

Leicester Local Plan 2020 to 2036
Examination Statement by Leicester City Council

Initial Schedule of Proposed Main Modifications March 2024

The following table sets out a series of proposed main modifications to the Pre-submission Draft Leicester Local Plan 2020 to 2036 published in January 2023 to ensure that it meets the tests of soundness. It will be updated regularly as the examination progresses. The council will make it clear which is the latest version of the document to avoid confusion.

The suggested modifications are shown using the following formatting: items to be deleted are shown ~~struck through~~ and items to be added are shown in **bold and underlined**.

Chapter 1. Introduction

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM1	8	Diagram 1	Diagram amended to show that development outside of the city is not covered by the local plan. See appendix 1	To make it clear that the local plan only relates to development within the administrative boundary.
MM2	8	Diagram 1	Diagram amended to make the boundary of the local authority area clearer. See Appendix 1	To make it clear that the local plan only relates to the Leicester local authority area.

Chapter 2. A spatial Portrait

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM3	27	3.2	<p>New Objective - <u>To use Brownfield sites, including derelict buildings to deliver a significant part of new housing and employment requirements of the city to support growth and regeneration of the city.</u></p>	<p>Further emphasise the important role brownfield land and other previously developed sites have in meeting the growth and economic aspirations for the city.</p>

Chapter 4. Strategy for Leicester

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM4	34	4.16	<p>4.16 The overall objectives for this area are:</p> <ul style="list-style-type: none"> •Promoting the growth of the city centre as the sub-regional focus for commerce, retailing, culture, leisure and entertainment •Providing around 6,286 dwellings •Enriching the retailing experience by protecting and enhancing the historic environment through heritage led regeneration •Promoting tourism - this plays an important role in the city's economy and there are significant opportunities to grow both the visitor and business tourism markets in the coming years •Enabling and facilitating the provision of top-grade offices • <u>Promoting and working with landowners to facilitate development on brownfield land for new homes and businesses to meet the city's needs.</u> 	Further emphasise the requirement for a brownfield land first approach as required by the NPPF.
MM5	36	Diagram 2	<p>Diagram amended to remove Blaby part of the former Western Park golf course from the proposed city allocation.</p> <p>See Appendix 1</p>	Blaby site is outside city boundary. Diagram 2 is related to strategic growth options in the plan within the city's administrative boundaries. Change proposed for clarity and in response to Blaby

				District Council's rep to allow Blaby to assess the potential site as part of their future local plan.
MM6	38	SL01	<p>Policy SL01. Location of Development</p> <p>Development will be located in accordance with the spatial strategy outlined below and as shown on Diagram 2 Growth in Leicester. Housing The Government's standard methodology identifies the amount of new housing that should take place in Leicester by 2036. An overall housing need of 39,424 homes across the plan period has been identified for</p> <p>Leicester. The city council will work with districts within the Housing Market Area (HMA) and with partners in the public, private and voluntary sectors, to ensure the delivery of housing as part of sustainable mixed communities</p> <p>Leicester City Council will work towards a target of providing 20,730 dwellings over the plan period from 2020-36 (1,296 dwellings annually) to contribute towards identified need within the city. Residential development will take place in the following locations in the city: • 6,286 homes in the Central Development Area (CDA) • 1,838 Homes in the following strategic sites ◦Former Western Park Golf Course ◦Land East of</p> <p>Ashton Green ◦Land north of the A46 bypass ◦Land west of Anstey Lane • The remaining 1,230 homes will be built on smaller non-strategic sites elsewhere in the city (see Appendix 6)</p>	Council relies on windfall as part of strategy, adding reference to it will make policy more positively worded.

			<p><u>•2,354 dwellings will be expected via windfall.</u></p> <ul style="list-style-type: none"> • The city council will continue to work with authorities within the Housing Market Area(HMA) to agree the spatial distribution of housing need that cannot be met in the city. About 18,694 homes from our identified housing need will be accommodated in the neighbouring districts as part of their targets through their local plans <p>.....</p>	
MM7	39	SL01	<p>New Office Development</p> <p>Land will be allocated for new offices at two sites <u>and additional office growth will also be supported within the Waterside Regeneration area where it complements the existing residential led regeneration:</u></p> <ul style="list-style-type: none"> • The station car park and former Campbell Street sorting office for major office development providing a minimum of 20,000 sqm of new offices • Land around Phoenix Square (between Burton Street, St George’s Way, Southampton Street and Morledge Street) being mixed-use office led development, with some residential use, providing a minimum of 20,000 sqm office floorspace and a maximum of 200 residential units (Use Class E(g)i/ C3). 	Amendment required to adequately reflect both the city’s desire to provide adequate city centre employment land and also to give plan flexibility to address landowners concerns raised during consultation.
MM8	40	SL02	<p>11.24 ha <u>9.74 ha</u> of employment land for Class E (g)iii, B2 and B8 uses</p>	Para 4.25 states 9.74ha of employment land but Policy SL02

