

Borough of Oadby & Wigston

Directorate of Community Services

Local Development Framework

Allocations Development Plan Document

Issues and Options Paper

envision

PLANNING OUR FUTURE

***Allocations Development Plan Document: Issues and Options Paper
Part of the Oadby and Wigston Local Development Framework***

1. Introduction

- 1.1 The Allocations Issues and Options Paper is a discussion document which seeks your views on how the Borough Council should identify sites to meet the Borough's development needs to 2021. The Allocations Development Plan Document (DPD) is the second DPD to be prepared by the Borough Council and must be in conformity with the Core Strategy.
- 1.2 The Allocations Development Plan Document is a key document which will identify land for uses such as:
- Housing;
 - Employment;
 - Community facilities;
 - Mix Use (e.g. a combination of the above);
 - Open Space, Recreation and Tourism;
 - Town/local/neighbourhood centres; and
 - Other land uses.
- 1.3 The Allocations DPD considers all land within the Borough which does not fall within the Oadby and Wigston Town Centre boundary that will be considered through Town Centre Masterplan Area Action Plans.
- 1.4 The Allocations DPD Issues and Options Paper should be read in conjunction with the Sustainability Appraisal.
- 1.5 The responses received from the Issues and Options consultation will inform the preparation of the Allocations DPD Preferred Options.

Oadby and Wigston Borough Council's Easy Guide to Forward Planning:

The ISSUES AND OPTIONS PAPER tells you:

- The key issues and options which could be included within the Allocations DPD.
- The sites and land uses which have been suggested to the Borough Council.

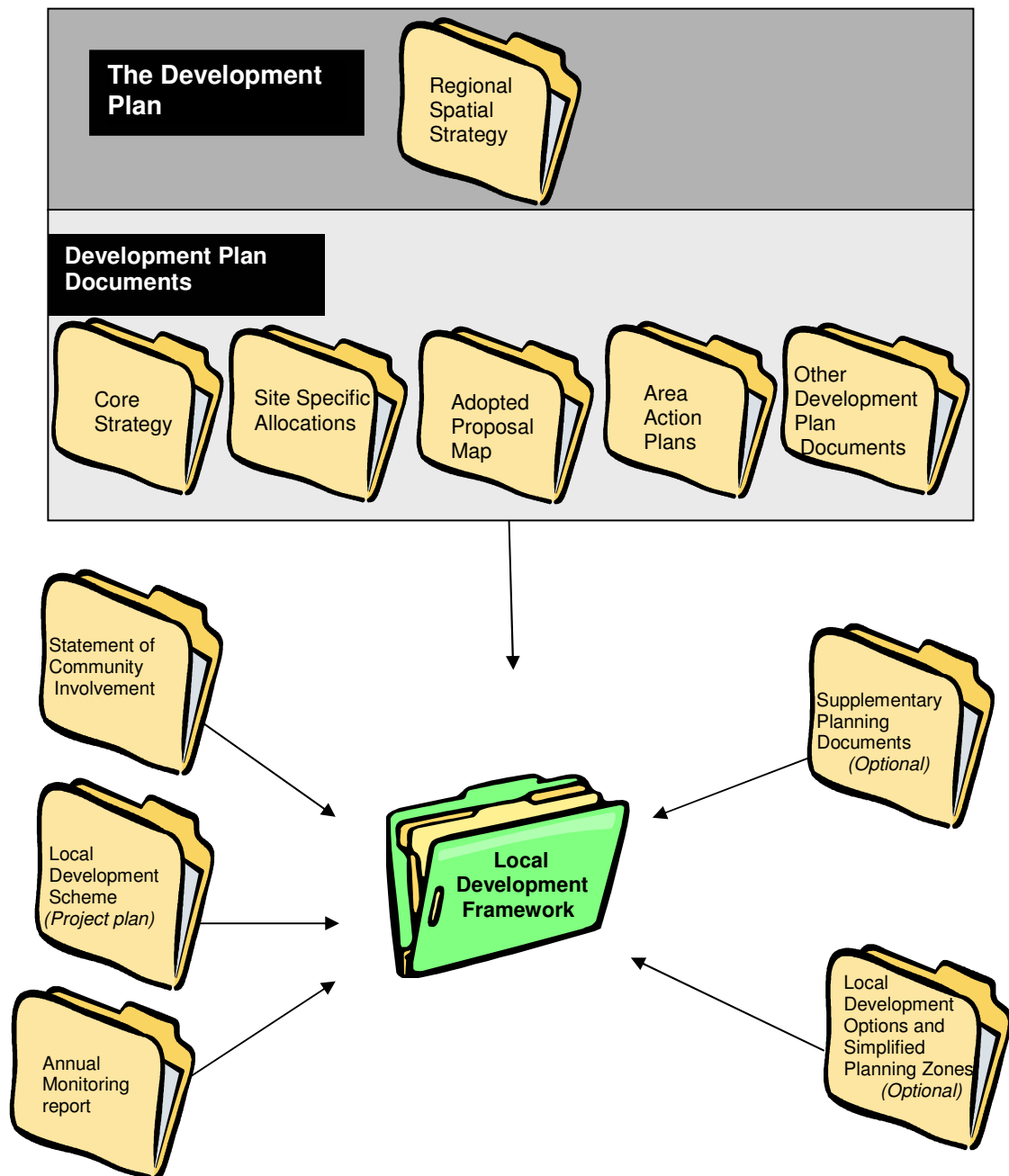
The ISSUES AND OPTIONS PAPER seeks your involvement to tell us:

- Which options you prefer.
- Whether there are any other sites or land uses that the Borough Council should consider.

2. What is a Local Development Framework?

- 2.1 A Local Development Framework (LDF) is being prepared which is set to replace the Oadby and Wigston Local Plan. Legislation provided in the Planning and Compulsory Purchase Act 2004 has led to a new planning system whereby Local Plans and Structure Plans are replaced by Local Development Frameworks. The Borough Council is required to prepare a set of documents which, alongside the Regional Spatial Strategy, will form the Development Plan.

Figure 1: The Development Plan



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Local Development Scheme

- 2.2 A revised Local Development Scheme was adopted in March 2007 and sets out the programme for the preparation and consultation on the various documents which will make up the Local Development Framework.

Statement of Community Involvement

- 2.3 The Borough Council adopted the Statement of Community Involvement (SCI) in March 2005. The SCI sets out the Borough's approach in involving and consulting local people and stakeholders in the planning process. The Borough Council will consult on LDF documents in compliance with the SCI.

Core Strategy

- 2.4 The Core Strategy is a strategic document setting out the vision, objectives and spatial strategy for the Borough with policies to facilitate sustainable delivery. It will identify the amount of major new development proposed in the Borough up to 2021.

