

Leicester City Local Plan Examination

Matters and Issues Statement

Participant **CEG (Commercial Estates Group)**
Ref number **318**
Prepared by **Lichfields**
Date **13 September 2024**

Matter 2: Issue 2 - Vision and Strategy (2nd and 3rd October 2024)

Q17. Is the Plan justified in identifying in Diagram 2 the proposed growth for ‘Leicester Urban Area’, including Strategic Growth Areas beyond the administrative boundary of the City in adjoining Districts and Boroughs?

- 1.1 Yes. The Leicester Local Plan is right to recognise that the Leicester Urban Area extends beyond the City’s administrative boundary and, further, that some housing and employment needs are to be met in neighbouring local authority areas. It is therefore appropriate and justified for Diagram 2 to include Strategic Growth Areas beyond the administrative boundary of the City. The inclusion of these areas on Diagram 2 should assist the proper planning of the City and provide a helpful reference for cross boundary strategic planning and co-operation.
- 1.2 We do however note that the two references to Diagram 2, at paragraph 4.1 (page 30) and in Policy SLO1 (page 37), appear to refer to and use Diagram 2 in different ways. We therefore suggest that:
- 1 Diagram 2 should be amended to clarify which Strategic Growth Areas are within the City and which are outside it,
 - 2 Paragraph 4.1 (last sentence) should be amended to state that ‘~~See~~ Diagram 2 Growth in the Leicester Urban Area, identifies strategic growth locations and transport links within and adjacent to the Leicester City Administrative Boundary’ or similar; and
 - 3 Policy SLO1 (first sentence) should be amended to add reference to ‘... within the Leicester City Administrative Boundary...’ between ‘Development’ and ‘will be...’, to confirm the Leicester Local Plan does not relate to any areas beyond the administrative boundary or seek to identify planning policy for these locations.
- 1.3 These minor clarifications will help to ensure the Plan is clearly written and unambiguous.

Q36. [In order to ensure that the plan is positively prepared and effectively achieves sustainable development, are the policies relating to strategic sites sufficiently clear and precise in terms of what is required as part of any development of these allocated sites, including any cross-boundary

matters?] **In this regard, would a northern area wide Masterplan be effective to deliver any infrastructure and policy requirements with an associated delivery and phasing plan?**

- 1.4 Yes. CEG would support the preparation of a northern area wide Masterplan for the delivery of strategic sites within this sector of the City, provided any such Masterplan:
- 1 recognises the status of existing and permitted strategic sites (both within and beyond the Leicester City Administrative Boundary) and their associated requirements including in terms of social and other infrastructure, highway capacity, utilities capacity and phasing; and
 - 2 does not delay the delivery of any other strategic sites where development is already underway, such as at Thorpebury (the North East of Leicester SUE, principally within Charnwood Borough).
- 1.5 If positively prepared (including by appropriate consultation with neighbouring local planning authorities, strategic site developers and others), such a Masterplan could be an effective tool to assist the delivery of new homes in the Leicester Urban Area.