				states 9.74ha. 11.24Ha mentioned on page 39. Doesn't mention 1.5Ha for HWRC. To maintain consistency with para 4.25 and match to masterplanning work.
MM9	43	SL04	Leicester City Council as landowner will work jointly with the promoters and development partners....	The City Council is not the landowner on this site, this reflects the true landownership.
MM10	44	SL05	Leicester City Council as landowner will work jointly with the promoters and development partners....	The City Council is not the landowner on this site, this reflects the true landownership.
MM11	39	4.26	The site will be brought forward for development through joint working with agents, builders, developers, and infrastructure providers <u>including neighbouring authorities.</u>	To emphasise joint working as required under Duty to Co-operate.
MM12	41	4.28	The site will be brought forward for development through joint working with agents, builders, developers, and infrastructure providers <u>including neighbouring authorities.</u>	To emphasise joint working as required under Duty to Co-operate.
MM13	42	4.30	The site will be brought forward for development through joint working with agents, builders, developers, and infrastructure providers <u>including neighbouring authorities.</u>	To emphasise joint working as required under Duty to Co-operate.
MM14	43	4.32	Subject to a comprehensive access solution <u>to be agreed with neighbouring highways and planning authorities</u> including <u>that includes</u> adjacent sites in Charnwood and Blaby, the site is suitable for housing.	Access is not entirely in the gift of the local planning authority so under the requirements of Duty to Cooperate local authorities and local highway authorities will need

				to work jointly. Policy amended to reflect this.
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Chapter 5. Housing

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM15	56	Ho04	<p>...</p> <p>b) The type and mix of affordable housing sought will reflect Policy Ho03 or any other subsequent housing needs evidence. Each site will be expected to provide 10% of the affordable housing requirement to fully wheelchair accessible standards. <u>C2 dwellings will not require affordable housing contributions.</u></p>	To avoid ambiguity in the policy.
MM16	63	Ho08	Change title to 'Student Development <u>Residential Accommodation</u> Development'	For clarity

Chapter 6. Climate Change

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM17	80	CCFR05	<p>Proposals for new renewable and low carbon energy projects will be supported subject to the following <u>unless the project would have adverse impacts on:</u></p> <ul style="list-style-type: none"> a) Impacts on the historic environment, local character, appearance, and landscape b) Impacts on ecology and biodiversity, including protected species and designated and non-designated wildlife sites (NE01) c) Impacts on residential amenity, including air quality, noise, traffic, recreation, and access (DQP06) e) For any proposals for wind turbine projects, consideration should be given regarding air traffic movement and safety, and impacts on electromagnetic transmissions, including radio, television, and phone signals 	Amendments made to improve clarity of policy wording.

Chapter 9. Central Development Area

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM18	115	Policy CDA01	The Central Development Area (CDA) will be the focus of major housing development, employment, and physical regeneration to provide the impetus for economic, environmental, and social investment and provide benefits for existing and future residents, <u>and those who work, visit and learn within the city.</u>	Policy amended to acknowledge the important role that students and the learning institutions have within the city and addresses matters raised during consultation.

Chapter 10. Heritage

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM19	142-149	Chapter 10 'Heritage'	<p><u>Leicester's Archaeology 10.8 Leicester has a substantial number of significant archaeological remains, including several scheduled monuments reflecting its 2000 years of continuous occupation. 10.9 The council has a duty to pay special regard to the preservation of these sites. The city's Historic Environment Record (HER) indicates that many remains lie beyond the city's historic core, however not all archaeological remains lie below the ground. 10.10 Leicester has a wealth of archaeological evidence of its history. The city is fortunate that a significant proportion of its archaeological alert area has been investigated through excavation and the findings in each case, thoroughly and professionally recorded over time. This has given the city a comprehensive picture of the city's development over time.</u></p> <p>Policy HE01. The Historic Environment</p>	To address representations from Historic England.

		<p>The council will seek to conserve and enhance the significance of the city's heritage assets.</p> <p>Listed Buildings The council will support applications where the proposal would: a) Conserve or enhance the special architectural or historic interest of the listed building b) Respect the setting of the listed building c) Encourage the active use of the listed building, securing its long-term preservation d) Balance proposals against the council's aim of addressing climate change (CCFR01) Conservation Areas Within conservation areas development will be supported where it: a) Is of a size, design and scale that preserves or enhances the character and appearance of the area b) Uses building materials that are appropriate to the local context c) Respects historic street patterns and building lines d) Retains historically significant landscape elements, including trees and traditional building features e) Preserves important views within, into and out of the conservation area Within conservation areas development involving demolition will only be supported where it can be demonstrated that: i) The structure to be demolished has no intrinsic heritage value and makes no positive contribution to the special character or appearance of the area; or ii) The structure is beyond repair or incapable of a beneficial use; or iii) It can be demonstrated that the removal of the structure and its subsequent redevelopment would make a greater contribution to the special character or</p>	
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			<p>appearance of the area than the structure to be demolished. Where a case for demolition within a conservation area has been demonstrated and accepted by the council, permission for that demolition will not be granted until an appropriate redevelopment scheme has been approved with planning permission that links the demolition to the implementation of the approved scheme. Exceptions may be made where it is clearly demonstrated that there is a safety risk.</p> <p>Leicester's Archaeology 10.8 Leicester has a substantial number of significant archaeological remains, including several scheduled monuments reflecting its 2000 years of continuous occupation. 10.9 The council has a duty to pay special regard to the preservation of these sites. The city's Historic Environment Record (HER) indicates that many remains lie beyond the city's historic core, however not all archaeological remains lie below the ground. 10.10 Leicester has a wealth of archaeological evidence of its history. The city is fortunate that a significant proportion of its archaeological alert area has been investigated through excavation and the findings in each case, thoroughly and professionally recorded over time. This has given the city a comprehensive picture of the city's development over time.</p> <p>Policy HE02. Archaeology</p>	
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			<p><u>Archaeology</u></p> <p>Before an application for development is approved an archaeological assessment will be required where: a) A proposal would affect known or potential archaeological remains; or b) A development is located within the Archaeological Alert Area Where an assessment indicates that there is potential for remains to exist, suitable archaeological mitigation measures will be necessary. In the case of remains that do not have the status or equivalent significance of designated assets, where it is not possible to preserve remains in situ, excavation and recording of the remains will be required. This will be secured through an archaeological 'Written Scheme of Investigation,' (WSI) which must include provision for appropriate publication and archiving of the evidence. The potential for local public engagement and dissemination should also be considered and included in the 'Written Scheme of Investigation' (WSI) where this is deemed to be appropriate. There is a presumption against any harm to scheduled monuments and to heritage assets deemed to be of equivalent significance to nationally designated heritage assets.</p>	
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Chapter 11. Culture and Tourism