- 2.5 The Borough Council's vision as set out in the Core Strategy is:

'Our vision is to achieve excellence in the quality of our natural and built environment. We aspire to have a planning framework embraced by the entire community that will result in a sustainable Borough.'

- 2.6 The Core Strategy is the over arching document for the Local Development Framework and the Allocations DPD must be in conformity with the policy framework and spatial objectives set out within the document. The Core Strategy therefore provides the context for considering the Issues and Options to identify and allocate sites and land uses for future development.
- 2.7 The Borough Council consulted upon the Core Strategy Preferred Options Paper from Monday, 24 April 2006 to Monday, 5 June 2006. The Borough Council are consulting upon a supplemental Issues and Options Paper from the 29 June to 10 August 2007 in regards to areas of search for development. This will feed into the preparation of a second Preferred Options Paper as a result of representations received. The Preferred Options Paper is programmed for consultation in Autumn 2007.

Town Centre Masterplans for Oadby and Wigston

- 2.8 Town Centre Masterplans are being prepared for the Oadby and Wigston Town Centres. The Masterplans will identify area for improvement by finding new sites which can be developed and existing sites which can be redeveloped.

- 2.9 The Town Centre Masterplans will allocate land for development therefore the Allocations DPD will not specifically consider sites for development within Oadby and Wigston Town Centres. The Town Centre Masterplans will be on consultation from Friday, 29 June 2007 to Friday, 10 August 2007 for further details please see Chapter 4 or visit the Forward Plans pages on the Borough Council's website (www.oadby-wigston.gov.uk).

3. What is the Allocations Development Plan Document: Issues and Options Paper?

- 3.1 The Issues and Options Paper introduces the Allocations Development Plan Document. It sets out site specific options for development including housing, employment, community facilities and retail. This first stage of consultation provides an opportunity to consider the basic underlying issues of each proposed site and land use.
- 3.2 The Allocations DPD does not consider sites located within the Town Centres of Oadby and Wigston. These will be dealt with through Town Centre Masterplans. The Issues and Options consultation for the Oadby and Wigston Town Centre Masterplans is running alongside the Allocations Issues and Options Paper consultation, for further details see Chapter 4.
- 3.3 The sites included within the Issues and Options Paper are **not being promoted by the Borough Council** and are for discussion only at this stage. The list is not definitive and other sites can be put forward during this consultation stage, the council has a duty to consider all sites suggested.

Layout of the document

- 3.4 The document consists of a number of themed chapters which includes:
- Housing;
 - Employment;
 - Town Centres and Retail;
 - Open Space, Recreation and Tourism;
 - Community Facilities; and
 - Other Land Uses.
- 3.5 Mixed use is considered through each of these themes as it can consist of a mix of housing and employment for instance.
- 3.6 Each chapter outlines the issues relating to each of the themes and suggests a number of options for you to consider.
- 3.7 The appendices 1 to 5 set out a schedule of sites and location plans of sites that have been submitted to the Borough Council.

Adjoining Local Authority Areas

- 3.8 Harborough District Council has prepared an Issues and Options Paper ('Planning for Future Homes and Jobs') for Housing and Employment Allocations which underwent public consultation in June 2006. Sites and land uses included in Harborough District Council's Issues and Options Paper which adjoin the Borough of Oadby and Wigston are set out in Appendix 6. Some of these sites and land uses form part of larger proposals covering both Oadby and Wigston and Harborough administrative areas. Sites within Harborough District are shown here for information purposes only, to show the relationship between sites put

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forward in neighbouring area of Oadby and Wigston and Harborough. Consideration of the sites within Harborough District will be considered through the Harborough District Local Development Framework and are **not** subject to public consultation through this paper.

- 3.9 The Borough of Oadby and Wigston also adjoins the local authority areas of Leicester City Council and Blaby District Council. Presently an Allocations DPD has not been produced for these local authorities and therefore no sites have been included within the Borough Council's Allocations Issues and Options Paper within these administrative areas.
- 3.10 All maps within the Issues and Options Paper are subject to the OS Copyright Statement under the Crown Copyright Licence (100023293) all rights reserved.

Next steps

- 3.11 The Borough Council will consider carefully all representations received and will develop a preferred approach towards the issues and options set out. The preferred approach will be subject to public consultation in Winter 2007. This consultation is known as the Preferred Options Stage and will explain why certain sites and land uses have been selected and others rejected.
- 3.12 When considering sites the Sustainability Appraisal will play an important role in assessing the suitability of sites and land uses. The Allocations Preferred Options must be in conformity with the Oadby and Wigston Core Strategy for which a second Preferred Options consultation will take place in Autumn 2007. The Allocations DPD Preferred Options Paper will therefore reflect any amendments that are made to the Core Strategy.

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4. How to get involved

4.1 The Issues and Options Papers for the Allocations DPD, Core Strategy – Areas for Growth Paper, Oadby Town Centre Masterplan and Wigston Town Centre Masterplan consultation takes place between Friday, 29 June 2007 and Friday, 10 August 2007. To make your views known, please use one of the following methods:

- Online response form: www.oadby-wigston.gov.uk
- By post: Oadby and Wigston Borough Council
Station Road
Wigston
Leicestershire
LE18 2DR
- By fax: 0116 2887828

For further information please contact the Forward Plans Team by telephone on 0116 288 8961 or by email at forwardplans@oadby-wigston.gov.uk. All comments must be received by **4.15 pm on Friday, 10 August 2007.**

