

Leicester Local Plan

Action 89

Council to provide technical note to give evidence about discussion with landowners to prove deliverability/developability of sites within Policy CHA05 Area (Belgrave Gate)

Background

Context of this area can be found in extracts from the Belgrave Character Area Appraisal (ED/CD/1) and the central Area Residential Capacity Assessment document EB/CD/10 at Appendix A. These documents confirm the relatively low development potential ascribed to the area in the Local Plan. To date, the area has not been a priority for engagement and intervention by the Council's Development and Housing teams in terms of residential development within the early part of the Plan period. longer term redevelopment appetite is expected following the progression of committed developments nearby as discussed below.

Call for Sites, Plan Consultations and Developer Forum

All properties in the area were subject of the main Local Plan Consultation stages at Issues and Options, Emerging Options, Regulation 18 and Regulation 19 Consultation stages, as well as the ongoing Call for Sites exercises as follows:

- Issues and Options (Optional Consultation) – October 2014 to January 2015
- Emerging Options (Optional Consultation) – July 2017 to December 2017
- Draft Plan (Regulation 18) Consultation – September 2020 to December 2020
- Pre-Submission Plan (Regulation 19 Consultation) – January 2023 to February 2023

In addition, landowners and developers with interests in the CDA were sought through engagement in the form of Developers'/SHEELA Fora as well as more informal events with the local Architecture Society and Inward Investment team activities/events.

- CDA engagement presentation – 8th September 2020 (see attached)
- SHEELAA developer forum – 3rd February 2022

No substantive local plan allocation proposals were however generated in the area as a result of these efforts.

Application/Pre-Application Dialogue

The main development dialogue in recent years has focused on the Leicester College and construction of a 2 storey Aeronautical skills centre has recently commenced on site [Planning Register - Leicester City Council](#). The Council has agreed to enhance the connectivity of this development through agreement for pedestrian cycle and landscaping enhancements on adjacent council owned land in accordance with the expectations of the Character Area Appraisal objectives.

Other pre-application dialogue in the area has been undertaken in respect of:

- Enhancing the use of the canal basin with the Canals and Riverside Trust
- Residential conversion and extension of properties on Belgrave Gate
- Other changes of use

The main development opportunity site envisaged in the appraisals is the supermarket and open car park at 203 Belgrave Gate. Detailed promoter dialogue has not been sought with the landowner to date although future dialogue in respect of the potential for a mixed-use residential redevelopment to take advantage of the gateway location on the ring road as well as to complement the adjacent residential development on the north of George St is envisaged to be pursued following adoption of the Local Plan.

Other Dialogue/Related sites

Whilst the development activity and dialogue in the area itself has been limited, there is significant regeneration activity on site and through on hand planning applications at Abbey Park Road to the north- [Planning Register - Leicester City Council](#) the Former Corah Factory to the south- [Planning Register - Leicester City Council](#) and extended Pre-application dialogue in respect of the former Sainsbury's store [Planning Register - Leicester City Council](#). These developments are anticipated to enhance regeneration interest and promote investment activity in the Belgrave Gateway area in the medium and longer term.

Appendix A

Extracts from Character Area and Capacity Assessment Documents

[Belgrave Gate Character Area - Townscape Analysis & Design Guidance \(leicester.gov.uk\)](http://leicester.gov.uk)

The Belgrave Gateway character area is located within the CDA, to the north-east of the city centre, connecting Leicester's city centre with the residential neighbourhoods to the east. Surrounded by Marsfield Street, St. Margaret's and Wharf Street character areas, it is a mixture of employment, residential and educational uses. Belgrave Gateway is situated between Belgrave roundabout and Butleys flyover, with more than half of the character area being to the east of the St. Matthew's Estate, while a portion of the area is adjacent to the eastern boundary of Abbey Park.

The Clock Tower, Leicester's civic heart, can be reached within a 10 minutes walk, whereas the two main bus stations (St. Margaret's and Haymarket) can be reached within a 5 minutes walk. Likewise the Railway Station can also be reached within less than a 20 minutes walk.

