

Leicester Local Plan

Emerging options questionnaire



Please refer to 'Emerging options reference document' before completing this questionnaire *

* Alternatively, supporting documentation and this questionnaire can be found online at consultations.leicester.gov.uk

This questionnaire is divided into eight sections:

- 1) Housing
- 2) The city centre and strategic regeneration area (SRA)
- 3) The green environment
- 4) Employment
- 5) Retail
- 6) Transport
- 7) Future minerals and waste
- 8) Development and infrastructure

Each section starts with a general comments box where you can leave your views on a specific subject. Some sections also have additional questions if you would like to give a more detailed response.

You can answer as many (or as few) questions as you wish.

Once you have completed the questionnaire, please return it to any city library, the Town Hall or the customer service centre in Granby Street.

Also available as part of this consultation:

- Potential development sites reference document and questionnaire
- Development management policies reference document and questionnaire
- Sustainability appraisal - development management policies reference document and questionnaire
- Evidence base (available online at consultations.leicester.gov.uk)

Housing

General comments (see page 8 of emerging options reference document)

Q1) Do you have any general comments on housing?

Affordable housing (see page 11 of emerging options reference document)

Q2) Do you have any general comments on affordable housing?

Affordable housing

Q3) How should the council strike a balance between the provision of affordable rented housing and the emerging requirements for starter homes on residential developments?

Affordable housing

Q4) How can we best assess and take into account the viability of development in applying these policies?

Affordable housing

Q5) Is there anything else we can do to try to bring forward delivery of affordable rented homes?

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Affordable housing

Q6) Do the current percentage requirements for Affordable Housing in the city seem appropriate for the next Plan period?

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Affordable housing

Q7) Should the tenure breakdown of affordable housing need for the city, set out in the HEDNA, of 81% social and /or affordable rent and 19% intermediate affordable housing, be sought in the city?

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Housing mix and type (see page 12 of emerging options reference document)

Q8) Do you have any general comments on housing mix and type?

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Housing mix and type

Q9) Should the Local Plan set out the size / type of houses required in the city?

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Custom build / self-build housing (see page 13 of emerging options reference document)

Q10) Do you have any general comments on custom build / self-build housing?

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Custom build / self-build housing

Q11) Do you think this form of housing would work in the city? How viable is it? Please reference or provide evidence.

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Custom build / self-build housing

Q12) How can appropriate design standards be sustained with regard to custom / self build housing provision?

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Custom build / self-build housing

Q13) What criteria should be considered in identifying sites for custom / self build? Are you aware of any specific locations which you consider would be suitable?

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Custom build / self-build housing

Q14) Would you be interested in registering interest in a self-build plot? (If so, please provide your contact details)

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Residential space standards (see page 14 of emerging options reference document)

Q15) Do you have any general comments on residential space standards?

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Residential space standards

Q16) Should we adopt the nationally described space standards? If so why do you think this is important - do you have any evidence you think we should consider in this respect?

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Residential space standards

Q17) Should we apply these city-wide or just to specific areas of the city or types of development?
If so how should they be applied?

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Residential space standards

Q18) How will adoption of the standards impact upon the dynamics of the HMA and greater Leicester urban area?

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Accessible and adaptable dwellings (see page 15 of emerging options reference document)

Q19) Do you have any general comments on accessible and adaptable dwellings

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Accessible and adaptable dwellings

Q20) Should we seek Building Standard M4(2) on all new homes built?

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Accessible and adaptable dwellings

Q21) Should we seek a percentage of all new homes to be built to Building Standard M4(3) at both adaptable and accessible standards? If so, what percentage should this be? Please provide any supporting evidence you think we should consider.

Extend article 4 direction areas (houses in multiple occupation) (see page 16 of emerging options reference document)

Q22) Do you have any general comments on houses in multiple occupancy?

Extend article 4 direction areas (houses in multiple occupation)

Q23) Do the boundaries of the existing three 'Article 4 HMO' areas need amending?

Extend article 4 direction areas (houses in multiple occupation)

Q24) Do any new areas need including in another 'Article 4 HMO' area?

