

*Borough of Oadby & Wigston*  
*Directorate of Development & Consumer Services*

# **Local Development Framework**

## **Core Strategy**

### **Issues and Options Paper**

**en**vision  
PLANNING OUR FUTURE

**Development & Consumer Services Directorate  
Oadby and Wigston Borough Council  
July 2005**

***Core Strategy Issues and Options Paper***  
***Part of the Oadby and Wigston Local Development Framework***

**Introduction**

This document sets out key Issues and Options which could be included in the Oadby and Wigston Core Strategy which will form a key part of the Local Development Framework (LDF).

The purpose of this Issues and Options paper is to attain views on the key issues which may be included in the Core Strategy; each key issue has a number of options and seeks views on the most suitable option. The list of issues is not conclusive but represents the Council's initial thoughts as to the key issues that the LDF should address.

The responses received to this Issues and Options Paper will have an important influence on the Core Strategy and will aid the preparation of the Preferred Options Paper.



**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 in the Oadby and Wigston Core Strategy**
- **Some background as to why the key issues and options are relevant to the Borough**
- **The advantages and disadvantages with regard to each of the options**

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

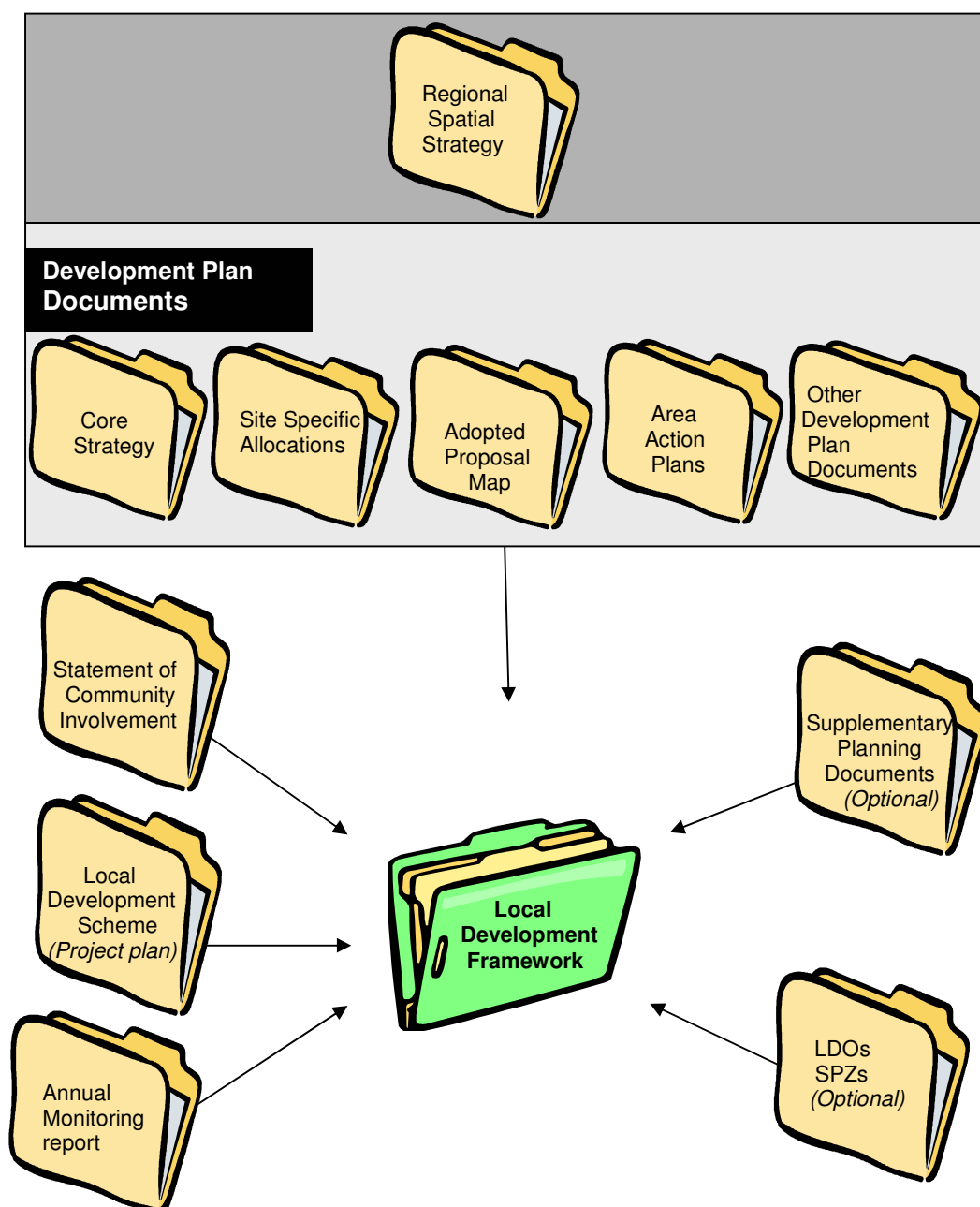
- **Which of the options you prefer and would like us to apply in the Borough**

**Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework**

**What is a Local Development Framework?**

A Local Development Framework is being prepared which is set to replace the Oadby and Wigston Local Plan. As a result of legislation provided in the Planning and Compulsory Purchase Act 2004 it has led to a new planning system whereby Local Plans and Structure Plans are being replaced by Local Development Frameworks (LDF). 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**



***Core Strategy Issues and Options Paper***  
***Part of the Oadby and Wigston Local Development Framework***

**What is the Core Strategy?**

The Core Strategy is a strategic document setting out the vision and 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 2016 and will include a key diagram.

The Core Strategy will:

- contain a clear spatial vision from which spatial objectives, strategic policies, monitoring and implementation frameworks flow;
- be guided by sustainable development principles;
- be linked to the sustainable communities agenda, helping determine the broad location of new housing and employment land necessary to meet the requirements of the regional spatial strategy or any sub regional strategy contained within it;
- be in general conformity with regional spatial strategy; and
- Articulate national policy objectives in the local context.