5. Characteristics of the Borough

- 5.1 The Borough is situated on the south-eastern side of the City of Leicester and covers an area of 23.52 km² with a population of 55,975 which has increased by 6.8% from 1982 to 2002¹.
- 5.2 The Borough is urban in character; the majority of the Borough consists of residential properties, although there are number of employment areas. The majority of the population lives in or around the towns of Oadby, Wigston and South Wigston. There is a small cluster of residential properties located at Kilby Bridge to the south of the Borough.
- 5.3 Oadby is located to the north-east of the Borough; the township is divided by the A6 which connects Leicester to Market Harborough. To the north of the A6 there is the Oadby Hill Top and Meadowcourt Conservation Area which contains a number of impressive buildings and includes a number of properties owned by the University of Leicester. Oadby Town Centre is of a linear nature located to the south of the A6; there are two large supermarkets within the settlement, however, they are located out of the town centre.
- 5.4 The towns of Oadby and Wigston are separated by the Leicester/Wigston/Oadby Green Wedge. Wigston has a more compact town centre which is partially pedestrianised and contains a number of larger retailers. There are four conservation areas within Wigston, three of which are to the south of the town centre. The A5199 is the main route into the town from Leicester City and is served by a good bus network.
- 5.5 South Wigston is divided by a railway line: To the north lies a modern residential development and industrial areas; and to the south, the town centre which is characterised by terraced properties and is covered by a conservation area. There is a large supermarket and industrial premises to the east of the settlement. South Wigston train station is located close to the town centre.
- 5.6 Kilby Bridge is located to the south of the Borough outside the main built up area of Oadby, Wigston and South Wigston. The settlement is separated by the A5199 and situated to the north of the canal; it consists of a number of residential properties, vehicle sales shops and a public house. Located away from the main settlement is the canal-side moorings and a maintenance yard.
- 5.7 Countryside dominates the south of the Borough and is characterised by a gentle rolling landscape which is dissected by a series of regularly spaced watercourses. The Grand Union Canal and River Sence offer a distinctive landscape and despite being close to the urban fringe has a distinct 'sense of place'. Within the Borough there are sites which have the following designations: Site of Special Scientific Interest (SSSI); Sites of Importance for Nature Conservation (SINC) and Regionally Important Geological and Geomorphologic Sites (RIGS). These are identified on the Local Plan Proposals Map (available to view at www.oadby-wigston.gov.uk).

¹ Source: Office for National Statistics

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- 5.8 The Borough has a low proportion of 20 to 34 year olds, with 15-19 year olds containing the largest proportion; this may be due to the large student population within the Oadby area. 19.4% of the population are of pension age². In 2005 the average house price in the Borough was £167,741 which is lower than the County average of £177,224. The housing affordability ratio in 2005 for a semi-detached and terraced property was higher in the Borough compared to the County ratios which means that these housing types are generally less affordable in relation to average resident earnings³.
- 5.9 A total of 17,700 people were employed in the Borough in 2004, however, since 2000 employment has decreased by 3.9%. The largest employment sectors within the Borough in 2004 were distribution, hotels and restaurants (30.6%) and manufacturing (24.3%)⁴.
- 5.10 The Borough is well linked to the City of Leicester with regular bus services running from each of the towns. Accessibility across the Borough by public transport is poor and there is no night time or Sunday bus service linking Oadby with Wigston and South Wigston. South Wigston train station provides links to Leicester, Narborough, Hinckley, Nuneaton and Birmingham.

² Source: Oadby and Wigston Community Profile 2005, Leicestershire County Council

³ Source: Oadby & Wigston Borough Profile Leicester Shire Economic Baseline Study 2006, Leicester Shire Economic Partnership

⁴ Source: Oadby & Wigston Borough Profile Leicester Shire Economic Baseline Study 2006, Leicester Shire Economic Partnership

6. OPTIONS FOR HOUSING

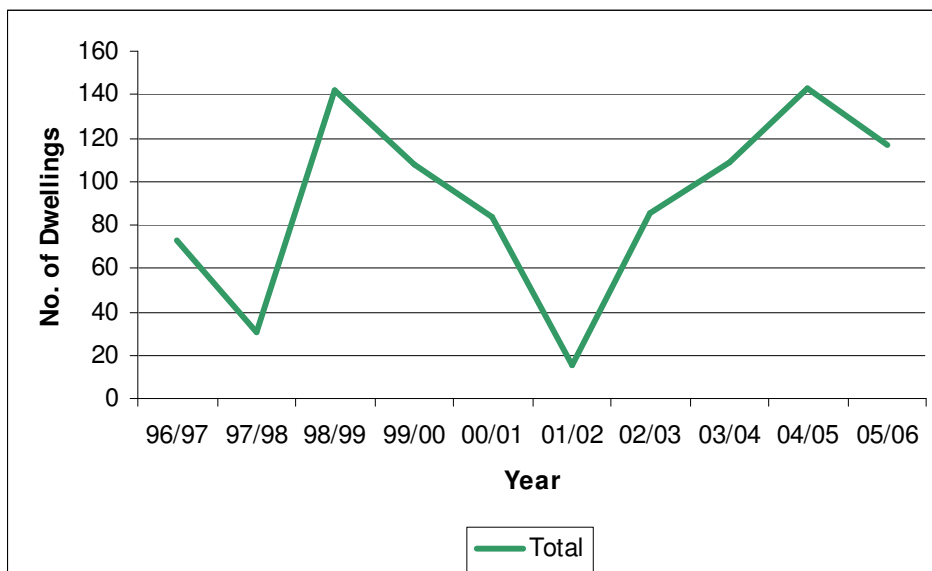
6.1 This section sets out the strategic requirement for identifying land for housing and presents site specific housing options. It is important to note that mixed use options set out in this document may also contain housing development and therefore mixed use options should also be considered at this point. Appendix 1 sets out a schedule of sites and Appendix 2 to 5 sets out location plans and a brief assessment of the sites for consideration.

Background

6.2 The amount of housing that the Borough Council is required to provide up to 2016 is currently set out in the Adopted Leicester, Leicestershire and Rutland Structure Plan (1996-2016). The document allocates 1700 dwellings to be built in the Borough during this period. The table below illustrates that 907 dwellings have been completed from 1 April 1996 to 31 March 2006, equating to 53.35% of the total provision over the first 10 years of the Structure Plan period. To meet the Structure Plan target an average of 79 completions are now needed per annum over the remaining 10 years of the plan period.

Table 1: Housing Completions 1996 - 2006 at 31 March 2006												
	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	96-06	Av.
Completions	73	31	142	108	84	15	85	109	143	117	907	90.7

Figure 2: Graph showing housing completions from 1996-2006



6.3 Whilst the Borough Council is on target to meet the Structure Plan allocation, these requirements are under review. In the future the Borough Council's

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housing requirements will be set out in the Regional Plan – the East Midlands Regional Spatial Strategy (RSS). The Draft East Midlands Regional Plan was published for consultation on 28 September 2006. It advocated that the Borough should provide 55 dwellings per annum from the period 2001 to 2026, a total of 1100 dwellings over the 25 year plan period. The figure takes into account the remaining Structure Plan allocation between 2001 and 2016 and redistributes the difference to the most sustainable locations. However, it is less than the figure of 90 dwellings per annum, which the Borough Council has supported in its response to previous consultations.