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM20	154	New	<u>Policy CT02 Protection of Cultural Facilities.</u> <u>Applications which involve the loss of theatres, live music and concert venues or other similar venues should only be approved where it can be show there is no longer a need for that facility within the local area. Regard should be taken of the amount and quality of similar facilities within the area, especially within the Central Development Area or in other areas where maintaining a leisure offer is important.</u>	To meet requirements of the NPPF
MM21	154	CT02	Policy CT02- <u>3</u> . Assets of Community Value	Policy numbers changed due to the new policy.
MM22	155	CT03	Policy CT03 <u>4</u> . Protection of Public Houses (Class Sui Generis)	Policy numbers changed due to the new policy.
MM23	156	CT04	Policy CT04- <u>5</u> . Great Central Railway Museum	Policy numbers changed due to the new policy.
MM24	158	CT05	Policy CT05 <u>6</u> . Provision of new and retention of existing Places of Worship	Policy numbers changed due to the new policy.

Chapter 12. Employment

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM25	168	12.25	<p>As well as providing most of the supply of employment land, they also enable “other uses” to be provided for, such as day nurseries (Class E(f)), places of worship (Class F1(f)) and car showrooms (Class SG). Non-residential institutions and assembly and leisure uses (subject to impact sequential assessments) will be acceptable in principle in buildings which are not portal framed in construction. This is because portal framed buildings are more sought after by modern industrial users and there are far fewer of them in number than older historic multi-storey industrial buildings. Portal framed buildings should therefore be retained for class E(g)iii, B2 and B8 uses. <u>This will also promote the reuse of Brownfield land within the city and bring back vacant employment land back into use.</u></p>	<p>To meet requirements within the NPPF about maximising Brownfield Land.</p>

Chapter 14. Open Space, Sports and Recreation

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM26	207	Diagram 17	<p>Diagram currently shows previously designated Leicester / Scraftoft green wedge in Harborough District. This should be replaced by Leicester / Scraftoft / Bushby Green Wedge as designated in the Harborough Local Plan (2019).</p> <p>Diagram amended to reflect updated Green Wedge in neighbouring district see appendix 1.</p>	<p>The need to update the Leicester / Scraftoft green wedge in the diagram to reflect the current green wedge designation in Harborough District was raised by Harborough District Council, Lichfields, and Hinckley and Bosworth Borough Council.</p>
MM27	207	Diagram 17	<p>Add following caption beneath diagram:</p> <p><u>"The open space network designations shown beyond Leicester City's administrative boundaries are for informational purposes only"</u></p>	<p>It is considered that including this note beneath the diagram will clarify to the reader that the status of details which lie outside the city's</p>

				administrative boundary is for information only.
MM28	212	OSSR03 d)	<p>“New development will be expected to be integrated across the site and connect to the wider open space network.”</p> <p><u>“Open space in new development will be expected to be integrated across the site and connect to the wider open space network.”</u></p>	The policy provision relates to open space in new development, which is not clear in the current wording.
MM29	214	OSSR04 d)	<p>“...<u>the most recent version of the</u> Playing Pitch Strategy and Action Plan (2017)”</p>	The evidence base which the policy provision, as currently worded, relies upon will be superseded during the lifetime of the Local Plan.

Chapter 15. The Natural Environment

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM30	218	15.2	<p>Addition of the following wording to the end of the paragraph:</p> <p><u>The city council will also work collaboratively and across administrative boundaries with other local planning authorities in Leicestershire and Rutland, public bodies, and local stakeholders, in order to support the delivery of strategic ambitions and priorities for nature, such as those set out in the emerging Local Nature Recovery Strategy.</u></p>	<p>Since the publication draft of the Local Plan was consulted on, preparation of Local Nature Recovery Strategy has progressed, and on the advice of Natural England, it is considered that reference should be made to the Local Nature Recovery Strategy within the Natural Environment chapter.</p>
MM31	220	NE01	<p>Development will only be permitted where significant harm to biodiversity <u>and/or geodiversity</u> is avoided.</p>	<p>It is considered that the importance of geodiversity in the natural environment should be explicitly referenced in the policy wording alongside biodiversity.</p>

MM32	220	NE01	<p>Addition of the following wording in a standalone paragraph at the end of the current policy wording:</p> <p><u>Development proposals should create new habitats, and links between habitats, in line with the Green Infrastructure Strategy and the Local Nature Recovery Strategy (once completed) to maintain and enhance a network of wildlife sites and corridors, to minimise habitat fragmentation and provide opportunities for species to respond and adapt to climate change.</u></p>	<p>Since the publication draft of the Local Plan was consulted on, preparation of Local Nature Recovery Strategy has progressed, and on the advice of Natural England, it is considered that reference should be made to the Local Nature Recovery Strategy within the Natural Environment chapter.</p>
MM33	222	NE02	<p>All developments will avoid biodiversity loss and enhance biodiversity where possible. In accordance with national legislation, developments are required to provide a minimum of 10% biodiversity net gain.</p> <p><u>Following application of the mitigation hierarchy, all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features. All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development.</u></p>	<p>On the advice of Natural England, it is considered that the first paragraph of the present policy wording gives the impression that biodiversity should only be enhanced where possible. The revised paragraph aims to strengthen the policy wording and offer greater clarity on Biodiversity Net Gain.</p>
MM34	222	NE02	<p>c) The size, location, creation, establishment, and long-term aftercare of off-site biodiversity compensation and enhancement has been agreed with the council <u>and are consistent with the Local Nature Recovery Strategy.</u></p>	<p>On the advice of Natural England, it is considered beneficial to include reference the Local Nature Recovery Strategy within the policy wording.</p>