**Policy framework when creating a core strategy**

The Core Strategy is not a stand alone document but is linked to other plans and strategies to give a holistic approach to planning. Local Development Documents will be devised in accordance with guidance from the national, regional, sub-regional and local levels.

National guidance is in the form of Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs). These set out the Government's policies on different aspects of planning.

The East Midlands Regional Spatial Strategy and the Leicestershire, Leicester and Rutland Structure Plan provide regional and sub regional guidance relating to the conservation of resources and the environment and the type, amount and distribution of development to be accommodated in Oadby and Wigston.

Three particularly important documents at the local level that relate to the Local Development Framework (LDF) are Local Agenda 21 Strategy 'Our World - Our Future', the Oadby & Wigston Community Plan and the South Wigston Regeneration Masterplan. In August and October 2003 the Council undertook public consultation on the 'Envision: Planning Our Future' Issues Papers. Representations made during this consultation have played a major part in the information gathering stage of preparing the Local Development Framework (LDF) for the Borough.

***Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework***

**What are Issues and Options?**

The Issues and Options Paper is the first stage in preparing the Core Strategy. The paper establishes a number of options together with their advantages and disadvantages and seeks to attain views on which option is the most suitable.

The representations received from this consultation will be used to help develop the next stage of the Core Strategy's preparation; Preferred Options.

**The following key issues have been identified**

- The location of development
- The management and use of green wedges
- Affordable housing
- Employment provision
- Town centres and regeneration
- Transportation
- Sustainable and mixed development
- Recreation and leisure facilities
- Development in the countryside
- Kilby Bridge

**Next steps**

The next stage will include the production of preferred options, this will be influenced by representations received on the Issues and Options Paper and will establish the preferred approach to the key issues. The preferred options will also be subject to a Sustainability Appraisal for which background work, including a Scoping Report, is currently being carried out.

**How to comment**

By post to: Forward Plans Department  
Oadby & Wigston Borough Council  
Station Road  
Leicester  
LE18 2DR  
By fax: 0116 2887828  
By email to: [planning@oadby-wigston.gov.uk](mailto:planning@oadby-wigston.gov.uk)

For further information please contact the Forward Plans Department on 0116 2572654.  
All comments must be received by **4.15 pm on 19<sup>th</sup> August 2005**

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

**Introduction to the Borough**

The Borough is situated on the south-eastern side of the City of Leicester and is the smallest district in Leicestershire. It neighbours the districts of Blaby, Harborough and Leicester City. It is urban in character and consists of three towns including Oadby, Wigston and South Wigston, although a significant part of the Borough is countryside.

**Key facts**

**(Source: 2001 Census)**

**Area** 23.52km

**Population**

Total 55,795

Male 27,190

Female 28,605

**Density**

Number of people (per hectare) 23.7

**Housing**

Average household size 2.45

Owner occupied 18,731

Vacant household spaces 445

**Household composition**

One person households 5,714

Married couple households 9,099

Cohabiting households 1,607

Lone parent households 1,837

All other households 3,665

**Marital status (all people aged over 16)**

Single (never married) 11,819

Married or re-married 25,261

Separated or divorce 3,939

Widowed 3,697

**Work**

Employed 25,374

Unemployed 1,303

Student 2,748

Retired 6,224

Looking after home/family 1,831

Permanently sick or disabled 1,369

Other inactive 771

**Travel to work**

By car 18,050

By public transport 2,812

## **Key Issue 1: The Location of Development**

### **Where are the most appropriate locations for new development in the Borough?**

#### National background

Planning Policy Statement 1: Delivering Sustainable Development - sets out the overarching planning policies on the delivery of sustainable development through the planning system. Further information is also given in planning policy guidance relating to specific land uses, such as housing and employment land.

#### Regional and sub regional background

The East Midlands Regional Spatial Strategy (RSS8) sets out location priorities for development, it suggests that a sequential approach to development should be taken when selecting land for development which should be in accordance with the following priority order:

1. Suitable previously developed sites and buildings within urban areas that are well served by public transport;
2. other suitable locations within urban areas not identified as land to be protected for amenity purposes;
3. suitable sites in locations adjoining urban areas which are or will be well served by public transport, particularly where this involves the use of previously developed land; and
4. suitable sites in locations outside of urban areas, which are or will be well served by public transport, particularly where this involves the use of previously developed land.

Leicestershire, Leicester and Rutland Structure Plan supports RSS8 and states that a sequential approach towards the location of development should be taken. The Structure Plan also identifies a number of points which should be considered when assessing the suitability of land for development; in brief these include accessibility, capacity of existing public transport, utilities and social infrastructure, physical constraints of development, impact of development on natural resources and environmental and cultural assets, the economic impact of the development, the need to ensure a balanced development and the contribution that the development makes to the local community, services and local needs.

#### Local background

An Urban Housing Potential Study was completed in November 2003 which estimated how much housing is likely to be accommodated within the urban area, including on brownfield sites up to 2016. This will be updated and will feed into the process of preparing the Core Strategy.

**Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework**

From the 'Residential Areas in Oadby and Wigston' Issues Paper most housing developers considered that greenfield development was necessary and a wide range of potential sites were put forward. Local people were less supportive of greenfield development. There was a mixed response over whether respondents preferred small residential developments or larger development sites. However, most people recognised the benefits of larger sites being able to accommodate mixed uses.

**How much development is required?**

The Leicestershire, Leicester and Rutland Structure Plan requires 1,700 dwellings to be built in the Borough between 1996 and 2016. Of these, 850 have been built and 330 are committed to be built as at 31 March 2005. Provided all of the commitments come forward it is likely that approximately 520 dwellings will need to be allocated up to 2016.

The Leicestershire, Leicester and Rutland Structure Plan requires 24 hectares of employment land to be provided in the Borough between 1996 and 2016. Taking account of the current employment land availability of approximately 9 hectares the Structure Plan requires the remaining 15 hectares to be provided as part of a strategic employment site either as one large development or two smaller developments.

However, it is likely that over the next few years the Council will need to plan for future growth up to 2026 and that further land will be required. Therefore, for those options that would involve the allocation of a large amount of land, phasing of development could be considered.