- 6.4 From the 1 April 2001 to 31 March 2006 there have been 469 completions which equates to 42.6% of the total proposed provision of 1100 dwellings during the 5 years of the RSS period. In its response to the Options for Change Paper, the Borough Council maintained its support for 90 dwellings per annum. The Borough Council feels that this to be a reasonable although challenging target to achieve. The assertion is based on:
- the past completion rate for the Borough in the 10 year period between 1996 and 2006 (see table 1);
 - the ethos of a sustainable strategy for the location of development in the region closely linked to urban concentration and regeneration;
 - Town Centres Masterplans Area Action Plans currently being prepared for Oadby and Wigston Town Centres. It is anticipated that this process will identify additional brownfield sites suitable for residential development and focus on maximising densities;
 - the greenfield/urban ratio. The Borough is 2/3 urban and 1/3 countryside and when taking into account constraints there is limited opportunity for the release of greenfield land; and
 - the need to provide an adequate balance of housing and employment land in south Leicestershire.

Representations are currently being considered through the Examination in Public into the RSS taking place between May and July 2007.

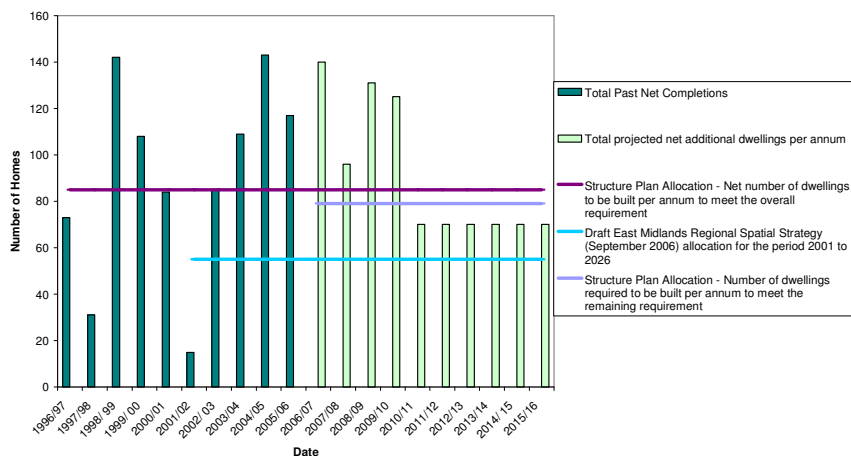
- 6.5 The Draft East Midlands Regional Plan advocates a regional target that 60% of new housing development should be on previously developed land. The Borough Council has adopted the same target as a local indicator in the Annual Monitoring Report. In allocating sites for new housing development the Borough Council will seek to achieve the 60% brownfield target. Greenfield sites will also be considered, if necessary, to ensure a consistency to housing delivery in the Borough up to 2021.
- 6.6 The Borough Council carried out an Urban Housing Potential Study in 2003 to estimate the future housing yield within the urban area and identify possible sites for development. The Borough Council has monitored its housing capacity through the process of preparing Residential Land Availability Reports and Annual Monitoring Reports (AMR). As part of the AMR the Borough Council must produce a housing trajectory which will support the plan, monitor and manage approach to housing delivery by showing the past and estimating future performance. Table 2 and figure 3 set out the housing trajectory included within the AMR 2005/06.

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Table 2: Housing Trajectory: Annual Monitoring Report 2005/06

	1996/ 97	1997/ 98	1998/ 99	1999/ 00	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
Completions																				
Past Net Completions - Allocated Sites	36	15	71	54	42	0	49	102	92	28										
Past Net Completions - Unallocated Sites	37	16	71	54	42	15	36	7	51	89										
Total Past Net Completions	73	31	142	108	84	15	85	109	143	117										
Projections																				
Projected net additional dwellings per annum - remaining allocations												17								
Projected net additional dwellings per annum - completions expected on sites with planning permission											126	26	44	55						
Projected net additional dwellings per annum - small site allowance											14	14	14	14	14	14	14	14	14	14
Projected net additional dwellings per annum - windfall sites which the Borough Council expect to come forward for residential development											56	56	56	56	56	56	56	56	56	56
Total projected net additional dwellings per annum											196	113	114	125	70	70	70	70	70	70
Structure Plan Requirement																				
Structure Plan Allocation - Number of dwellings required to be built per annum to meet the remaining requirement											79	79	79	79	79	79	79	79	79	79
Structure Plan Allocation - Net number of dwellings to be built per annum to meet the overall requirement	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
Draft East Midlands Regional Plan requirement																				
Draft East Midlands Spatial Strategy (September 2006) allocation for the period 2001 to 2026						55	55	55	55	55	55	55	55	55	55	55	55	55	55	55

Figure 3: Housing Trajectory Chart



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- 6.7 The Core Strategy Preferred Options Paper sets out the spatial strategy for development. Draft Core Strategy Policy 1 states that development will be based on a locational hierarchy having regard for the function and character of each area. It notes that the focus for new development will be in the main settlements of Oadby, Wigston and South Wigston, in addition it indicates that small scale development to meet local needs may be appropriate at Kilby Bridge. Following analysis of the draft Core Strategy Preferred Options consultee responses, a further stage of Preferred Options consultation is being prepared. This is because it was felt that the initial Preferred Options document did not adequately accord with PPS12 in regards to setting out the broad locations for delivering the housing and strategic development needs of the Borough over the plan period. A supplemental Core Strategy Issues and Options: Broad Directions for Growth consultation paper has been prepared and will be consulted upon alongside this consultation.

Issue 1: Selecting sites for residential/mixed use development

- 6.8 PPS3 sets out guidance in regards to efficient use of land it states that ‘Local Planning Authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare net should be used as a national indicative minimum to guide policy development until local density policies are in place’ (PPS3 2006; 17). Therefore, the national indicative target of 30 dph will be used to indicate the amount of land required to meet the RSS target. The Structure Plan advocates a target of 30 to 40 dwelling per hectare in areas such as Oadby and Wigston. Taking into consideration the Draft Regional Plan housing target and the Borough Council’s response to the Regional Plan table 3 sets out an indication in regards to the amount of land to be provided in the Borough to 2021.

Table 3: Estimated Amount of land to be provided

Number of dwellings per annum	Amount of land required per annum (ha)	Number of dwellings to 2021	Amount of land required to 2021
55	1.83	825	27.45
90	3	1350	45

- 6.9 Draft Core Strategy Preferred Options Policy 2 sets out the sequential approach which will be taken into account when considering sites for development.

Sequential test for considering new development (Core Strategy Preferred Options Paper: Policy 2).

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- a) suitable previously developed land and/or buildings within the towns of Oadby, Wigston and South Wigston;
- b) other suitable land and/or buildings within the towns of Oadby, Wigston and South Wigston that is not protected for amenity, infrastructure of other purposes;
- c) suitable previously developed land and/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges;
- d) any other land and/or buildings outside the towns of Oadby, Wigston and South Wigston that would not have a detrimental impact on the open countryside or Green Wedges; and
- e) Greenfield land adjoining the urban area.