Residential amenity guidance (see page 17 of emerging options reference document)

Q25) Do you have any general comments on residential amenity guidance?

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Residential amenity guidance

Q26) Should the city council consider retaining the existing residential design guidance, or updating it as an appendix to the new Local Plan?

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Gypsy, traveller and travelling showpeople sites (see page 18 of emerging options reference document)

Q27) Do you have any general comments on Gypsy, traveller and travelling showpeople sites?

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Gypsy, traveller and travelling showpeople sites

Q28) If additional sites for gypsies, travellers and travelling showpeople are required, where can they be located?

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Gypsy, traveller and travelling showpeople sites

Q29) Are there any sites listed in the potential development sites document which you think could potentially accommodate these uses?

Extracare housing (see page 19 of emerging options reference document)

Q30) Do you have any general comments on ExtraCare housing?

ExtraCare housing

Q31) How can we seek to ensure that we provide enough ExtraCare accommodation to meet our identified need?

Private rented sector (see page 20 of emerging options reference document)

Q32) Do you have any general comments on the private rented sector?

Private rented sector

Q33) How can we promote the development of appropriately designed and located private rented sector housing in the city?

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Private rented sector

Q34) Should we support affordable private rent as an alternative to traditional forms of affordable housing?

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Do you have any additional comments on housing?

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The city centre and strategic regeneration area (SRA)

General comments (see page 22 of emerging options reference document)

Q35) Do you have any general comments on the city centre and SRA?

Employment (see page 24 of emerging options reference document)

Q36) Do you have any general comments on employment in the city centre / SRA?

Housing (see page 24 of emerging options reference document)

Q37) Do you have any general comments on housing in the city centre / SRA?

Retailing (see page 26 of emerging options reference document)

Q38) Do you have any general comments on retailing in the city centre / SRA?

Retailing

Q39) What are your views on these scenarios? Do you any have alternative evidence you consider that we should take into account in planning for comparison goods?

Retailing

Q40) Do you have any comments on the retail study?

Town centre and primary shopping area boundaries (see page 27 of emerging options reference document)

Q41) Do you have any general comments on the town centre and primary shopping area?

Town centre and primary shopping area boundaries

Q42) What are your views on the recommended new boundary of the central shopping core?

Town centre and primary shopping area boundaries

Q43) What are your views on the primary and secondary frontages?

Strategic regeneration and character areas (see page 29 of emerging options reference document)

Q44) Do you have any general comments on the boundary changes and plans for the character areas within the city centre and strategic regeneration area?

Boundary changes in the city centre and SRA (see page 29 of emerging options reference document)

Q45) What are your views on the proposed changes to the SRA boundary? Are there areas you think should be included / excluded from the SRA?

Boundary changes in the city centre and SRA

Q46) 1. What are your views on the proposed changes to the city centre boundary? Are there areas you think should be included / excluded from the city centre?

Character areas – Central shopping core / primary shopping area (see page 31 of emerging options reference document)

Q47) Do you have any suggestions of further potential development sites or areas in this part of the city? Please provide details.

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Character areas – Central shopping core / primary shopping area

Q48) The evidence suggests we need to provide additional areas or capacity for shopping. Which areas of the city centre are best placed to be designated to meet this demand? Is the area to the east of Highcross fronting Vaughan Way an appropriate location?

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Character areas – Central shopping core / primary shopping area

Q49) How might existing buildings within the city centre be developed or re-formatted to help meet the retail capacity demand?

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Character areas – Central shopping core / primary shopping area

Q50) Where would be the best location to accommodate larger leisure uses?

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Character areas – Central shopping core / primary shopping area

Q51) What more can we do to develop heritage and culture facilities in the city centre?

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Character areas – Central shopping core / primary shopping area

Q52) What additional improvements would you want to see to allow people to get in / out and across the city centre?

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Character areas – Railway station (see page 33 of emerging options reference document)

Q53) Do you have any general comments on this character area

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Character areas – Railway station

Q54) Should this area be a focus for offices, retail, leisure, residential or a mix of uses?