**Options:**

- ***New Settlement***

This option would require the allocation of a single, large, greenfield site to accommodate all of the proposed housing and employment growth expected to be required in the Borough during the lifespan of the development plan document. A new settlement could be located away from the existing urban area. Whilst all of the housing and employment land allocated to Oadby and Wigston would need to be provided within the Borough boundary, a new settlement could adjoin the Borough boundary and also accommodate some or all of the housing and employment land allocated to an adjoining district.

<b>Advantages</b>	<b>Disadvantages</b>
Would maximise the potential for new development to be accompanied by local services and facilities (e.g., doctors, schools, shops, open spaces, etc)	Development (e.g. housing and employment) would take up a large amount of primarily greenfield land currently identified as countryside and could have a negative impact on the landscape
Would allow a mix of uses including homes and jobs nearby, therefore reducing the need for people to travel	Possibility that the settlement could become isolated from existing parts of the Borough, such as existing town centres, which may have an effect on existing local businesses

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

Could provide the opportunity for high quality businesses and employers to be attracted to the Borough	Could encourage travel to the settlement from outside
--	---

- **Brownfield sites and one large urban fringe site**

This option would require the identification of those brownfield sites that the Borough Council are already aware of and which are available for new development along with a estimation of the amount of brownfield land that could become available for development in the future. This would need to be based on past performance and predicted trends and kept under constant review.

This option would also require the allocation of a single, large, greenfield urban fringe site adjacent to the existing urban area to accommodate the remainder of the development that would not fit onto brownfield sites.

Under this option priority would be given to maximising the amount of development on brownfield sites before development were to be permitted on greenfield sites.

<b>Advantages</b>	<b>Disadvantages</b>
The use of greenfield sites would be less, therefore reducing the amount of land currently identified as countryside that would need to be built on	More development on brownfield sites could result in the further loss of local facilities (e.g. pubs)
The use of brownfield sites would ensure that more people live closer to town centres helping to support existing local businesses	More residential development of brownfield sites could result in the further loss of local employment opportunities
Any greenfield development would be adjacent to the existing urban area therefore maximising access to existing town centres and public transport routes	Development (e.g. housing and employment) would take up some land currently identified as countryside
There is the possibility that a large greenfield site would allow for some local services and facilities to be provided as part of the development but not to the extent that this would be possible for a new settlement	

- **Brownfield sites and numerous small urban fringe sites**

This option would require the identification of those brownfield sites that the Borough Council are already aware of and which are available for new development along with a estimation of the amount of brownfield land that could become available for development in the future. This would need to be based on past performance and predicted trends and kept under constant review.

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

This option would also require the allocation of numerous, small, greenfield urban fringe sites adjacent to the existing urban area to accommodate the remainder of the development that would not fit onto brownfield sites.

Under this option priority would be given to maximising the amount of development on brownfield sites before development were to be permitted on greenfield sites.

<b>Advantages</b>	<b>Disadvantages</b>
The use of greenfield sites would be less, therefore reducing the amount of land currently identified as countryside that would need to be built on	More development on brownfield sites could result in the further loss of local facilities (e.g. pubs)
The use of brownfield sites would ensure that more people live closer to town centres helping to support existing local businesses	More residential development of brownfield sites could result in the further loss of local employment opportunities
Any greenfield development would be adjacent to the existing urban area therefore maximising access to existing town centres and public transport routes	Development (e.g. housing and employment) would take up some land currently identified as countryside
Would allow to some extent for new greenfield development to be scattered throughout the Borough	There is very limited possibility for small greenfield sites to allow for local services and facilities to be provided as part of the development

- **Brownfield sites only**

This option would require the identification of those brownfield sites that the Borough Council are already aware of and which are available for new development along with a estimation of the amount of brownfield land that could become available for development in the future. This would need to be based on past performance and kept under constant review.

No greenfield sites would be allocated. Since the Borough would be unable to meet all of its housing allocations solely through brownfield sites, pursuing this option alone is likely to result in a challenge against the Local Development Framework. This would then lead to the unplanned release of greenfield sites throughout the Borough with very limited input from the Council or the local community.

<b>Advantages</b>	<b>Disadvantages</b>
The use of brownfield sites would ensure that more people live closer to town centres helping to support existing local businesses	More development on brownfield sites could result in the further loss of local facilities (e.g. pubs)
Avoid loss of greenfield land to development	More residential development of brownfield sites could result in the further loss of local employment

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

	opportunities
	Successful challenge against the LDF could lead to the unplanned release of greenfield sites with no input from the Council or the local community

- **Urban fringe sites only**

This option would require the identification of a large number of greenfield, urban fringe sites of various sizes to accommodate all of the proposed housing and employment growth expected to be required in the Borough during the lifespan of the development plan document.

No brownfield sites would be allocated and there would be limited guidance regarding the reuse of brownfield sites for alternative uses should they become vacant. Pursuing this option alone is likely to result in challenge against the Local Development Framework since the Government have set a target that 60% of all new development should be located on brownfield sites.

<b>Advantages</b>	<b>Disadvantages</b>
No planned development on brownfield sites may help to protect local employment opportunities and the further loss of local facilities (e.g. pubs)	Successful challenge against the LDF is likely given the Government target that 60% of all new development should be located on brownfield sites
	Would take up a large amount of land currently identified as countryside

**Glossary of terms used in this section:**

Allocations	Areas of land which are identified for particular types of development
Brownfield site	<p>Recycled land and buildings are those:</p> <ul style="list-style-type: none"> <li>• For which the previous land use was a development use other than formal open space</li> <li>• Which the local authority considers to be derelict</li> <li>• Which the local authority considers to be vacant</li> <li>• Residential gardens within urban areas</li> </ul> <p>Outside the limits of built up areas the footprint of buildings associated with major land uses such as industry, hospitals and defence establishments constitute a brownfield site.  <i>(Source: Leicestershire, Leicester and Rutland Structure Plan)</i></p>
Greenfield site	Sites which have not previously been developed

***Core Strategy Issues and Options Paper***  
***Part of the Oadby and Wigston Local Development Framework***

- Sequential approach A sequence of locations where development could occur and which is set out in the Leicestershire, Leicester and Rutland Structure Plan. The most sustainable locations appear at the top of the sequence and the least sustainable locations at the bottom.
- Urban Fringe Site Predominantly open land on the edge of an existing urban area.