6.10 The sequential test set out in this draft policy will be applied to each site suggestion where appropriate. Appendix 1 sets out an index of the sites including their sequential assessment.

Site Specific Option 1: Land for housing within the urban area

Appendix 1 sets out a schedule of sites for consideration within this option; they include sites which have been put forward for housing and mixed use. The Council is seeking your views as to which of the sites within Appendix 1 should be included within the Allocation Development Plan Document for residential development. Location plans of the sites can be found in Appendix 2 to 5.

In considering these sites the Borough Council is requesting that responses consider issues in regards to the suitability of the location. It is suggested that the following factors are considered in making a response:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Sustainability Appraisal
- Housing Type
- Provision of affordable housing
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
- The Sustainable Communities Plan

If you consider that a site is not suitable for residential/mixed use development please provide evidence in support of your comments having regard to the bullet point list above.

Site Specific Option 2: Land for housing adjoining the urban area

If the Borough Council are unable to fulfil the housing requirement set out in the East Midlands Regional Plan on brownfield land within the urban area greenfield site(s) on the urban fringe may need to be identified.

For the purposes of this Consultation Paper urban fringe is defined as Greenfield land immediately adjoining the urban area (sequential test (e)).

Appendix 1 sets out a schedule of sites for consideration within this option; they include sites which have been put forward for housing and mixed use. The Council is seeking your views as to which of the sites within Appendix 1 should be included within the Allocations Development Plan Document for residential development. Location plans of the sites can be found in Appendix 2 to 5.

In considering these sites the Borough Council is requesting that responses consider issues in regards to the suitability of the location. It is suggested that the following factors are considered in making a response:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Sustainability Appraisal
- Housing Type
- Provision of affordable housing
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
- The Sustainable Communities Plan

If you consider that a site is not suitable for residential/mixed use development please provide evidence in support of your comments having regard to the bullet point list above.

Site Specific Option 3: Submission of a site for residential use not included within Appendix 1

If you wish to submit a site not included within Appendix 1 please provide a site plan (site outlined in red), indicate the proposed use and include information where applicable on the suitability of the location in regard to:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Sustainability Appraisal
- Housing Type
- Provision of affordable housing
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
- The Sustainable Communities Plan

Issue 2: Unimplemented Local Plan Housing Allocations

- 6.11 The Local Plan identified 8 locations for new housing development to meet the residential needs of the Borough during the lifespan of the plan which have all been achieved except Housing Proposal 11 which has not been implemented.

Site Specific Option 4: Housing Proposal 11: Britford Avenue, Wigston

Do you think that the site at Britford Avenue (see Appendix 3) should be carried forward through the Allocations DPD?

Do you agree that it should be for housing or another use?

7. OPTIONS FOR EMPLOYMENT

- 7.1 This section sets out the strategic requirement for identifying land for employment and presents site specific employment options. It is important to note that mixed use options set out in this document may also contain elements of employment development and therefore mixed use options should also be considered at this point. Appendix 1 sets out a schedule of sites and Appendix 2 to 5 sets out location plans and a brief assessment of the sites for consideration.

Background

- 7.2 The Use Classes Order 2005 sets out classes of land use. There are three types of classes relating to employment within the Use Classes Order which together fall into the 'B' use this is broken down into:

B1 Business

- (a) Offices other than in a use within Class A2 (Financial and Professional Services)
- (b) Research and Development – laboratories, studios
- (c) Light Industry

B2 General Industry

B8 Storage or Distribution

Wholesale warehouses, distribution centres and repositories

- 7.3 Other employment generating land uses do not fall within the definition of 'employment' for the purposes of the LDF.
- 7.4 The Borough Council monitors the level of employment provision annually through the Employment Land Availability Report. The report considers employment uses over 0.1 hectares under the Use Class Order 'B'. Table 4 and illustrates that there is little consistency in relation to land coming forward for development.

Table 4: Employment Completions 1996 - 2006 at 31 March 2006 greater than 0.1 Hectares												
	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	96-06	Av.
Completions (Ha.)	0.1	0.11	3.99	-	-	-	-	-	1.84	-	6.04	0.604

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- 7.5 The amount of employment land that the Borough Council is required to provide up to 2016 is currently set out in the Leicestershire, Leicester and Rutland Structure Plan (1996-2016). The document states that the Borough Council must provide 24 hectares of employment land during the plan period.
- 7.6 The East Midlands Regional Plan does not provide district level employment development targets, although this is an issue set to be debated at the Examination in Public which is taking place from May to July 2007. The Borough Council's Employment Land and Premises Study published in March 2006, questions the amount of employment land allocated to the Borough in the Structure Plan and the need for a strategic employment site in south Leicestershire. It also notes the significant constraints in the Borough, which could make it difficult to allocate land for employment development.
- 7.7 Using a number of different modelling techniques including: historic take up rates; and employment and labour supply based assessments, the study found that there was demand for about 5 hectares of additional industrial land up to 2016. Projecting this figure forward would indicate a demand for 7.5 hectares of employment land up to 2021. This means that there would be a significant undersupply compared to the Structure Plan target. However, as the Employment Land and Premises Study is a more up to date document than the Structure Plan this will be used in the preparation of the Allocations DPD.
- 7.8 This approach was also taken in the preparation of the Core Strategy Preferred Options Paper. The document sets out in draft policy CS23: 'Meeting the employment needs of the Borough' that there should be a provision of an additional 4.7 hectares of employment land from 2006-2016. Provision post 2016 will be dependent on the review of the East Midlands Regional Spatial Strategy. The policy states that to accommodate this increase in employment land it should provide land for smaller employment uses and to allow for existing employment uses to expand. Finally the policy states that employment land and premises will be retained for employment uses taking a sustainable approach.

Issue 3 Potential sites for employment development

7.9 The Borough Council must consider sites for new employment development.

Site Specific Option 5: Submission of a site not included within Appendix 1 for employment use/mixed development

If you wish to submit a site not included within Appendix 1 please provide a site plan (site outlined in red), indicate the proposed use and include information where applicable on the suitability of the location.

Site Specific Option 6: New employment sites

Appendix 1 sets out a schedule of sites for consideration within this option; they include sites which have been put forward for employment and mix use. The Council is seeking your views as to which of the sites within Appendix 1 should be included within the Allocation Development Plan Document for employment/mixed use development. Location plans of the sites can be found in Appendix 2 to 5.