MM35	222	NE02	<p>Additional bullet point:</p> <p><u>All development proposals, unless specifically exempted by Government, must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity impact assessment, which should be submitted with the planning application.</u></p>	<p>On the advice of Natural England, it is considered that the additional bullet point will strengthen the policy wording and offer greater clarity on Biodiversity Net Gain.</p>
MM36	221	15.10	<p>Enhancements should seek to contribute to <u>the Leicestershire Local Nature Recovery Strategy and to</u> Leicester's Biodiversity Action Plan objectives and subsequent updates, https://www.leicester.gov.uk/planning-and-building/conservation/nature-and-biodiversity/nature-conservation-and-planning/</p>	<p>On the advice of Natural England, it is considered beneficial to include reference the Local Nature Recovery Strategy within the supporting text.</p>

Chapter 16. Transportation

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM37	250	16.78	<p>The council is investigating the potential for a Workplace Parking Levy in Leicester as part of a comprehensive parking strategy for public, private and on-street car parking. The scheme, if implemented, would charge organisations which are providing parking spaces for employees, as a means of funding local sustainable transport improvements, whilst helping to manage congestion and improve air quality/address climate change challenges</p>	<p>Council is no longer considering a workplace parking levy at this time. Future decisions will be made through the Local Transport Plan and future plan reviews.</p>
MM38	251	T07	<p>.....</p> <p>b) Car parking should be considered as an integral part of the overall design of the scheme. Development proposals should consider the following key principles in the design, to address</p>	<p>Proposed modification proposed to address concerns raised regarding climate change.</p>

			<p>car parking issues: • Ensure car parking is usable, safe and secure • Avoid car parking dominating the street-scene • Use discreet and innovative solutions, to deliver a suitable mix of car parking • Ensure it does not impede cycling infrastructure</p> <ul style="list-style-type: none"> • <u>Integrate sustainable urban drainage wherever possible.</u> 	
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Chapter 17. Future Minerals and Waste Needs

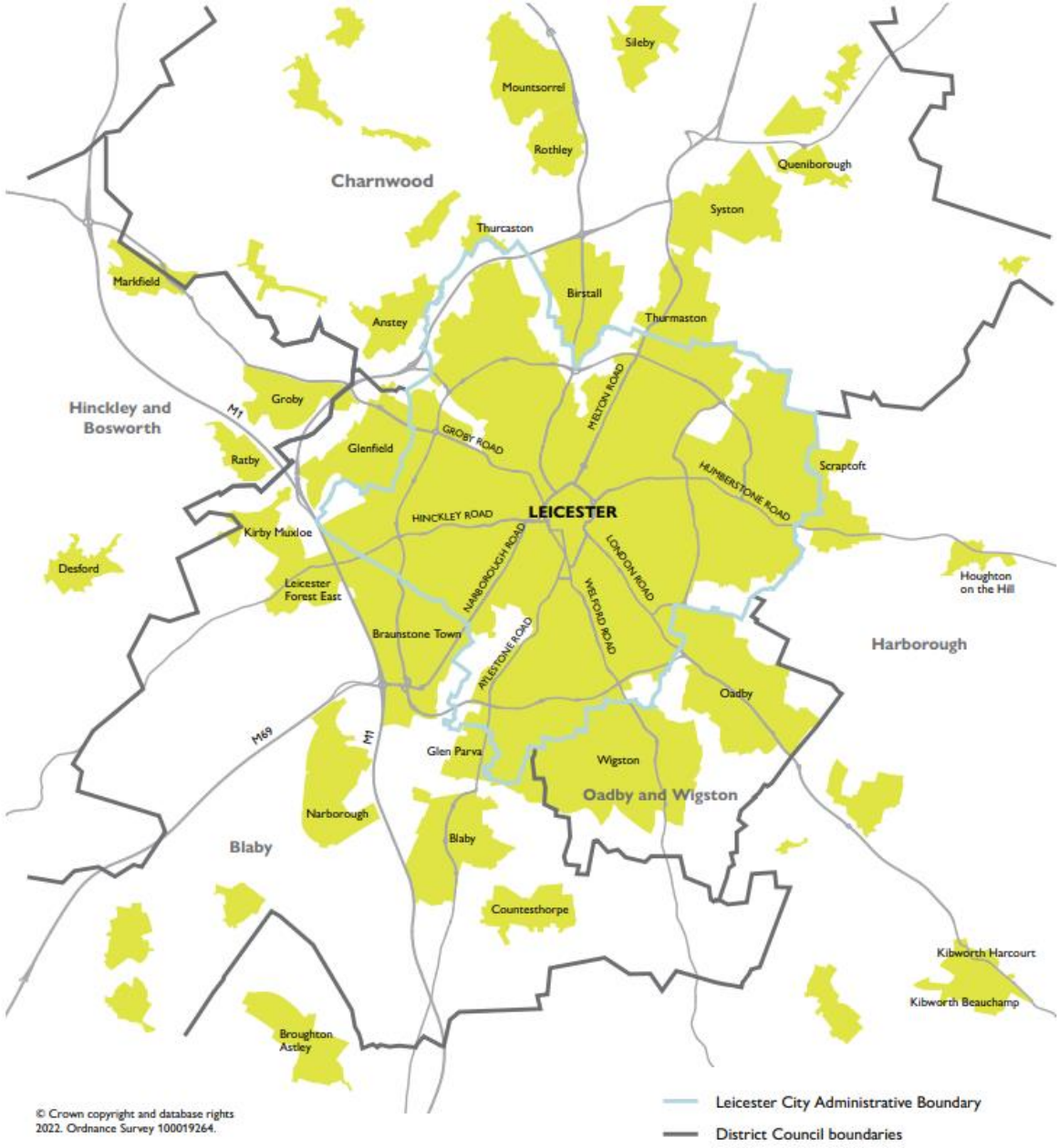
Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM39	256	17.13	<p>Whilst current government policy is to support fracking, there are no licenses in the city nor are there any known</p> <p><u>There are no current licences for fracking in the city nor are there any known areas where it could take place.</u></p>	The current wording reflects a former government position on fracking. The proposed amended wording is free from government perspective.
MM40	257	Policy FMWN01	<p>e) Any impacts on the natural and historic environment, <u>which includes potential impacts on archaeological remains,</u> and residential amenity can be adequately mitigated</p>	On the advice of Historic England, any minerals or waste application would have the potential to harm archaeological remains so reference to archaeology is necessary for the policy to meet the Council's