## **Key Issue 2: The Management and Use of Green Wedges**

**Should we review the boundaries of our Green Wedges to reflect the location of new development in order to maximise accessibility to open spaces and recreational facilities for local people?**

There are two green wedges within the Borough these include:

### **Thurnby/Leicester/Oadby**

Land north of a boundary extending along the rear gardens of The Broadway, The Fairway, Ringers Spinney, Cranbourne Gardens, Stoughton Road, Manor Road Extension and Copse Close. This also extends beyond the Borough into the administrative areas of Harborough District and Leicester City.

### **Oadby/Leicester/Wigston**

This Green Wedge includes Oadby Golf Course, Leicester Racecourse, the grounds of Parklands Leisure Centre and Brocks Hill Environment Centre and continues south to border Wensleydale Road, Wigston and Coombe Park Recreation Ground.

### National background

There is no guidance relating to Green Wedges at a national level. However, Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) and Planning Policy Guidance 2: Green Belts (PPG2) do relate to the objectives of Green Wedges. These have a proven track record in Leicestershire of delivering many of the objectives of Green Belts without putting such a broad brush constraint upon development.

### Regional and sub regional background

There is no guidance in the East Midlands Regional Spatial Strategy relating to Green Wedges.

The Leicestershire, Leicester and Rutland Structure Plan states that green wedges are structurally important areas of land which should be encouraged to provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land. The Structure Plan notes that when reviewing the boundaries of green wedges regard should be given to the sequential approach to new development.

### Local background

A Preliminary Assessment of Open Spaces and Recreational Facilities was carried out in November 2003 and identified the open spaces and recreational facilities that are located in Green Wedges with an overall assessment of their quality.

A Green Wedge Management Strategy for the Oadby and Wigston Green Wedge was prepared in 2004 which examines landscape character, recreational use, land use and ecology in the Green Wedge. Action Plans relating to the strategy are now being

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

prepared looking at the Washbrook watercourse which runs through the Green Wedge and public accessibility to the Green Wedge. A management strategy for the Oadby, Stoughton, Thurnby Green Wedge is currently being carried out in association with Leicestershire County Council and Harborough District Council.

Representations made on the 'Open Spaces, Community and Leisure Facilities in Oadby and Wigston' Issues Paper identified a strong consensus that Green Wedges and their boundaries, should be maintained.

**Options:**

- ***Change the boundaries of Green Wedges to reflect the location of new development***

This option would require changing the existing boundaries of the Green Wedges so that, despite new greenfield development, the structurally important areas of open land that prevent built up areas from merging are protected; and, the landscape and wildlife links between the countryside and open areas are maintained.

Any new land designated as Green Wedge would be properly managed and could also be used for appropriate outdoor recreation facilities in order that it contributes towards to quality of life of nearby residents.

<b>Advantages</b>	<b>Disadvantages</b>
Areas of open land would receive greater protection from development in tandem with new development	Some greenfield development would need to take place before a boundary could be extended or amended.
Wildlife links would be created and existing links enhanced through better management	
Greater opportunities would be created for new outdoor recreation uses	

- ***Keep the boundaries of the Green Wedge as they are currently***

This option would involve no change to the boundaries of the existing Green Wedges. Existing Green Wedges would receive the protection that they currently enjoy but they would not be used to direct the growth of the existing urban area or to offer protection to land affected by such growth.

<b>Advantages</b>	<b>Disadvantages</b>
There would be less policy restriction for those wishing to develop land that would otherwise be identified as Green Wedge	There would be no planning tool to ensure that any growth of the urban area takes into account the objectives of Green Wedges
	Land affected by new development would not be protected from future

**Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework**

	coalescence with other urban areas; have the opportunity to create well managed wildlife corridors; or, the potential for new outdoor recreation facilities
--	---

- **Amend the land uses that might be appropriate in a green wedge**

This option would involve changing the types of uses that are acceptable in a Green Wedge or providing greater clarification where this might currently be unclear. Those uses that are currently acceptable are agriculture, allotments and horticulture; outdoor recreation; forestry; footpaths, bridleways and cycleways; and, burial grounds. In certain circumstances mineral extraction; road proposals or public transport routes and park and ride facilities may also be acceptable.

There may be other uses that you wish to put forward. However, these must be uses that generally will not compromise the open and undeveloped character of a Green Wedge.

**Glossary of terms used in this section:**

Greenfield sites	Sites which have not previously been developed
Green Wedges	<p>The purpose of Green Wedges are:</p> <ul style="list-style-type: none"> <li>• Protecting structurally important areas of open land which influence the form and direction of urban development</li> <li>• Ensuring that open land extends outwards between the existing and planned development limits of the urban area</li> <li>• Preserving strategic landscape and wildlife links between the countryside and open spaces</li> <li>• Preventing the coalescence and maintaining the physical identity of settlements adjoining the main urban areas.</li> </ul> <p><i>(Source: Leicester, Leicestershire and Rutland Structure Plan)</i></p>
Sequential approach	A sequence of locations where development could occur and which is set out in the Leicestershire, Leicester and Rutland Structure Plan. The most sustainable locations appear at the top of the sequence and the least sustainable locations at the bottom.
Wildlife corridors	Areas of open space including verges, gardens, playing fields, rivers, canals, streams, railway embankments, woodland, agricultural land and other green links which allow wildlife to move between areas of their habitat unharmed.

### **Key Issue 3: Affordable Housing**

*Affordable housing includes both low cost market and subsidised housing, irrespective of tenure, ownership or financial arrangements.*

**Should we continue to state the size of development that will require affordable housing to be provided and should we clarify the type of affordable housing that is required in various parts of the Borough?**

#### National background

Planning Policy Guidance 3: Housing (PPG3) sets out the Government's policy on how the planning system can contribute to the overall supply of affordable housing. It suggests that new large scale housing developments should have a mix and balance of housing types and sizes to cater for a range of housing needs. Circular 6/98 'Planning and affordable housing' supplements PPG3.