In considering these sites the Borough Council is requesting that responses consider issues in regards to the suitability of the location. It is suggested that the following factors are considered in making a response:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Sustainability Appraisal
- Housing Type
- Provision of affordable housing
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
- The Sustainable Communities Plan

If you consider that a site is not suitable for employment/mix use development please provide evidence in support of your comments having regard to the bullet list above.

Issue 4: Employment Area Boundaries

- 7.10 The Adopted Local Plan identifies 8 employment areas and proposes 4 employment areas. Of the proposed employment areas Employment Proposal 7: Land at Chartwell Drive has been fully implemented and Employment Proposal 8: Land off Tigers Road has an outstanding commitment for part of the site. It is intended that these areas will be identified as employment areas in the Allocations DPD. Due to the development of part of the Local Plan identified employment area north of Blaby Road for non-employment use the boundary has been amended to recognise this.

Site Specific Option 7: Allocated employment areas in the Local Plan

Do you think that the sites identified in the current Oadby and Wigston Local Plan should be retained as identified employment areas? These sites are:

Oadby

Land at Kenilworth Drive and Mandervell Road
Land at Cross Street

Wigston

Chartwell Drive Industrial Estate
Land at North Street and Wakes Road

South Wigston

Cornwall Road/Gloucester Crescent Industrial Estate
Land at Magna Road and Blaby Road
Land off Tigers Road
Land at the Railway Triangle

If **not**, please indicate with supportive evidence why you feel this is the case and provide a suggestion of an alternative use.

Issue 5: Unimplemented Local Plan Employment Proposals

- 7.11 Three employment sites within the current Local Plan are yet to be implemented, or have only been partially implemented.

Site Specific Option 8: Unimplemented sites within the Local Plan

Do you feel that the unimplemented proposed employment sites within the Local Plan should be carried forward into the Allocations DPD. The sites are:

South Wigston

The Railway Triangle
Land off Magna Road
Land off Tigers Road

If not, please indicate with supportive evidence why you feel this is the case and provide a suggestion of an alternative use.

Issue 6: Do not retain identified employment area

- 7.12 Due to the needs of modern businesses the existing identified employment areas have a number of constraints, for instance accessibility.

Site Specific Option 9: Do not retain identified employment areas

Do you think it would be appropriate to release the identified employment areas and allocate these areas for an alternative use.

If so, please indicate which ones and what type of use would be appropriate taking into consideration the following:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Sustainability Appraisal
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
- The Sustainable Communities Plan

Issue 7: Alternative Sites

Site Specific Option 10: Alternative sites

Are there any alternative locations within the Borough which should be allocated for employment use?

If so, please indicate what type of use would be appropriate taking into consideration the following:

- **Accessibility**
- **Services and facilities**
- **Flooding**
- **Open space provision**
- **Design**
- **Infrastructure**
- **Landscape and townscape impact**
- **Archaeology and ecology**
- **Sustainability Appraisal**
- **Housing Type**
- **Provision of affordable housing**
- **Government advice and legislation**
- **The emerging Regional Plan and Core Strategy**
- **The Sustainable Communities Plan**

8 OPTIONS FOR TOWN CENTRES AND RETAIL

- 8.1 This section sets out issues relating to retail provision and town centres and presents a number of options for consideration.

Background

- 8.2 Government guidance on retailing is set out in Planning Policy Statement 6: Planning for Town Centres (PPS6). It states that local authorities should develop a hierarchy and network of centres within their area. The Oadby and Wigston Core Strategy Preferred Options Paper sets out a draft policy for a hierarchy and development strategy for town and neighbourhood centres. At present the 3 town centres of Oadby, Wigston and South Wigston are defined on the Local Plan Proposals Map and the Core Strategy Key Diagram.

Issue 8: South Wigston Town Centre boundary

- 8.3 Town Centre Masterplans for Oadby and Wigston are currently being produced alongside the Allocations DPD. These will be adopted as Area Action Plans (AAPs). The town centre boundaries for Oadby and Wigston will therefore be considered through the Town Centre Masterplan AAPs. The Town Centre boundary for South Wigston will be considered through the Allocations DPD.
- 8.4 The Town Centre boundary for South Wigston is set out in the Oadby and Wigston Local Plan which was adopted in 1999. Since the adoption of the plan a number of developments have taken place and have changed the nature of the defined Town Centre.
- 8.5 PPS6 defines primary shopping areas and town centres:

Town Centre

Town centres will usually be the second level of centres after city centres and perform the role of important service centres providing a range of facilities and services which serve the catchment area.

Primary Shopping Area

Defined area where retail activity is concentrated (generally comprising of primary and secondary frontages which are contiguous and closely related to the primary shopping frontage). Smaller centres may not have areas of predominantly leisure, business and other main town centre uses adjacent to the primary shopping area, therefore the town centre may not extend beyond the primary shopping area.

- 8.6 Planning Policy Statement 6 requires town centres and primary shopping areas to be identified at the local level.

Site Specific Option 11: South Wigston Town Centre and Primary Shopping Area

Appendix 4 includes a map providing two options for the boundary of the town centre. The area outlined in pink sets out the existing town centre boundary which incorporates uses such as the library and community centre. The blue boundary sets out the existing primary shopping area of South Wigston which is located along Blaby Road.

Town Centre boundary

Taking into consideration the definitions above do you feel that the Allocations DPD should define;

- A small town centre boundary (e.g. existing primary shopping area); or
- A larger town centre boundary (e.g. existing Local Plan town centre boundary).

If you consider that an alternative town centre boundary should be defined please specify the uses/locations that this should include.

Primary Shopping Area

PPS6 states that we must identify the primary shopping area. Do you think the existing primary shopping area (set out on a map in Appendix 4) is correct?

If not please specify proposed amendments.

Issue 9: South Wigston Town Centre Shopping Frontages

8.7 PPS6 defines primary and secondary frontages:

Primary frontages

Primary frontages are likely to include a high proportion of retail uses.

Secondary frontages

Secondary frontages provide a greater opportunity for a diversity of uses

8.8 Within the town centre there needs to be a balance between safeguarding shopping as a primary role of the town centre whilst encouraging a mix of other uses to enhance the centres vitality and viability.

8.9 As part of the evidence gathering stage for the Allocations DPD the Borough Council will be preparing a Retail Capacity Study which will inform the retail capacity of South Wigston Town Centre.

Site Specific Option 12: South Wigston Town Centre Frontages

To define types of frontages the Borough Council proposes to use classes which are set out in the Use Classes Order 2005. This includes:

A1: Shops; Post Offices; Travel Agents; Hairdressers; Funeral directors; Domestic hire shops; Dry cleaners; and Sandwich premises (consumed on premises).

A2: Financial services e.g. banks, building societies and estate agents; plus other services such as betting shops.