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Character areas – Railway station

Q55) Do you have any suggestions of further development opportunity sites or areas in this part of the city?

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Character areas – Railway station

Q56) How do you think the area in and around the railway station can be improved?

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Character areas – Railway station

Q57) How can the area help improve access to the city centre in particular access to Granby Street and the city centre beyond?

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Character areas – Railway station

Q58) How should the scale and use of car parking provision in the area be developed?

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Character areas – New Walk (see page 33 of emerging options reference document)

Q59) Do you have any general comments on this character area?

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Character areas – New Walk

Q60) Should the city council consider ways to control the type of uses, to help retain the character of the New Walk area?

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Character areas – New Walk

Q61) Should the city council use ‘article 4’ directions and or design guides, to both retain particular uses (e.g. offices); and ensure the high quality appearance of the properties in the area (by not allowing some changes to the outside of properties without planning permission)?

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Character areas – New Walk

Q62) Should we consider more evening uses (e.g. restaurants, pubs in this area)? If so how do we best strike a balance between these uses and residential amenity?

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Character areas – St George’s / Cultural Quarter (see page 34 of emerging options reference document)

Q63) Do you have any general comments on this character area?

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Character areas – St George’s / Cultural Quarter

Q64) How can access be improved between this area and the surrounding areas (e.g. shopping centre, St Georges, St Matthews and the railway station)?

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Character areas – St George’s / Cultural Quarter

Q65) How can we balance uses for creative companies, start-up businesses, and housing, whilst retaining the historic assets in the area?

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Character areas – St George’s / Cultural Quarter

Q66) How do we best strike a balance between more evening uses e.g. restaurants, pubs, and residential amenity?

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Character areas – St George’s / Cultural Quarter

Q67) How should the scale and use of car parking provision in the area be managed?

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Character areas – Mansfield Street / Haymarket / Church Gate (see page 35 of emerging options reference document)

Q68) Do you have any general comments on this character area?

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Character areas – Mansfield Street / Haymarket / Church Gate

Q69) Do you think additional retail floorspace can be provided in this area?

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Character areas – Mansfield Street / Haymarket / Church Gate

Q70) What other types of uses would you like to see in this area, in particular the areas along Church Gate and Belgrave Gate?

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Character areas – Mansfield Street / Haymarket / Church Gate (see page 35 of emerging options reference document)

Q71) Are there any particular sites/areas you think could accommodate prominent buildings?

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Character areas – Mansfield Street / Haymarket / Church Gate

Q72) How should the scale and use of car parking provision in the area be managed?

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Character areas – St Margaret’s (see page 36 of emerging options reference document)

Q73) Do you have any general comments on this character area?

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Character areas – St Margaret’s

Q74) Is there anything else we can do to ensure that Abbey Park is better connected to the city?

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Character areas – St Margaret’s

Q75) What other types of uses would you like to see on the empty and underused plots in this area? Retail, leisure, employment, residential or a mix of uses?

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Character areas – St Margaret’s

Q76) What other improvements can be made around to the areas that surround the Belgrave roundabout?

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Character areas – Leicester Royal Infirmary / De Montfort University (LRI / DMU)

(see page 36 of emerging options reference document)

Q77) Do you have any general comments on this character area?

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Character areas – LRI / DMU

Q78) This area is a focus for education and health uses. Are there any other uses? What other types of uses would you like to see in this area?

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Character areas – LRI / DMU

Q79) Proposals could involve improved pedestrian/cycle routes to the north and east. Do you think further connections/enhancements are needed to the west side across the river?

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Character areas – LRI / DMU

Q80) How should the scale and use of car parking provision in the area be best managed to reduce its impact?

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Character areas – Wharf Street (see page 37 of emerging options reference document)

Q81) Do you have any general comments on this character area?

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Character areas – Wharf Street

Q82) What type of uses do you want to see in and around Lee Circle? Should the car park be retained?