#### Regional and sub regional background

Policy 18 in the East Midlands Regional Spatial Strategy (RSS8) states that Local Development Frameworks should have regard to the priorities identified in the Regional Housing Strategy and include policies which seek the provision of a mix of dwellings in terms of size, type, affordability and location to encourage inclusive communities which provide a wide range of housing opportunity and choice. It points out that the level of affordable housing to be provided should be justified by a local housing need assessment.

The Leicestershire, Leicester and Rutland Structure Plan states that 'provision will be made in local plans for affordable housing to meet the needs of households unable to purchase or rent adequate housing on the open market, to a level identified as a result of local needs surveys and assessments. Policies and proposals to provide for the identified need will be designed to reflect variations in local circumstances in both urban and rural areas.

#### Local

A Housing Needs Assessment was completed in 2005 and identifies the housing requirements, needs, aspirations and demands of local communities in the Borough. The study will assist in developing housing policy in the Local Development Framework in respect of projecting the scale of affordable housing needed and the type of accommodation required.

Responses to the 'Residential Areas in Oadby and Wigston' Issues Paper indicated that smaller homes and affordable market housing were considered to be important and should be encouraged in the Borough. It was also considered important that developers should be required to provide an element of low cost housing and housing for rent as part of new developments.

#### **Options:**

- ***Keep the threshold whereby affordable housing will need to be provided as part of a new development the same***

Currently this is a target figure of 25% in relation to residential developments of 25 dwellings or more or on residential sites of 1 hectare or more.

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

<b>Advantages</b>	<b>Disadvantages</b>
This policy is well known to developers and works to good effect it will therefore keep consistency	The policy would not be updated and therefore the opportunity to consider local needs would be missed
	May inhibit the ability to address the actual need

- **Vary the threshold whereby affordable housing will need to be provided as part of a new development**

The target figure could be increased or lowered and the size of the residential development whereby a contribution would be required could also be increased or lowered. They could also be different in different parts of the Borough.

<b>Advantages</b>	<b>Disadvantages</b>
Provide flexibility on the number of affordable housing to be built in different developments	Affordable housing may become concentrated in particular areas of the Borough
Reducing the threshold would increase the supply of affordable housing	Increased pressure for developers to consider the profitability of sites if affordable housing demands become greater

- **Greater guidance could be provided in relation to the type of affordable housing that is required.**

This could be in terms of the type, size or tenure of affordable housing that is required in the Borough

<b>Advantages</b>	<b>Disadvantages</b>
Greater guidance on the type of affordable housing will allow developments that best meet the needs of residents in the Borough	Increased pressure for developers to consider the profitability of sites if affordable housing demands become greater
Provide a range of different types of affordable housing	
Possibility of low cost market housing which has proved difficult to secure in the Borough	

**Glossary of terms used in this section:**

**Affordable Housing** A dwelling made available at a rate below the full market value to meet an identified requirement as determined by a local housing needs survey. It includes both low cost market and subsidised housing, irrespective of tenure, ownership or financial arrangements that will be available to those households who cannot afford to purchase or rent adequate housing generally available on the open market (*Source: Leicestershire, Leicester and Rutland Structure Plan*).

***Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework***

Tenure

Housing tenure refers to the financial arrangements under which someone has the right to live in a house. The most frequent forms are tenancy, in which rent is paid to a landlord, and owner occupancy. Mixed forms of tenure (shared equity) are also possible.

## **Key Issue 4: Employment Provision**

### **Should we provide guidance relating to the type of employment land that is required in the Borough?**

#### National Background

Planning Policy Guidance 4: Industrial, commercial development and small firms (PPG4) aims to encourage continued economic development in a way which is compatible with environmental objectives outlined in other PPGs and PPSs. Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) looks specifically at economic development and employment in rural areas.

#### Regional and sub regional background

The East Midlands Regional Spatial Strategy (RSS8) sets out regional priorities for employment land these include:

- Ensuring that there is an adequate supply of good quality land for office and industrial uses available for development in suitable locations;
- Bringing forward good quality allocated employment sites to meet the specific requirements of potential investors;
- Reviewing employment land allocations to ensure that they are relevant to the current and likely future requirements, and that surplus employment land is considered for beneficial alternative uses; and
- Monitoring gains and losses in the overall supply of good quality office and industrial sites and assess the floor space capacity of allocated sites

The Leicester, Leicestershire and Rutland Structure Plan sets out policies that aim to provide a range of land and buildings to meet future employment needs and protect key employment sites from competing development. It states that employment sites should be in locations within or adjoining the urban areas ensuring good access to the road network, or by other means of transport e.g. walking, cycling or public transport. The employment land should also consist of a good standard of design, layout and landscaping.

#### Local background

The Borough Council have recently commissioned an employment land study which is currently in progress. It will look at the best location, scale and characteristics for both new inward investment and the future growth of existing locally based businesses. The growing pressure to redevelop employment sites for housing and the implications for growth of existing key employment sites, which have good access to the road network, will also be looked at closely.

A vibrant local economy and opportunities for economic growth was identified as a priority in the 'Planning for Sustainable Communities in Oadby and Wigston' Issues Paper.

Representations made on the 'Employment and the Local Economy in Oadby and Wigston' Issues Paper identified a number of priorities. Many respondents considered that there were few

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

opportunities to provide 15 hectares of new employment land in the Borough. However, there was a general consensus of opinion that employment land should be provided as part of a mixed used development. Existing employment sites in the Borough were considered to be important to the future sustainability of the Borough. The concept of home working and the rural economy was generally supported.

Types of employment land:

- Offices
- Research and Development (Laboratories; studios etc)
- Light Industry
- General Industry
- Storage and Distribution Centres
- Strategic Employment Sites

**Options:**

- ***Do you agree that the Local Development Framework should allocate land for a strategic employment site to accommodate the Borough's future employment needs***

The Leicestershire, Leicester and Rutland Structure Plan states that to meet employment land provisions, Strategic Employment Sites for B1, B2 and B8 would be most appropriate.

Strategic Employment Sites should be:

- In locations within or adjoining the urban areas with good access to the road network;
- In locations which are capable of being made accessible by walking, cycling and public transport; and
- Of a good standard of design, layout and landscaping.