A3: Restaurants and Cafes;

A4: Drinking establishments; and

A5: Hot food takeaway.

Do you feel this is the correct approach to take in identifying the predominant uses for primary and secondary frontages?

If not, what approach would be appropriate?

Issue 10: Neighbourhood and Local Centre boundaries

- 8.10 PPS6 states that a network of local centres is essential to provide easily accessible shopping to meet peoples everyday needs. As part of the Allocations DPD neighbourhood and local centres will be identified; they have been recognised using the definition set out in PPS6 as a basis.

'Local Centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities may include a hot food take away and launderette.' (Source PPS6 2005; 30).

- 8.11 Due to the distinct nature of the Borough it is necessary for the Borough Council to provide a local definition for local and neighbourhood centres to provide adequate coverage. The Borough Council has distinguished neighbourhood and local centres in terms of their size. Neighbourhood Centres are larger than local centres and consist of 4 units or more. Local Centres consist of 2-3 units excluding single units, for instance, corner shops. Due to nature of the Borough it was important to identify the smaller local centres as these serve large catchment areas and need to be recognised for their local significance.

Site Specific Option 13: Definition of neighbourhood and local centres

Do you think that the definition of neighbourhood and local centres is correct?

If not what do you suggest would be a more appropriate definition?

Site Specific Option 14: Identified neighbourhood centres

The following have been identified as neighbourhood centres (4 or more units):

Oadby

Glen Road/Highcroft Avenue
Rosemead Drive

Wigston

Carlton Drive/Castleton Road
Land at Leicester Road
Little Hill Shops

South Wigston

Gloucester Crescent shops

Do you think these are the correct neighbourhood centres identified?

Site Specific Option 15: Identified local centres

The following have been identified as local centres (2-3 units)

Oadby

Severn Road

Wigston

Queens Drive
Wigston Harcourt Shops

Do you think the identified local centres are correct?

Issue 11: Retail Sites suggested

Site Specific Option 16: Suggested Retail sites

Appendix 1 sets out a schedule of sites for consideration within this option; they include sites which have been put forward for retail and mixed use. The Council is seeking your views as to which of the sites within Appendix 1 should be included within the Allocation Development Plan Document for retail development. Location plans of the sites can be found in Appendix 2 to 4.

In considering these sites the Borough Council is requesting that responses consider issues in regards to the suitability of the location. It is suggested that the following factors are considered in making a response:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Sustainability Appraisal
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
- The Sustainable Communities Plan

If you consider that a site is not suitable for residential/mixed use development please provide evidence in support of your comments having regard to the bullet point list above.

Site Specific Option 17: Submission of a site not included within Appendix 1

If you wish to submit a site not included within Appendix 1 please provide a site plan (site outlined in red), indicate the proposed use and include information where applicable on the suitability of the location in regard to:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Sustainability Appraisal
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
- The Sustainable Communities Plan

9. OPTIONS FOR OPEN SPACE, RECREATION AND TOURISM

- 9.1 This section introduces the requirements for identifying land for open space, recreational uses and tourism and presents options for consultation.

Background

- 9.2 The Core Strategy Preferred Options Paper states that the Borough Council will seek provision of adequate and well located leisure and recreation facilities to meet the needs of the Borough's residents. The preferred location for development was identified to be within or close to Oadby, Wigston and South Wigston Town Centres and close and accessible to their intended population catchment areas.
- 9.3 Draft Policy CS25 indicates that formal and informal play and open space should be protected from development where there is a demand for its retention and the equivalent can not be provided elsewhere.
- 9.4 Draft Policy CS26 relates to tourism. It states the Borough will support the retention and expansion of existing tourism facilities and encourage sustainable growth of tourism through the provision of new facilities. It continues to state that the restoration of the Grand Union Canal will be enabled through the protection of its route and promotion of support initiatives that encourage tourism development around Kilby Bridge.
- 9.5 The Borough Council commissioned an open space and recreation assessment of the Borough in November 2003. The assessment consisted of a preliminary audit and assessment of the quality, quantity and location of open space and recreational facilities.
- 9.6 The methodology used was based on the recommendations set out in Planning Policy Guidance Note 17 (PPG17) and its companion guide. Study parameters were identified to focus the study's assessment on the most predominant types of open spaces and recreational facilities.
- 9.7 The Study concluded that there was generally an appropriate amount of open space when applying the 6 Acre Standard set by the National Playing Fields Association. However, there appears to be an under provision of children's equipped play space and 74% of outdoor sports facilities are privately owned making accessibility difficult.
- 9.8 The Borough Council will be updating the Open Space Assessment in Autumn/Winter 2007 so that it is compliant with PPG17 recommendations. The updated version of the Open Space Assessment will aid the identification of site specific allocations for the Borough. Whilst this update is emerging we are seeking your views on areas that you feel should be considered for play and open space.

Issue 12: Existing allocated sites for recreation

- 9.9 The Oadby and Wigston Local Plan identifies a number of sites for recreational use.

Site Specific Option 18: Existing allocated recreational sites

Do you feel the sites allocated within the adopted Local Plan should be carried forward?

These sites include:

- Recreation Proposal 5: Land east of Landsdowne Grove, South Wigston
- Recreation Proposal 6: Land South of Harrison Close, South Wigston
- Recreation Proposal 7: Land east of Windrush Drive, Oadby
- Recreation Proposal 8: Land east of Meadows Estate, Wigston
- Recreation Proposal 10: Land North of Palmerston Way, Oadby

If not please specify why

Issue 13: Additional sites for open space and recreation

- 9.10 The Open Space Assessment may indicate that there is a need for the Borough Council to find additional space for this use.

Site Specific Option 19: Proposed open space/recreation sites

Are there any sites that you consider are suitable for open space/recreation use, if the findings of the Open Space Assessment indicate a need to allocate additional land to meet identified deficiencies?

Please specify.

Site Specific Option 20: Access to the Green Wedge south of Brocks Hill Country Park

Do you feel accessibility from Brocks Hill Country Park into the area of Green Wedge to the south of the Country Park should be improved?

Issue 14: Kilby Bridge

- 9.11 Kilby Bridge is located to the south of the Borough outside the main built up area of Oadby, Wigston and South Wigston. The settlement is separated by the A5199 and situated to the north of the canal; it consists of a number of residential properties, vehicle sales shops and a public house. Located away from the main settlement is the canal-side moorings and a maintenance yard.
- 9.12 The Draft Core Strategy notes that Kilby Bridge would be more sustainably managed if a settlement boundary was identified and the area is identified to have an Area Action Plan carried out in the Key Diagram.

