

Leicester Local Plan

Action 142 Council to provide note to explain emerging pre-application detail regarding site 960 including which parts of the site allocation are to be developed.

Background

Site 960 is in 3 separate ownerships, two local developers and the City Council.

Figure 1: Allocation Plan

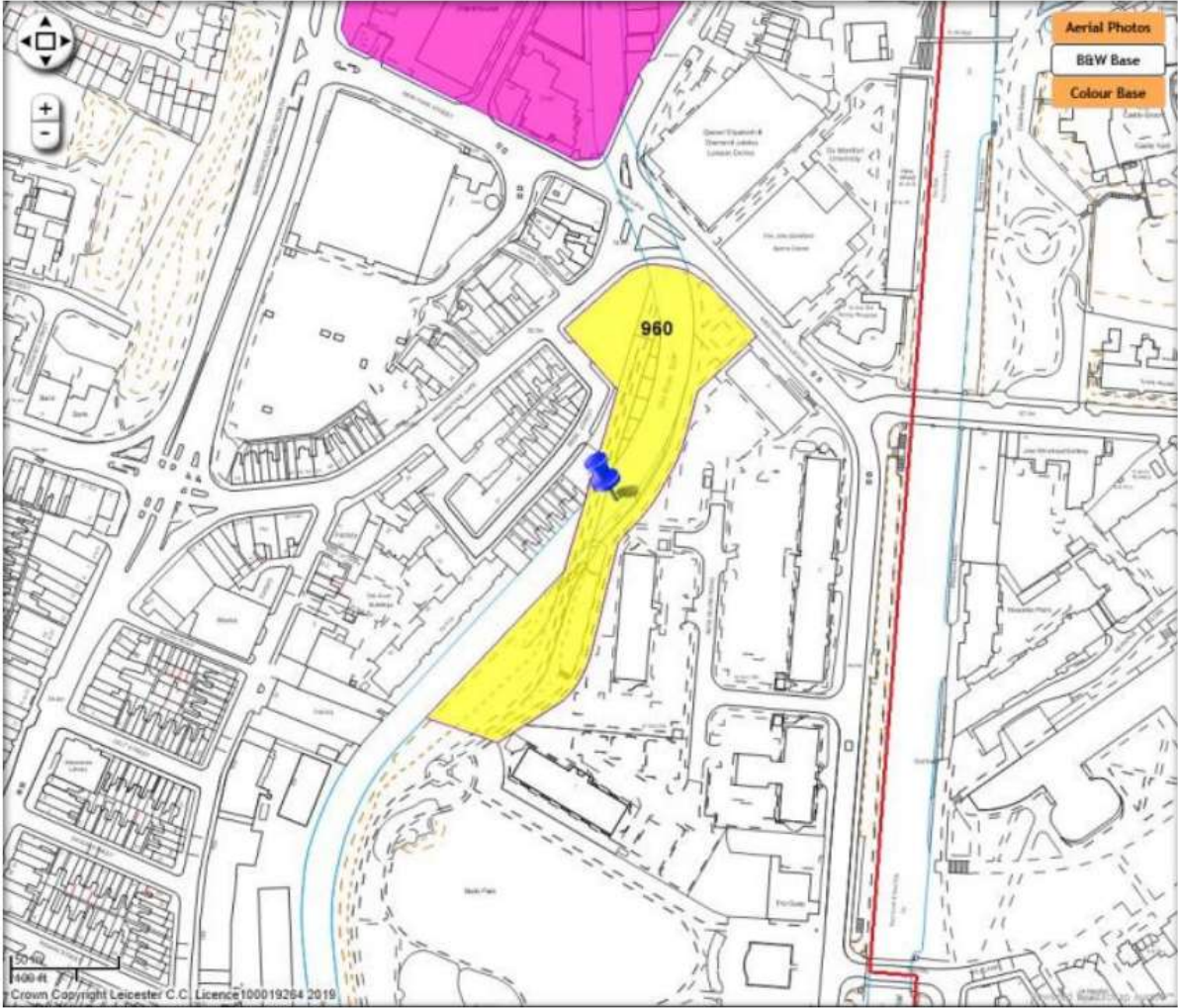


Figure 2 below shows the City Council’s land ownership (in yellow).