			in line with policies regarding these matters within this plan (HE01, HE02-DQP06)	requirements for the historic environment.
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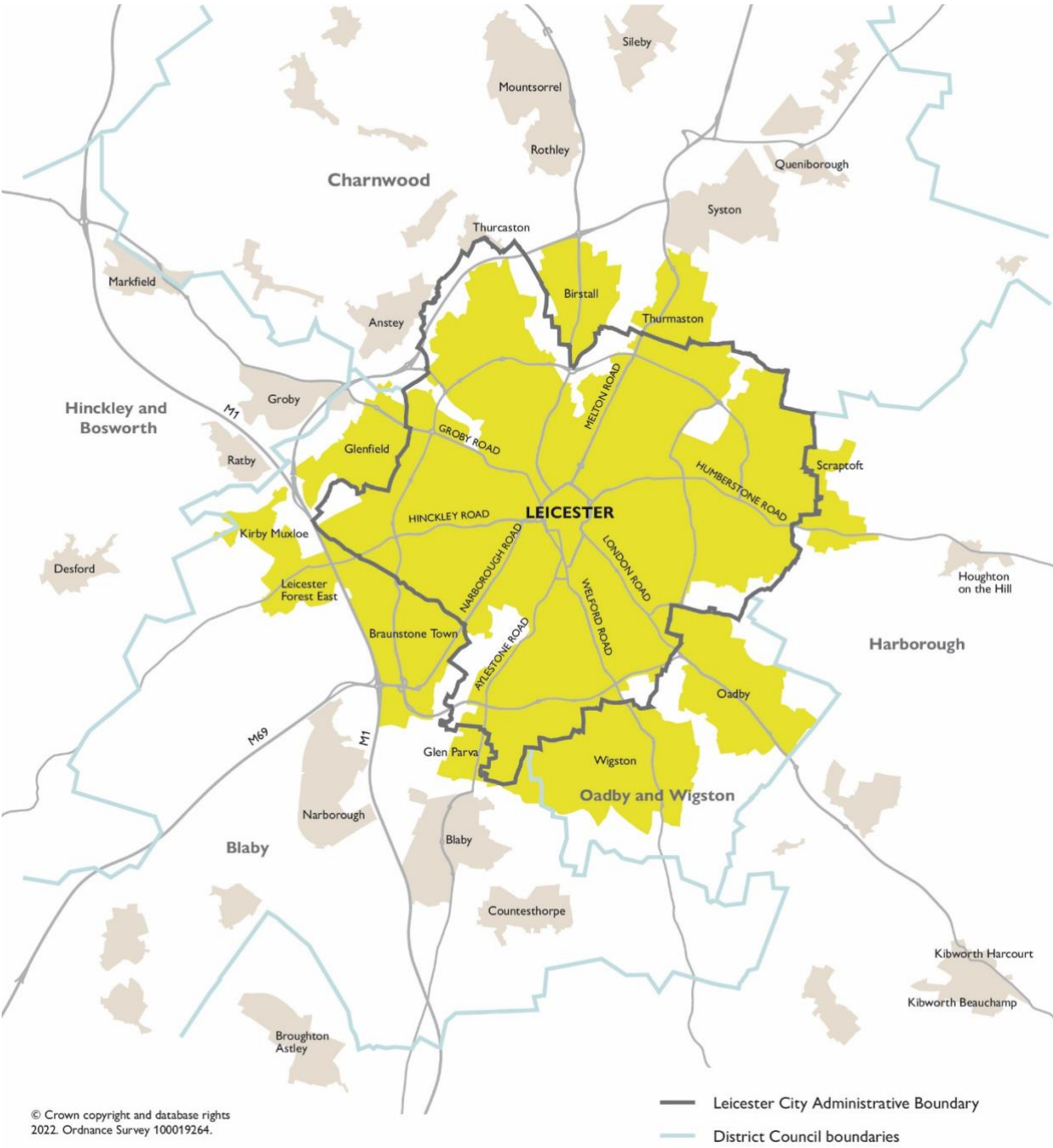
Appendix 6. Housing Site Allocations (Non-Strategic)

Reference	Local Plan Page	Paragraph/ Policy/ Table	Proposed Modification	Reason Relating to Soundness
MM41	311		488 – Carter Street/ Weymouth Street/ Bardolph Street East – 30-19	Part of site is no longer available for development. Amendment to site area provides a reduction in capacity.
MM42	312		4035 – VRRE/Gipsy Lane – NE – Brownfield – 42	Land is longer available for housing development.
MM43	313		Site 1051 – Gilmorton Community Rooms/Hopyard Close Shops – S – Brownfield – <u>9 and potential re-provision of local retail and community facilities (Use Classes E and F2)</u>	Landowner intentions for the site have changed as per representation to the plan received on the draft submission plan.