Site Specific Option 21: Uses within Kilby Bridge

What type of uses should be promoted within the settlement of Kilby Bridge?

A site has been suggested to the Borough Council for mixed use within Kilby Bridge (see Appendix 5). Do you think this is an appropriate use?

In your response please consider the following:

- **Accessibility**
- **Services and facilities**
- **Flooding**
- **Open space provision**
- **Design**
- **Infrastructure**
- **Landscape and townscape impact**
- **Archaeology and ecology**
- **Sustainability Appraisal**
- **Government advice and legislation**
- **The emerging Regional Plan and Core Strategy**
- **The Sustainable Communities Plan**

Site Specific Option 22: Policy Area Boundary of Kilby Bridge

A Policy Area Boundary has been suggested for Kilby Bridge. The policy area aims to control the type of development within the boundary and restrict development on its periphery. Do you feel the boundary identified around Kilby Bridge is appropriate?

Do you think the settlement boundary should incorporate a larger area?

If you disagree with the identified policy area boundary, please suggest an alternative border.

Issue 15: The Grand Union Canal

- 9.13 The Grand Union Canal is located to the south of the Borough and has been designated as a Conservation Area by Leicestershire County Council. The Conservation Area covers the canal and canal related facilities such as aqueducts, boatsheds, wharves, mileposts, and bollards, lock keepers cottages, ponds, clay pits and canal side facilities. The canal is essentially a narrow linear waterway flanked by a towpath, crossed at regular intervals by bridges and controlled in height by locks. The canal was built between 1793 and 1814 as part of a pre railway age national transport link.

Site Specific Option 23: The Grand Union Canal

Are there any specific sites along the Grand Union Canal that you wish to be safeguarded?

Are there any specific sites along the Grand Union Canal that you wish to be promoted for tourist based development?

If so, please specify.

10. OPTIONS FOR COMMUNITY USE

- 10.1 To build sustainable communities provision of social and community facilities are essential. The term 'community use' includes a range of different facilities including education, health, places of worship, community centres and childcare.
- 10.2 A number of existing community facilities have been identified on the schedule of sites, these are sites indicated as facilities which require enhancement. The Council generally supports the safeguarding of these sites from alternative development.
- 10.3 This chapter focuses on existing community facilities and whether new sites should be identified.

Issue 16: Sites identified within the Adopted Local Plan

Site Specific Option 24: Identified Community Uses within the Local Plan

The Local Plan Proposals Map allocates land off Gartree Road and to the South of Gaulby Lane as land for a cemetery (Location Plan within Appendix 2).

Do you feel this site should be carried forward through the Allocations DPD?

If not, can you suggest an alternative site?

Issue 17: Suggested sites for Community Use

Site Specific Option 25: Suggested Community Use Sites

A number of sites have been suggested for community use these include:

- Land at Palmerston Way and London Road, Oadby
- Land at Uplands Road Park, Oadby
- Land at Severn Road and Ribble Avenue, Oadby
- Land at Uplands Road and Hamble Road, Oadby
- Land off Florence Wragg Way, Oadby
- Land east of Windrush Drive, Oadby (not indicated on map).

Do you feel these sites are appropriate for community uses? Please give reasons.

Site Specific Option 26: Submission of a site not included within Appendix 1

If you wish to submit a site not included within Appendix 1 please provide a site plan (site outlined in red), indicate the proposed use and provide justification of why these site is suitable taking into consideration the following:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Housing Type
- Provision of affordable housing
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
- The Sustainable Communities Plan

11. OPTIONS FOR OTHER LAND USES

- 11.1 This Issues and Options Paper sets out the principle land uses which need to be identified within the Allocations DPD, however there are other uses that need to be considered and provided for. The Council has identified the following land uses which need to be accommodated within the Allocations DPD:
- Gypsy, Traveller and Show People Accommodation
 - Eastern District Distributor Road

Issue 18: Gypsy, Traveller and Show People Accommodation

- 11.2 The Draft Regional Plan (RSS8) imposed an obligation on the Borough Council to provide a site for one Gypsy/Traveller caravan. This was an interim figure until the production of a Gypsy and Traveller Accommodation Needs Assessment (GTAA), which is a requirement of Planning Circular 01/2006 Planning for Gypsy and Traveller Sites and Section 225 of the Housing Act 2004. The Borough Council entered into a partnership with other neighbouring districts to undertake this work and the resultant Leicestershire, Leicester and Rutland GTAA was published in April 2007. The research also considered the needs of Travelling Show People. The findings of the study support the need for the Borough to provide one Gypsy and Traveller site for up to three caravans. There is no requirement to provide a site(s) for Travelling Show People. The Draft RSS8 is currently going through Examination in Public where the matter of Gypsy, Traveller and Travelling Show People accommodation needs will be discussed with reference to the Leicestershire, Leicester and Rutland GTAA. This is to determine whether the interim site targets for districts in the RSS are appropriate or require change. Copies of the Study are available on the Leicester City Council website or available from the Borough Council on request.
- 11.3 To comply with the draft Regional Plan, the Borough Council must investigate an appropriate location for at least one Gypsy and Traveller site.

Site Specific Option 27: Gypsy and Traveller Accommodation

The Draft RSS requires the Borough Council to allocate a site for one caravan for Gypsy or Traveller use (although there may be a requirement to provide up to 3 caravans). Where do you think these sites should be located? When considering a site(s) please consider the following in your justification:

- Accessibility
- Services and facilities
- Flooding
- Open space provision
- Design
- Infrastructure
- Landscape and townscape impact
- Archaeology and ecology
- Housing Type
- Provision of affordable housing
- Government advice and legislation
- The emerging Regional Plan and Core Strategy
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Part of the Oadby and Wigston Local Development Framework***

Issue 19: Eastern District Distributor Road (EDDR)

- 11.4 The EDDR will form part of the last section of a distributor road which forms an outer ring road designed primarily to aid movement around the edges of the City.
- 11.5 The line of the road has been identified since the 1930s and the section around the southern side of the City as far as the A6 has been completed as a single carriageway. The Borough Council is obligated to safeguard this area of land by the Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 which ceases to exist in 2007 once the Regional Plan is adopted.
- 11.6 The Borough Council will liaise with the Highways Authority during this period of consultation in regards to the safeguarding of the EDDR.

Site Specific Option 28: Eastern District Distributor Road

Do you have any comments in relation to safeguarding the Eastern District Distributor Road?

Issue 20: Other land uses

Site Specific Option 29: Other land uses

The Borough Council would like to know whether there are any other additional land uses which should be considered through the Allocations DPD.

If so please provide justification and any proposed sites having regard to the sustainability indicators.