<b>Advantages</b>	<b>Disadvantages</b>
The opportunity to ensure that the site is easily accessible to local people by public transport.	The site would take up a large amount of greenfield land currently allocated as countryside
The opportunity for existing businesses to relocate to larger and more prestigious premises	Without good traffic management the site could significantly increase the amount of traffic, including freight.
The opportunity to provide quick and efficient transport links to access the site	The potential impact that this could have on existing employment sites located within the urban area.
A high quality employment area that will attract new businesses to the Borough	Increased commuting into the area.

**Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework**

- **Should identified employment areas be safeguarded specifically for employment uses?**

This option would protect land which is identified for employment purposes. Employment areas have been identified in the Oadby and Wigston Local Plan and provide the main source of employment land within the Borough. This option would support the retention of as much existing businesses and industrial units as possible and therefore protect the availability of employment uses within the identified employment areas.

<b>Advantages</b>	<b>Disadvantages</b>
Give existing identified employment areas a level of protection against loss and redevelopment to other uses	Many identified employment areas are adjacent to urban areas and are difficult to access by large lorries etc
Protection of identified employment areas would avoid the need to allocate additional employment sites	Some employment uses are outgrowing their existing premises and are finding it difficult to find suitable sites in the Borough to relocate
	There is a perceived limited employment demand to occupy vacant units on identified employment sites

**Glossary of terms used in this section:**

Employment land	Land for employment purposes classified as B1, B2 or B8 in the Town and Country Planning (Use Classes) Order 2005
General industry	Use Class B2
Light industry	Use Class B1
Offices	Use Class B1
Research and Development	Use Class B1
Storage and Distribution	Use Class B8
Strategic Employment Sites	Sites reserved primarily for prestige developments and multiple occupation, primarily in the B1 and B2 Use Classes, and characterised by high standards of design and landscaping.

## **Key Issue 5: Town Centres and regeneration**

### **Should the Local Development Framework develop a comprehensive approach towards the regeneration of Oadby, Wigston and South Wigston Town Centres?**

#### National Background

Planning Policy Statement 6, Planning for Town Centres (PPS6) sets out the Government's key objectives for the town centres. These are to promote their vitality and viability by planning for the growth and development of existing centres; promoting and enhancing existing centres by ensuring that they are the focus for new development; and, encouraging a wide range of services in a good environment that are accessible to all. In general the Government's objectives are to ensure a range of facilities to cater for the entire community, supporting and improving retail, leisure, tourism and other sectors.

#### Regional and sub regional Background

East Midlands Regional Spatial Strategy (RSS8) sets out regional priorities for town centres. It states that the viability and vitality of existing town centres should be promoted and, where town centres are under performing, action should be taken to promote investment through design led initiatives and the development and implementation of town centre strategies. RSS8 states that Local Development Frameworks should include policies and proposals to:

- bring forward retail and leisure development opportunities within town centres to meet the identified need;
- prevent the development of additional regional scale out-of-town retail and leisure floor space; and
- monitor changes in retail floor space on a regular basis

Oadby and Wigston has been identified as a Central Area in the Leicestershire, Leicester and Rutland Structure Plan. It considers the importance of enhancing these areas by the provision of appropriate investment.

#### Local Background

A Regeneration Masterplan for South Wigston was prepared in July 2003 and is currently fulfilling an important role in creating a framework for the future regeneration of the South Wigston area. In this regard it will inform the Local Strategic Partnership and the community plan, the preparation of policy, including the Local Development Framework, and the allocations of resources.

Responses to the 'Town Centres in Oadby and Wigston' Issues paper identified five priorities:

- a wider variety of shops and facilities should be encouraged;
- pedestrian areas should be maintained and improved where necessary;
- the majority of respondents considered that there should be more housing in town centres;
- A wide variety of potential improvements were suggested; and
- A number of respondents considered that pedestrianisation should be encouraged in town centres.

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

**Options:**

- ***Develop individual town centre action plans to meet the needs of each centre***

This option would allow for individual approaches to be taken to each town centre and identify specific issues which need to be addressed to optimise the regeneration of each area.

<b>Advantages</b>	<b>Disadvantages</b>
Each town centre will have individual objectives to meet their specific requirements	Potential for some inconsistency between the various town centre action plans
Allow each town centre to develop their own identity	

- ***Develop a general regeneration approach for all three town centres***

This option would provide a universal approach to the regeneration of all three town centres.

<b>Advantages</b>	<b>Disadvantages</b>
Town centres will have the same aims	The benefits of the regeneration may not be equal
Consistent and complementary policies	It will not tackle the individual needs of each town centre

- ***What should be the priorities of a town centre action plan?***

- More shopping opportunities
- Improved accessibility
- Additional car parking
- More leisure opportunities
- Better access to local services e.g. council/educational/community facilities
- Pedestrian preference
- Enhancement schemes e.g. planting, street furniture
- Town square/events area
- Better quality design
- Employment opportunities

*Are there any other priorities that should be included within a town centre action plan?*

**Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework**

- **Are there any other areas within the Borough that you feel should be part of regeneration initiatives?**

**Glossary of terms used in this section:**

Central Area	'Mixed use areas comprising the commercial core of the City and towns including the shopping centre and the surrounding, mainly office based, employment areas' ( <i>Source: Leicestershire, Leicester and Rutland Structure Plan</i> ).
Town centres	City, town and suburban centres that provide a broad range of facilities and services, and which fulfil a function as a focus for both the community and public transport.
Town Centre Action Plan	Action Plan that looks at town centre improvements, regeneration and renewal.

## **Key issue 6: Transportation**

### **How can accessibility and travel be improved within the Borough?**

#### National Background

Planning Policy Guidance 13: Transport (PPG13) recognises that the way we travel and the continued growth in road traffic is damaging our towns, harming our countryside and contributing to global warming. It sets out a transport policy for integration:

- within and between different types of transport;
- with policies for the environment;
- with land use planning; and
- with policies for education, health and wealth creation.