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Character areas – Wharf Street

Q83) What type of uses do you want to see along Humberstone Gate (e.g. retail, bars, restaurants and residential)?

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Character areas – Wharf Street

Q84) Could this area be the focus for any new leisure uses? If so which sites?

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Character areas – Wharf Street

Q85) How can we improve connectivity to areas like St Matthews?

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Character areas – Old Town (see page 38 of emerging options reference document)

Q86) Do you have any general comments on this character area?

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Character areas – Old Town

Q87) Should we look to give permission to new types of uses for example, café, restaurants, and bar type uses in selected parts of the Old Town area (for example Millstone Lane which provides a key route through the area?)

Character areas – Old Town

Q88) If so, in which areas, and how might we best strike a balance between these uses and residential amenity?

Character areas – Old Town

Q89) Do you view the Holiday Inn roundabout as a major gateway into the city? How should we look to improve it?

Character areas – Old Town

Q90) Can more be done to connect the Old Town to the heritage assets on the other side of the ring road and ‘stitch’ it together?

Character areas – Waterside (see page 38 of emerging options reference document)

Q87) Do you have any general comments in this character area?

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Character areas – Waterside

Q92) Can more be done to connect the Old Town to the heritage assets on the other side of the ring road and ‘stitch’ it together?

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Character areas – Waterside

Q93) How do you think that the demand for school places should be accommodated where it cannot be accommodated on existing schools sites?

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Character areas – Waterside

Q94) How might the transport network be best optimised in the area?

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The green environment

General comments (see page 40 of emerging options reference document)

Q95) Do you have any general comments on the green environment?

Green wedges (see page 41 of emerging options reference document)

Q96) Do you have any general comments on the green wedges?

Green wedges

Q97) Do you agree with our assessment of the green wedges?

Green wedges

Q98) Do you think any of these sites or part of these sites are suitable for development (e.g. housing, employment, gypsy and traveller and showpeople sites)?

Open space (see page 43 of emerging options reference document)

Q99) Do you have any general comments on open spaces?

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Sports (see page 44 of emerging options reference document)

Q100) Do you have any general comments on sports?

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Sports

Q101) How can the Local Plan assist with safeguarding and providing sports facilities?

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Sports

Q102) Do you think any of the sites should be used as playing pitches for any of the sports above?
If so which ones and for which sports?

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Sports

Q103) Are there any other possible sites that could be used for sports purposes?

Sports

Q104) How can we align and improve sports provision across the greater Leicester area?

Do you have any additional comments on the city centre and strategic regeneration area (SRA)?

Employment

General comments (see page 48 of emerging options reference document)

Q105) Do you have any general comments on employment?

Employment

Q106) Do you consider it to be important to provide new employment sites within the city's boundaries?

Employment

Q107) Do you think any of the sites identified in the potential development sites document are suitable sites for new employment development? If so, which ones?

Employment

Q108) Are there any other sites which may be suitable for new employment development?

Employment

Q109) When new sites have been identified for employment use do you think that we should consider some of the oldest employment buildings for residential use?

Employment

Q110) Do you agree that existing sites should be retained for employment uses?

Employment

Q111) How can we ensure that the specific sites are retained for the sector uses specified?

Employment

Q112) Do you agree that a specific 'professional office area' should continue to be retained?

Retail

General comments (see page 58 of emerging options reference document)

Q114) Do you have any general comments on retail?

Retail

Q115) In view of the evidence suggesting that by 2031 there is a need for additional convenience retail floorspace, do you have any sites to suggest to help meet this need?

Retail

Q116) Do you have any comments on the suggested changes to the proposed retail hierarchy (e.g. proposed neighbourhood parades, changes to shopping centre boundaries)?

Retail

Q117) Do you have any comments to make in respect of thresholds for retail impact assessments?

Transport

General comments (see page 64 of emerging options reference document)

Q120) Do you have any general comments on transport?

Transport – highway improvements (see page 69 of emerging options reference document)

Q121) Do you have any general comments on highway improvement lines?