Belgrave Gateway character area is bordered by Belgrave Gate (west), St. Matthews Way (south), Wharf Street North/ Russell Square/ Warrip Street (east) and Abbey Park Road/ Belgrave Cir/ Dysart Way (north). From large industrial buildings to terraced houses and four storey maisonettes, the character area has much variation. The east of the character area has more of a residential character than that of the west (as one moves towards Belgrave Gate and Abbey Park). The character area has a few heritage assets, whilst not in the character area, the Grade II* Listed St. Mark's Church (The Empire) is a prominent townscape landmark.

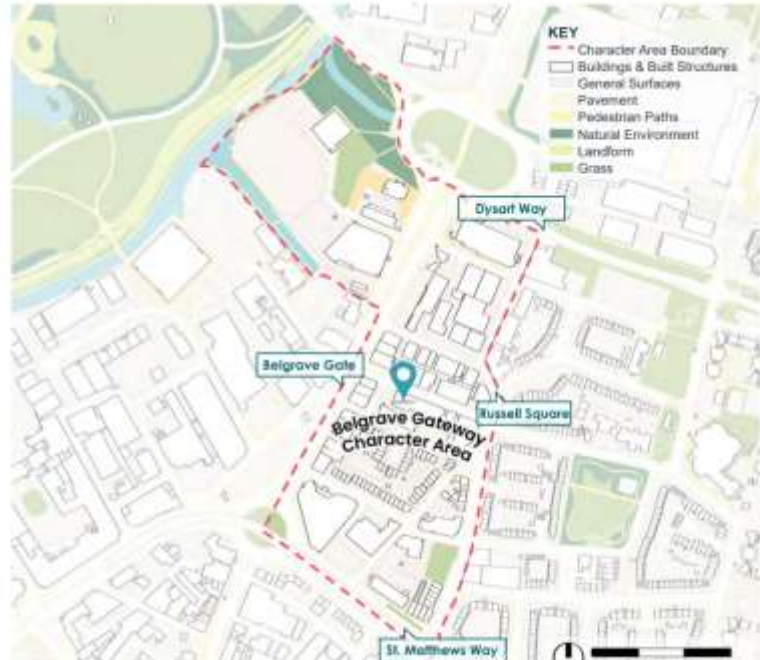


Figure 4: Belgrave Gateway Character Area - Location
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4.3. Future Development

Belgrave Gateway character area will provide growth to the city centre, which needs to be in accordance with the aforementioned vision and main development objectives. Specifically:

- KEY**
- Existing Landmarks
 - Proposed Landmarks
 - Gateways
 - Bus Stops
 - Redefine the Development Frontage in Relation to the Ring Road, Minimising the Edge Barrier
 - Proposed Improvements to Main Network
 - Main and Enhanced Pedestrian/ Cycle Connections
 - Secondary and Enhanced Pedestrian Connections
 - Potential Streetscape Improvements - Materials & Layout
 - Active Frontages Priority Areas/ Façade Animation
 - Built Continuous Frontage - Repair Urban Grain
 - Proposed Road
 - Enhanced/ Proposed Civic Public Space - Neighbourhood's Heart
 - Enhanced/ Proposed Green Space/ Public Realm
 - New Visual Connections
 - Redefined Water Relation
 - Redefined Urban Blocks
 - Potential Development Sites
 - Larger Sites & Areas That Would Benefit from Redevelopment
 - Listed, Locally Listed & Positive Contribution Buildings



Figure 68: Development Proposal & Potentials
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Capacity Testing of the area can be found within EB/CD/10 [Leicester Central Development Area](#).

Figure 1 (extract from p 125 of CDA Capacity Study) indicates only two known sites and one potential future site.



Table 1 Extract from Belgrave Gateway Capacity Summary

Capacity Summary				
Area One	Site Status	No. Homes at Min. Density	No. Homes at Max. Density	Avg. No. Homes
Abbey Meadows	Planning Applications		1013	
	Known Sites	312	531	512
St. Margaret's	Planning Applications		175	
	Known Sites	1044	1819	1331
Belgrave Gateway	Planning Applications		45	
	Known Sites	137	195	189
Overall Total Units (Known Sites)		1492	2344	2032
Total Planning Applications			1233	
Total Known Sites (Average)			2032	
Total Capacity (avg. and planning apps)			3265	