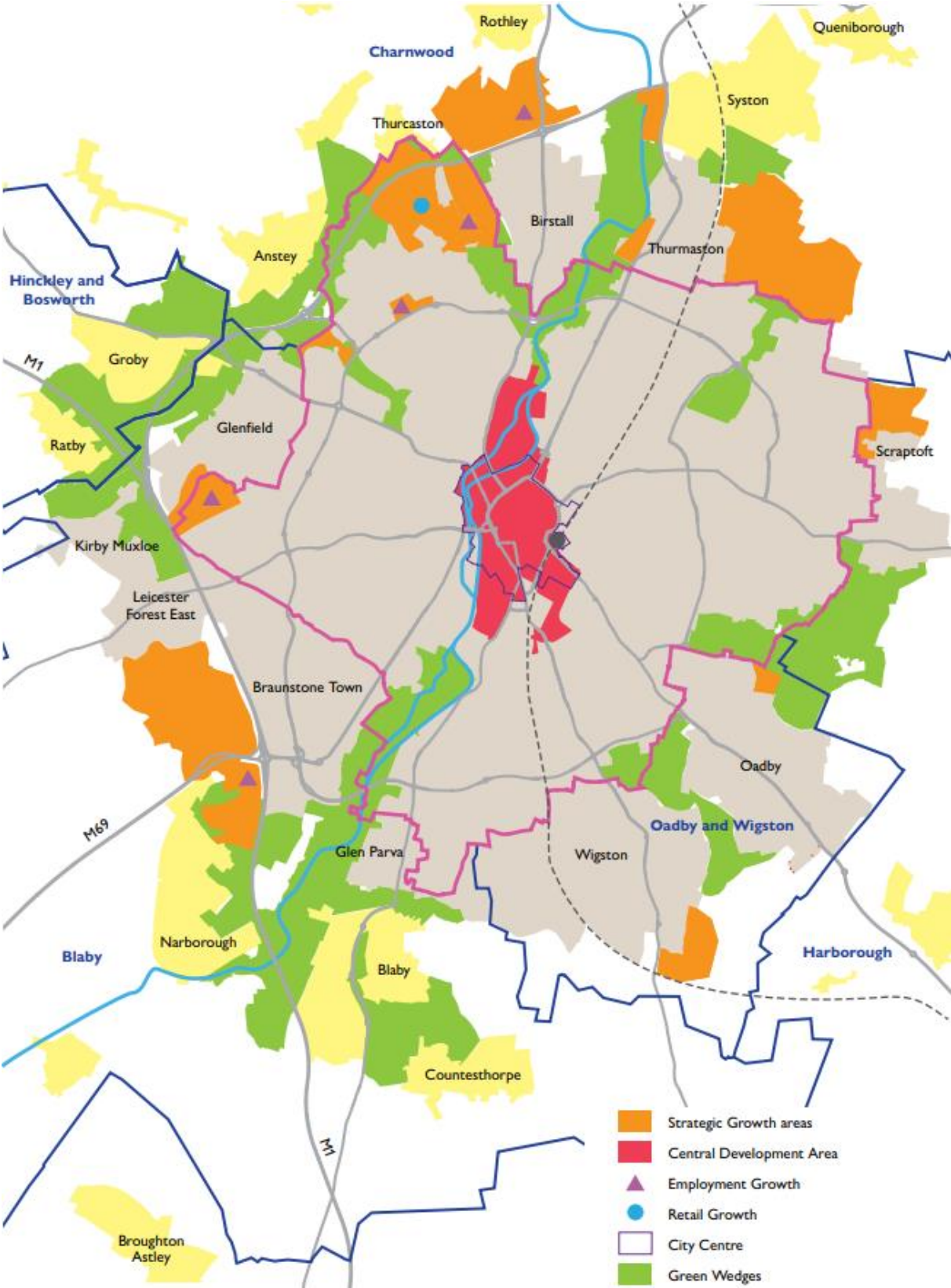
Appendix 1 – Proposed Amended Diagrams
Existing Diagram 1