Transport – highway improvements

Q122) The current Highway improvement lines and schemes are identified on an embedded map on the online consultation (consultations.leicester.gov.uk). Please visit the site if you wish to comment on whether they are appropriate to help support development in the emerging local plan, and which will no longer be relevant.

Transport – highway improvements

Q123) 2. What additional highway infrastructure could be needed to support new development, particularly in the Waterside area and planned major growth on the edge of the city?

Transport – Buses (see page 70 of emerging options reference document)

Q124) Do you have any general comments on buses?

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Transport – Buses

Q125) What specific infrastructure do you think the Local Plan should identify to support the improvement of bus services (including Park & Ride) to meet the growing needs of the city?

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Transport – Buses

Q126) What other specific measures do you think the Local Plan should identify to support improved bus services?

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Transport – Rail and mass transit (see page 71 of emerging options reference document)

Q127) Do you have any general comments on rail and mass transit?

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Transport – Rail and mass transit

Q128) What specific new rail or other mass transit infrastructure do you think the Local Plan should identify to support the improvement of services to meet the growing needs of the city?

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Transport – Rail and mass transit

Q129) What improvements do you think should be identified in the Local Plan for Leicester Station to meet the future needs of rail passengers?

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Transport – Cycling (see page 71 of emerging options reference document)

Q130) Do you have any general comments on cycling?

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Transport – Cycling

Q131) What specific infrastructure do you think the Local Plan should identify to support the improvement of cycling to meet the growing needs of the city?

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Transport – Cycling

Q132) What other specific policies and measures do you think the Local Plan should identify to support cycling in the city?

Transport – Walking (see page 72 of emerging options reference document)

Q133) Do you have any general comments on walking?

Transport – Walking

Q134) What specific infrastructure do you think the Local Plan should identify to support the improvement of walking to meet the growing needs of the city?

Transport – Walking

Q135) What other specific policies and measures do you think the Local Plan should identify to support walking in the city?

Transport – Freight (see page 73 of emerging options reference document)

Q136) Do you have any general comments on freight?

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Transport – Freight

Q137) What specific infrastructure or other policies / measures do you think the Local Plan should identify to support more efficient freight movements in the city?

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Transport – Parking (see page 73 of emerging options reference document)

Q138) Do you have any general comments on parking?

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Transport – Parking

Q139) What specific policies / measures do you think the local plan should identify to deliver parking provision in the city to meet the needs of residents, workers and visitors?

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Transport – Demand management (see page 74 of emerging options reference document)

Q140) Do you have any general comments on demand management?

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Transport – Demand management

Q141) What role do you think different demand management options can play in meeting the challenges the city faces to address congestion and deliver high quality sustainable transport solutions?

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Do you have any additional comments on transport?

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Future minerals and waste

General comments (see page 75 of emerging options reference document)

Q142) Do you have any general comments on future minerals and waste?

Future minerals and waste

Q143) Do you agree that Leicester City Council should produce a separate minerals and waste plan following the adoption of the replacement Local Plan?

Future minerals and waste

Q144) After 2028, what type of facilities should Leicester City Council look at providing for both treatment of waste and final disposal of waste, and where should these be located?

Future minerals and waste

Q145) Are there any other sites that can be used for minerals and waste facilities? The city council acknowledges there is a current shortfall in disposal facilities for waste and aggregate processing.

Development and infrastructure

General comments (see page 78 of emerging options reference document)

Q146) Do you have any general comments on development and infrastructure?

Development and infrastructure

Q147) Do you have any evidence or information you feel should be considered to inform the development of future education provision in the city?

Development and infrastructure

Q148) Are there any particular areas of the city where infrastructure requirements noted above should be addressed through the Local Plan?

Development and infrastructure

Q149) Are there any cross boundary infrastructure issues, including within the greater Leicester area that need to be addressed through the Local Plan?

Further comments

Please leave any final comments you may have, ensuring that you indicate which subject area the comment relates to (i.e. housing, sports, employment, etc)



A large rectangular box with a black border and rounded corners, containing 20 horizontal dotted lines for writing.