Figure 2 City Council Ownership

Discussions over potential land assembly and redevelopment have been ongoing with the developers and the Council for some time.

Application Reference Number 20213041 was submitted in December 2021 for:

Partial demolition of viaduct; construction of eleven, thirteen and sixteen storey building to provide 256 flats (23 studios; 147 x 1-bed and 86 x 2-bed) including construction over the River Soar (use class C3); construction of eight and ten storey building to provide 136 student flats (total of 213 bedspaces) (sui generis); provision of landscaped walkway and café/kiosk/venue on the viaduct; public realm including walkways; associated landscaping, infrastructure, access works and parking.

Figures 3 and 4 below show the proposals as submitted as part of this application.

Panoramic aerial perspective view



Figure 3 Aerial perspective

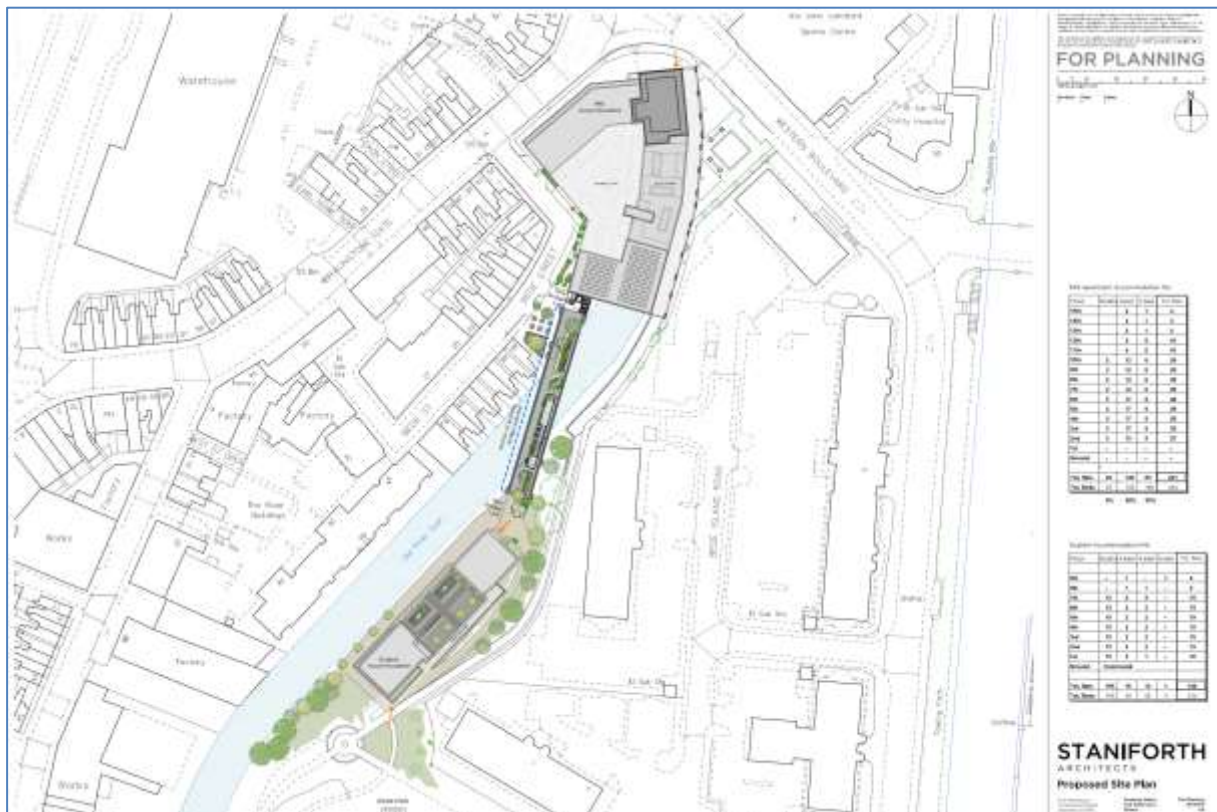


Figure 4 Site Plan

The application was not validated as asset terms between the Council and the applicant had not been agreed at that time, and there were uncertainties over the potential

position of the Canals and Rivers Trust in respect of the interaction with the river, as well as concerns over the scale and massing of the proposals.