#### Regional and sub regional Background

The East Midlands Regional Spatial Strategy identifies a number of sub area objectives. Oadby and Wigston falls into the three cities sub area, the objectives are as follows:

- reducing the use of the car;
- improving public transport linkages;
- Developing the transport infrastructure and services needed to improve access to jobs and services;
- Improving public transport surface access to Nottingham East Midlands Airport.
- Developing a modal switch away from road based transport in the manufacturing, retail and freight distribution sectors; and
- Reducing congestion and improving safety along the M1 corridor and highway network generally.

The aim of the Leicestershire, Leicester and Rutland Structure Plan is to reduce the need to travel and to ensure that destinations are readily accessible through the integration of land use and transport. It aims to ensure that existing public transport infrastructure is used to its potential and considers that travel demand management and restraint policies will encourage this.

The aims of the Leicestershire Local Transport Plan are to decrease congestion and pollution, improve access to essential facilities such as education, health services and work, reduce the number of road accident casualties and traffic impact on local communities, improve air quality, and ensure that road and pavements are maintained in a good condition.

***Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework***

**Local Background**

The Borough Council has established a Task Force which reported in June 2005 to review local transport provision in the Borough and to make recommendations towards improve local transport service in the future. The outcome of this work will be taken into consideration in the preparation of the LDF.

An efficient transport infrastructure and high quality public transport services were identified as important priorities in representations made on the 'Planning for Sustainable Communities in Oadby and Wigston' Issues Paper.

The 'Traffic and Public Transport in Oadby and Wigston' Issues Paper identified five priorities:

- About 50% of respondents considered that they would use a bus service between South Wigston, Wigston and Oadby.
- Brocks Hill, Parklands, southern Oadby, Fosse Park and the hospitals were considered to be the locations most inaccessible by public transport. A park and ride facility was generally supported.
- Bus shelters, the provision of seating and Star Trak (electronic timetabling) were requested to be provided at bus stops.
- Generally respondents were pessimistic about the potential for more train services and/or the construction of new railway stations.
- Road safety was considered important and in particular better provision for cyclists was requested.

**Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework**

**Options**

- **Which of the objectives and schemes identified in the Leicestershire Local Transport Plan do you feel should be given the highest priority in the Borough?**

These are:

1. Reduce congestion e.g. through the introduction of safe routes to schools
2. Improve access to essential facilities (e.g. through the use of Quality Bus Corridors to ensure quick and efficient travel throughout the Borough and into Leicester.)
3. Reduce road accident casualties (e.g. through the introduction of new cycle routes throughout the Borough and into Leicester)
4. Improve air quality
5. Maintain our roads and pavements in good condition.

- **Should we encourage businesses, schools and other organisations to adopt Green Travel Plans?**

<b>Advantages</b>	<b>Disadvantages</b>
Would reduce the number vehicles on the road at peak times.	Resource intensive to develop and implement effectively
Would improve sustainability and reduce vehicle emissions	

**Glossary of terms used in this section:**

**Quality Bus Corridors** The introduction of a series of measures designed to improve bus reliability and enhance passenger facilities.

**Leicestershire Local Transport Plan** The Local Transport Plan (LTP) is produced by Leicestershire County Council it sets out plans for traffic and transport in the County over a five-year period. Oadby and Wigston falls within the Central Leicestershire Local Transport Plan Area which is prepared jointly with Leicester City Council

**Safe routes to schools** Designated routes where changes to the road design and the management of traffic result in improved safety and a more attractive environment, allowing more children to walk or cycle to school

## **Key issue 7: Sustainable and mixed use development**

### **How can sustainability and a mix of uses be promoted through new development?**

#### National Background

Sustainable Development is at the heart of all national planning policy and guidance. Specifically Planning Policy Guidance 3: Housing (PPG3) and Planning Policy Guidance 13: Transport (PPG13) highlight the benefits of mixed use development in ensuring that people have the opportunity to live close to where they work and therefore reduce the need to travel. Planning Policy Statement 22: Renewable Energy (PPS22) looks specifically at integrating those energy flows that occur naturally and repeatedly in the environment with the planning system. These include wind, the fall of water, the movement of the oceans, the sun and the use of biomass.

#### Regional and sub regional

The East Midlands Regional Spatial Strategy (RSS8) sets out a number of points to promote better design these include:

- The use of design led approaches which take into account local natural and historic character;
- Design and construction that minimises energy use, improves water efficiency, reduce waste and pollution and incorporates renewable energy technologies and sustainable sourced materials wherever possible;
- Architectural design which is functional yet which respects local natural and built character;
- Increased densities for new housing in line with national guidance;
- Access from new development to local facilities on foot, by cycle or by public transport;
- Highway and parking design
- Design which helps to reduce crime, supports community safety and vitality, and benefits the quality of life of local people; and
- Approaches to design, layout and construction which take account, of and where appropriate provide for increases, in biodiversity

The Leicestershire, Leicester and Rutland Structure Plan encourages mixed use development as it is a means of securing sustainable development that facilitates more self-contained, vibrant communities which consume less energy and produce less pollution and congestion. The Structure Plan notes that mixed, compatible land uses should provide local areas with a range of uses, local character and distinctiveness of recognisable importance, which is also convenient, has safe and secure walking and cycle networks and dedicated public transport routes.

#### Local Background

The Borough Council has been active in encouraging planning for renewable energy technology and energy efficiency and published Supplementary Planning Guidance (SPG) on the subject in 2004. The

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

SPG provides detailed advice on how energy efficiency and conservation should be considered in all proposals for new development, including the conversion of existing building, and how to incorporate renewable energy systems, where there is the opportunity. The ethos of this guidance will inform the preparation of the Local Development Framework.

Representations made on the ‘Planning for Sustainable Communities in Oadby and Wigston’ Issues Paper identified that mixed use development and the provision of a range and mix of services and facilities was important. From the ‘Natural Resources in Oadby and Wigston’ Issues Paper it was widely considered that the LDF should contain a strong and robust policy framework that ensures that the aims and objectives of sustainable development are promoted throughout the LDF and that more energy efficient buildings and renewable energy developments should be encouraged in the right locations.

