

Examination of the Leicester Local Plan 2020 to 2036

Matter 3 – Gypsy and Traveller Accommodation

Wednesday 20 November 2024

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Our reference
01127

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1. Introduction

- 1.1 This Statement has been prepared on behalf of De Montfort University ('DMU'), who have land interests within Leicester.
- 1.2 This Statement builds on the representations that DMU submitted to the Leicester Local Plan – Publication Draft 2020 - 2036 (Regulation 19 Consultation), in February 2023.
- 1.3 This Statement addresses **Matter 3 'Gypsy and Traveller Accommodation'** which is due to be heard on Wednesday 20 November (Week 5).
- 1.4 The Statement is set out as a response to the Inspector's Matters, Issues and Questions for the Examination (MIQs).

2. Matter 3 – Gypsy and Traveller Accommodation

Issue 3: Has the Plan been positively prepared and is it justified, effective consistent with national policy in meeting the housing needs of all groups in Leicester over the plan period?

Policy Ho12 – Gypsy and Traveller Accommodation

227. Are the two sites identified for transit sites (SL06 and E01) suitable and appropriate for residential uses being located within employment areas?

- 2.1 The proposed site allocation Ho12/SL06 is adjacent to DMU's Sports Hub 'Beaumont Park', which is home to DMU Football, Rugby, Lacrosse and American Football. Beaumont Park has recently seen £5million worth of investment and it accommodates FA standard grass and artificial pitches, as well as a recently extended and refurbished clubhouse. The site provides DMU sports teams' access for training and matches, and it is also used to support local football and community engagement projects.
- 2.2 DMU have not been informed of the proposed development (SL06/Ho12) in such close proximity to their site and they currently have concerns in respect of the indicative site layout and access etc. In order to support this site allocation, DMU require further information in respect of where the proposed uses would be located within the site, to inform their decision about whether the proposed transit use of the land is suitable, appropriate and compatible with its existing surrounding land uses. Following the discussions held on Day 4 of the Examination in relation to site SL06, DMU are aware that a Beaumont Park Masterplan is being developed by the Council. However, this does not yet identify the proposed location for the Gypsy and Traveller transit site.
- 2.3 Furthermore, DMU have concerns that, as a provider of Higher Education, they do not directly fall within the category of 'residents, business, or the local environment' (as currently worded within Policy Ho12). It is therefore suggested that additional wording is inserted into the Policy to ensure that all surrounding land uses are considered in the determination of future planning applications. An example of how Policy Ho12 could be amended is set out below:

*"...There should be no significant detrimental impact upon the amenity of **nearby uses, including residents, businesses, or the local environment**" [with our suggested additional wording shown in **bold**].*
- 2.4 For the reasons set out above, the Policy cannot currently be considered to be positively prepared or justified.

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