

Examination of the Leicester Local Plan 2020 to 2036

Matter 3 - Housing

Tuesday 15 October 2024

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Client

De Montfort University

Our reference

01127

September 2024

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 'Housing'** which is due to be heard on Tuesday 15 October (Week 3).
- 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 – Housing

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 Ho01 – Non-Strategic Housing Allocations

78. To ensure that the implementation of Policy Ho01 is robust and clear for decision makers, should the site-specific constraints and proposed mitigations set out in the Non-Strategic Sites Proposed for Allocation in the Draft Leicester Local Plan (2023) [SD/19] be included within the Plan?

- 2.1 Yes, the Policy should be amended to include the site-specific constraints and proposed mitigations.
- 2.2 For example, for Site 15, one of the suggested mitigation measures is to consider the amenity of neighbouring existing uses. However, there is no mention of this within the Policy itself.
- 2.3 It is therefore recommended that alongside the inclusion of mitigation measures and site-specific constraints within the Policy, Part (e) of Policy Ho01 is also amended to state:

*“Respect the character of the area in compliance with **the surrounding land uses**, and the environmental, design, **amenity (DQP06)**, and heritage policies in the Local Plan”* [our suggested wording in **bold**].

- 2.4 This amendment would satisfy DMU given it will ensure that any future development will need to consider any potential impacts from existing neighbouring uses, specifically in respect of Policy DQP06 (Residential Amenity).

Appendix 6 Sites – Inner and South Areas

Site 15: Land to south of St Augustine Road/west of Duns Lane

83. How will the development site integrate with the existing businesses, particularly in terms of ensuring that residential use does not have a detrimental effect on employment/economic development?

- 2.5 As set out in response to Question 78, DMU have concerns that as presently worded, there is no requirement for future developers to consider existing neighbouring uses.

- 2.6 It is therefore recommended that Part (e) of the Policy is amended to state:

*“Respect the character of the area in compliance with **the surrounding land uses**, and the environmental, design, **amenity (DQP06)**, and heritage policies in the Local Plan”* [our suggested wording in **bold**].

- 2.7 This amendment would ensure the Policy is sound and justified.

Policy Ho08 – Student Accommodation

219. In the absence of site allocations for student accommodation, is the Plan positively prepared and effective in respect of its provision to meet the need for student accommodation in the City?

2.1 DMU support the principles of this Policy and note the policy requirements for student accommodation which is appropriate and important for ensuring sustainable development within the district.

2.2 DMU suggest however, that the title of this Policy as amended from ‘Student Development’ to be:

*‘DM POLICY Ho08 Student **Residential Accommodation** Development’* [our suggested wording in **bold**]

2.3 As currently worded, the Policy could be construed to apply to any development that students may use, for example teaching or student support facilities. Amending the title will reduce any ambiguity and be clear that the policy applies only to student residential accommodation (which is our assumption of its intention).

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