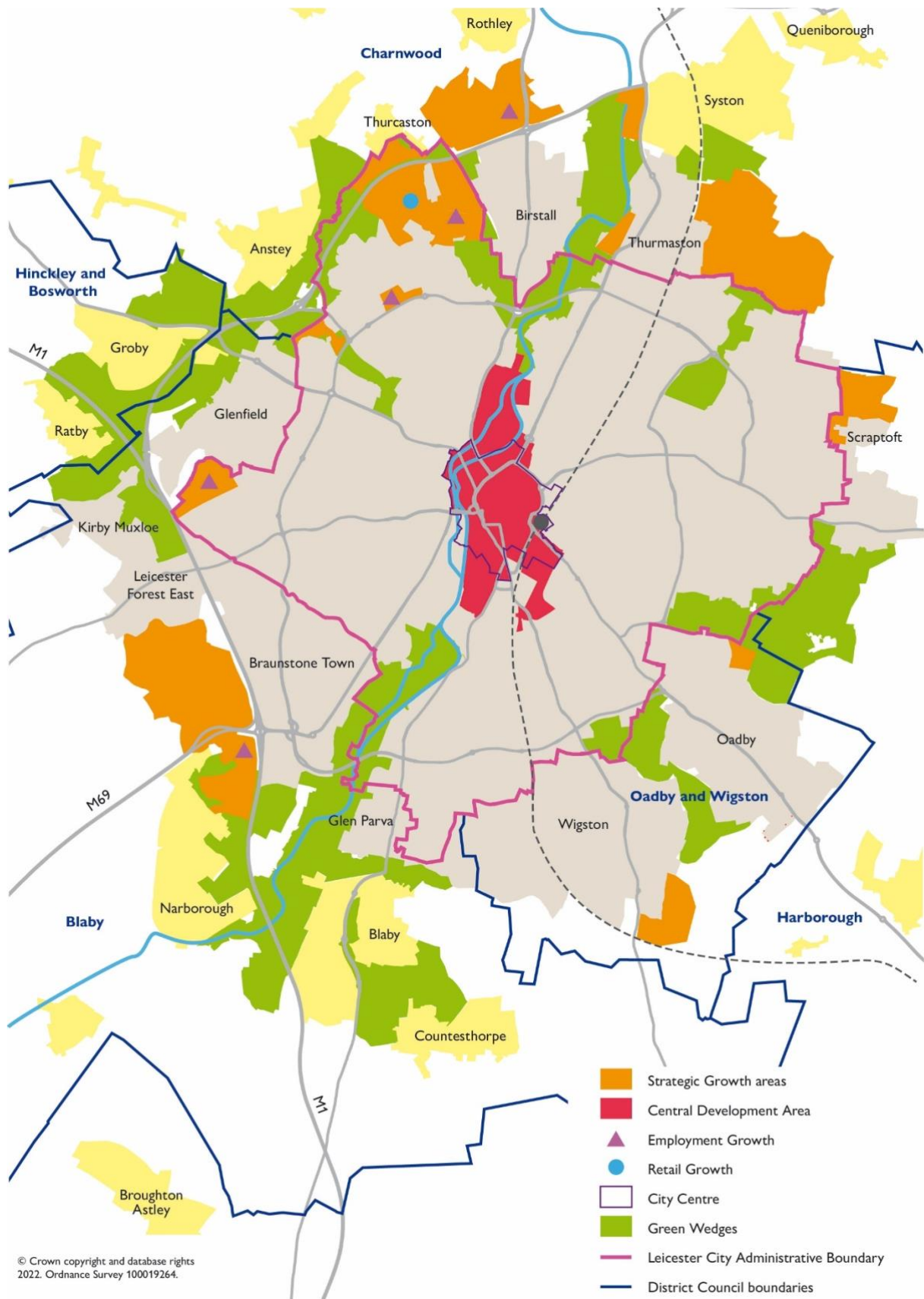
Proposed Diagram 1



Existing Diagram 2

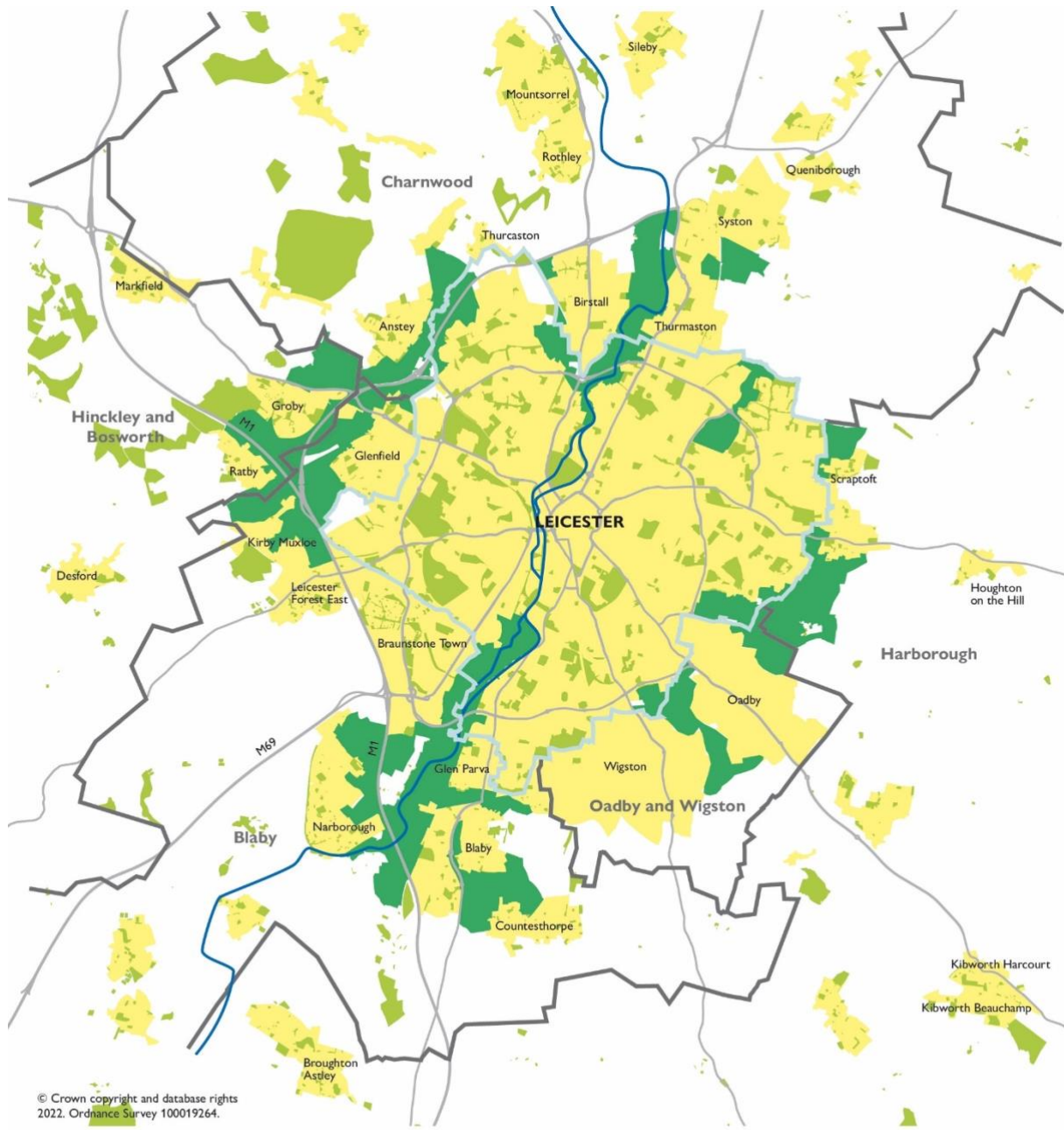


Proposed Diagram 2



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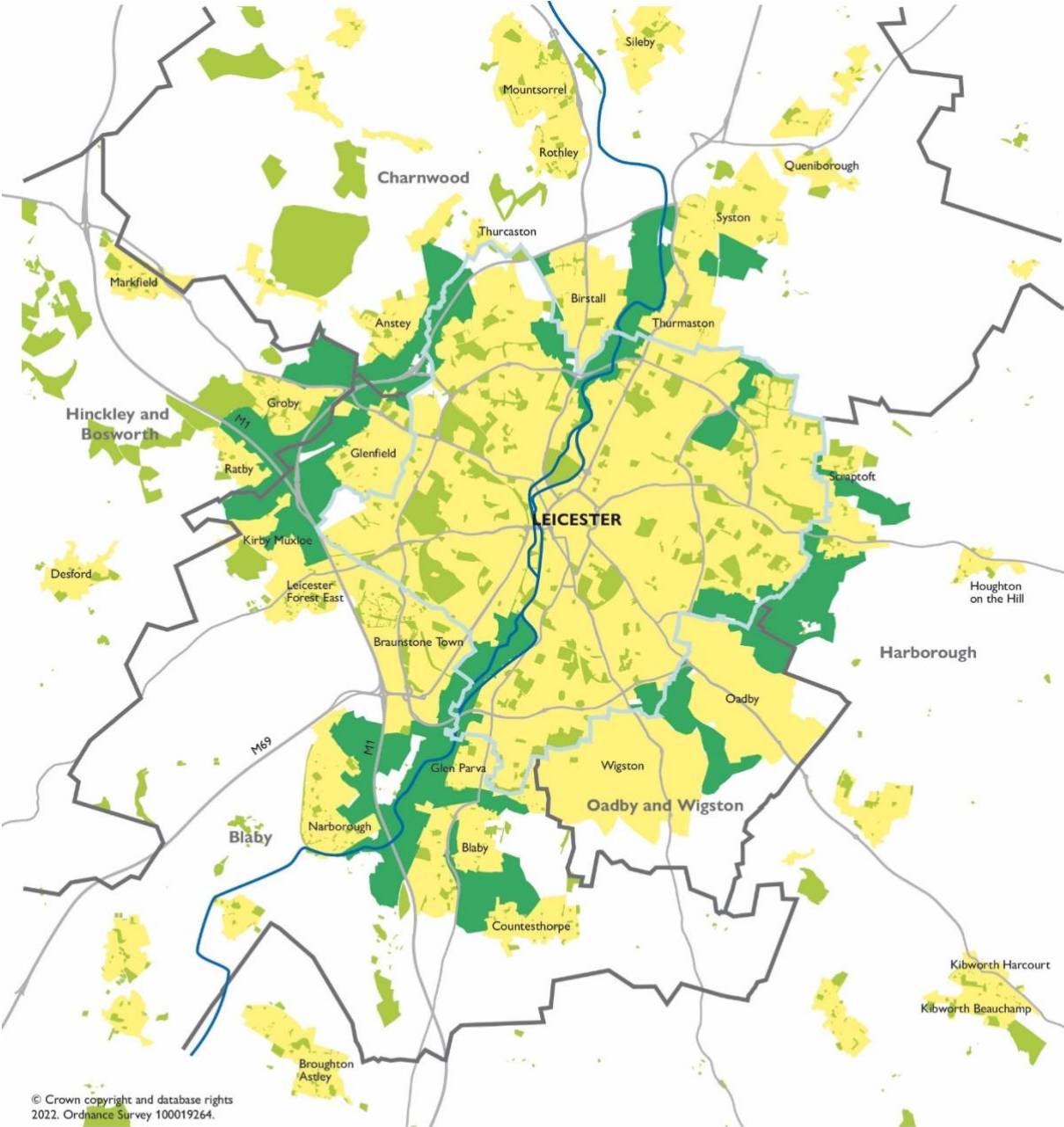
Existing Diagram 17



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- Green Wedge
- Open Space
- River/canal
- Leicester City Administrative Boundary
- District Council Boundaries

Proposed Diagram 17



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- Green Wedge
- Open Space
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