Current Position

Dialogue with developer representatives and the Council's Development Director progressed through 2023. The council has expressed an interest in acquisition of the third-party interests to allow a council promoted development to be progressed, but agreement has not yet been reached.

Notwithstanding the proposed allocation boundary, the City Council considers that the northern brownfield section of the site is capable of being developed independently from the more sensitive site areas within Bede Park and across the river.

Informal urban design assessment by the council indicates that a four/five storey frontage development could be accommodated on this northern part of the site as shown in figures 5 and 6.

This format of development could yield around 20 units as a modest 'minimum' scheme. Agreement of terms to acquire or develop in partnership would be helped through allocation of the site within the Local Plan, as well as potentially position the Council better in respect of a potential compulsory purchase fall back should negotiations not progress.

It is proposed that the site's capacity and contribution to plan supply will be reconsidered within the Plan Trajectory in the form of an uplift of 15 units to a total of 20 units on these grounds. In reality a more comprehensive development would be likely to achieve significantly in excess of this requirement.

Figure 5: Northern brownfield area of the site

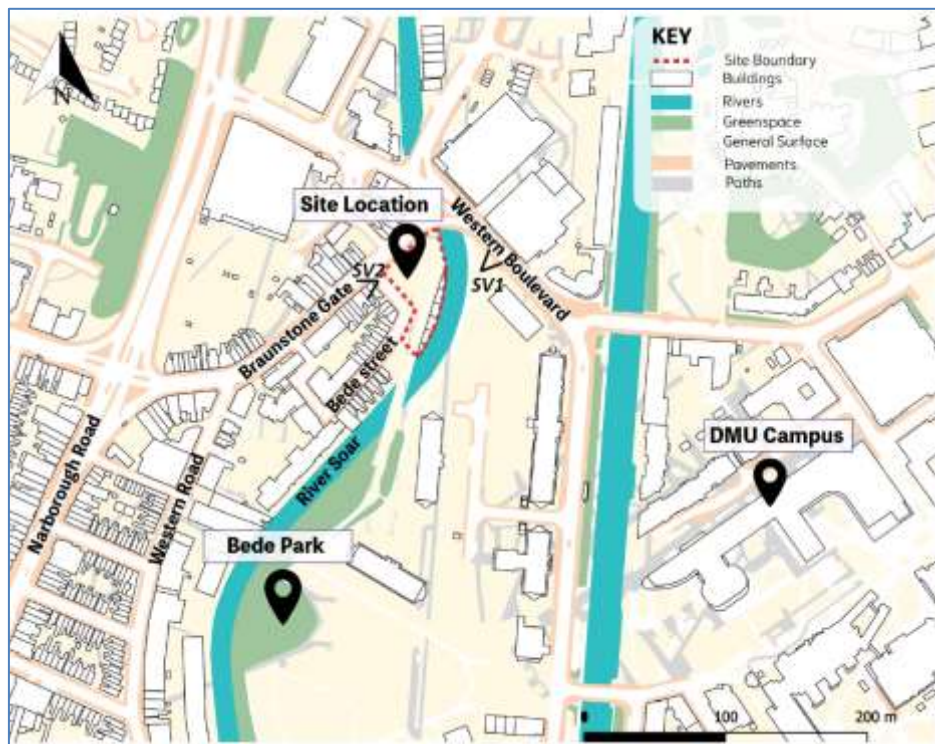


Figure 6: Informal Option testing of northern section

