key views and landmark buildings
- Suggested areas suitable for tall buildings

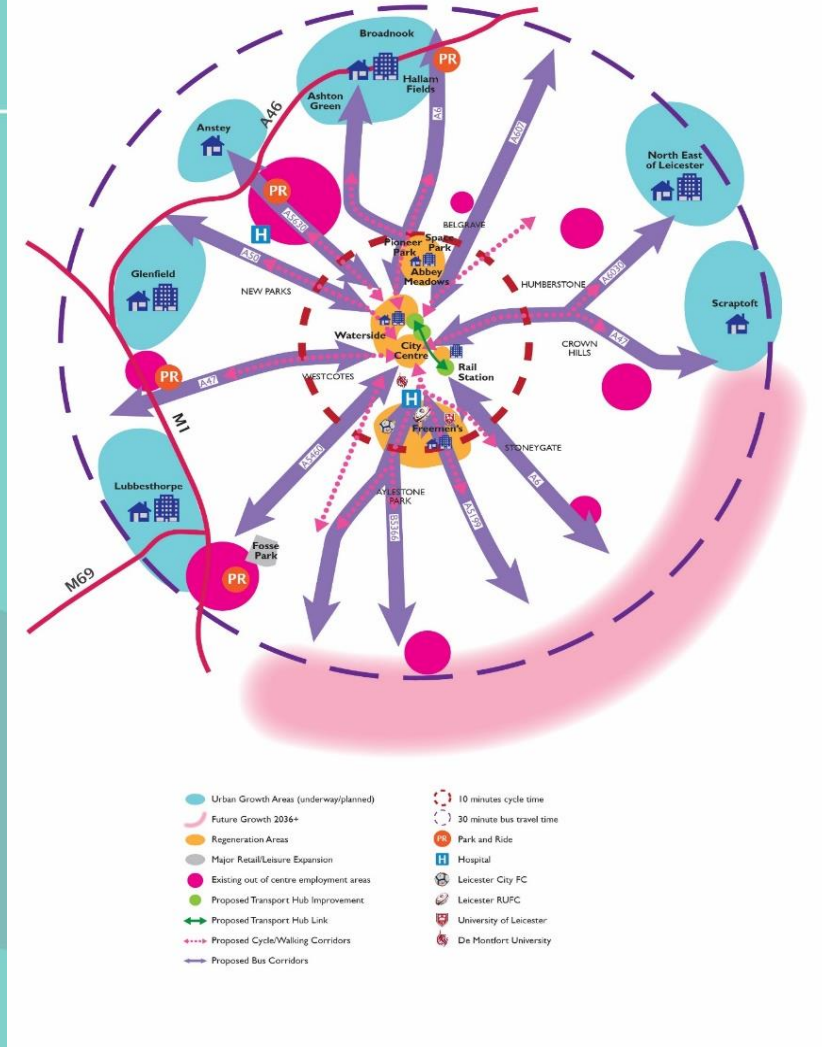
# Key Strategy - Employment

- Employment Need – 67 Ha for light/general industry and small scale storage
- Sites allocated to provide 44ha of employment land
  - Western Park
  - Ashton Green
  - Beaumont leys
- 45,000 sqm offices
  - Railway Station
  - Phoenix Square
- Large scale warehousing/storage less appropriate in City with constrained land supply



# 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 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 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
- Will require substantive revision in view of new Use Class Order





# Key Policies in Local Plan

- 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
- Nature Recovery networks and links to enhance the quality of open space network (including s106)
- Substantial cross boundary potential here with county, linked to wider Green Infrastructure and tourism strategies



# Infrastructure and Viability

## Infrastructure and Viability Assessment

- Draft **Infrastructure** Assessment
  - Draft **Transport** Assessment
  - Draft **Viability** Assessment
- possible supporting infrastructure required
    - Social/community/Education
    - Health
    - Transport
  - Tests the viability of development- and ability to fund the above infrastructure
  - Will inform potential new s106 Contributions or CIL policy (next consultation stage)

Leicester City Council  
Draft Local Plan 2020-2036 for Consultation

How can the Infrastructure to Support the Growth in the Local Plan be delivered?

A Consultation on Independent Infrastructure and Viability Assessment Reports

Leicester City Council  
February 2020





# 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) commenced 14<sup>th</sup> September 2020 for 12 weeks – Closes 7<sup>th</sup> Dec
- Submission Local Plan Consultation (Reg 19) – Autumn 2021
- Adoption Summer/Autumn 2022



# Questions

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Consultation documents at  
<https://consultations.leicester.gov.uk/>