**Options**

- ***Ensure new development takes into account energy efficiency through the use of Statements of Energy Efficiency***

The use of Statements of Energy Efficiency will encourage developers to take energy issues into account and incorporate them in development proposals. A Statement of Energy Efficiency will consider the following issues:

- Infrastructure – accessibility to the movement network
- Built environment – existing built form of the site
- Topography – the land form of the site
- Microclimate – shelter, shadow, prevailing wind, time and path of sun
- Biodiversity – existing ecological features
- Water resources – the water table, water courses and the issues of sustainable drainage
- Energy systems – the opportunities for the inclusion of renewable energy technologies and combined heat and power

<b>Advantages</b>	<b>Disadvantages</b>
Urban locations will benefit from energy efficient design approaches such as compact building form	Energy efficient dwellings may increase the cost of the new development
Energy efficient development proposals will be produced by developers	
Energy efficiency may reduce running costs	

- ***Encourage a mix of compatible land uses closely related to town centres to reduce the need to travel and the effects this has on climate change***

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

Mixed use development is important as it is a means of gaining sustainable development that allows more self contained vibrant communities which consume less energy and produce less pollution.

<b>Advantages</b>	<b>Disadvantages</b>
The development of complementary land uses will reduce the need to travel therefore reducing social exclusion	Possible detrimental effect to adjoining areas if uses are not totally compatible
Mixed use development related to town centres will help to regenerate the local area	
The development of complementary land uses will lead to a reduction in congestion and pollution and will improve air quality	

- **Ensure new development is of a high quality and takes into account local character and distinctiveness**

Taking into consideration the local character and distinctiveness of the particular area will ensure that mixed use development does not have a detrimental impact, for instance, if the site is within a conservation area.

<b>Advantages</b>	<b>Disadvantages</b>
Ensure the development is sympathetic to its surrounding area	Could increase the costs associated with a new development
Enhance and retain local character	

- **Encourage design solutions that make the most efficient use of land**

Design solutions would make the most efficient use of land by acknowledging environmental and amenity interests, maximising densities and developing innovative approaches to the layout and siting of development.

<b>Advantages</b>	<b>Disadvantages</b>
Establish key principles and criteria for sustainable and efficient new development	Could increase the costs associated with a new development
Encourage good design, innovation and originality whilst taking into consideration characteristics of each area	High density development can reduce opportunities for the provision of open space
Potential to minimise traffic penetration, which in turn will encourage cycling and walking.	Town cramming can result in a loss of important open space
Potential to conserve natural resources and promote sustainable urban drainage systems	
Make beneficial use of brownfield sites, reduce greenfield development, loss of countryside and agricultural land	

***Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework***

**Glossary of terms used in this section:**

Mixed Use Development	Development which incorporates a number of land uses, either within a single building or in a number of buildings which form part of a greater scheme.
Statement of Energy Efficiency	A Statement of Energy Efficiency encourages developers to demonstrate that they have considered energy issues and how they are incorporated into their development
Sustainable Development	Development which meets the needs of the present generation without compromising the needs of future generations, encompassing environmental, social, and economic well-being
Sustainable Urban Drainage Systems (SUDs)	Measures introduced in new developments which aim to minimise surface water run-off and the level of waste water generated by the development.

## **Key issue 8: Recreation and leisure facilities**

### **Is there sufficient variety and geographical spread of good quality recreational and leisure facilities provided within the Borough?**

#### National Background

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (PPG17) acknowledges that open spaces, sport and recreation underpin people's quality of life and that well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives in urban and rural areas, including promotion of social inclusion and community cohesion; health and well being; and promoting sustainable development.

#### Regional and sub regional Background

The East Midlands Regional Spatial Strategy (RSS8) and the Regional Environment Strategy acknowledges the contribution of sport, recreation and leisure to the quality of life and the importance in providing accessible facilities. It states that it is important to ensure that there is adequate recreational open space and other facilities are provided in both urban and rural areas to serve existing and new populations.

The Leicestershire, Leicester and Rutland Structure Plan recognises the importance of leisure time and notes that it is important to provide a wide range of sports and recreational facilities. The Structure Plan sets out policies which ensure that there is enough land and water resources to facilitate activities that existing resources are not lost; that facilities integrate land use and transport; and, environmental interests are respected.

#### Local Background

A Preliminary Assessment of Open Spaces and Recreational Facilities was carried out in November 2003 and identified the open spaces and recreational facilities in the Borough, with an overall assessment of their quality.

Some respondents to the 'Open Spaces, Community and Leisure Facilities in Oadby and Wigston' Issues Paper felt that the quality of open spaces could be improved, with new planting, seating etc. A number of specific ideas were put forward for additional sporting and community facilities to rectify existing deficiencies.

#### **Options**

- ***To concentrate recreation and leisure facilities in identified areas of the Borough e.g. town centres, land within or adjacent to Green Wedges***

<b>Advantages</b>	<b>Disadvantages</b>
Improve the vitality and viability of the town centres by retaining and developing a wide range of attractions in one location	Concentrated recreation and leisure facilities may not be accessible for all
Enable the improvement of recreation and leisure facilities in areas which have	There may be a reduction of new recreation and leisure facilities in other

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

adequate environmental and infrastructure capacity	parts of the Borough
A variety of recreational and leisure facilities would be provided in a single area giving more choice in a single location improving the quality of the visitor experience	

• **Scatter recreation and leisure facilities throughout the borough**

<b>Advantages</b>	<b>Disadvantages</b>
Accessibility of certain recreation and leisure facilities may be improved for residents living close to the facility	Increase the dispersal of travel required to get to certain recreation and facilities
	Could make recreation and leisure facilities less accessible to people living in some parts of the Borough.
	May not provide a comprehensive leisure and recreation facility

Glossary of terms used in this section:

Green Wedges

The purpose of Green Wedges are:

- Protecting structurally important areas of open land which influence the form and direction of urban development
- Ensuring that open land extends outwards between the existing and planned development limits of the urban areas
- Preserving strategic landscape and wildlife links between the countryside and open spaces
- Preventing the coalescence and maintaining the physical identity of settlements adjoining the main urban areas.

*(Source: Leicestershire, Leicester and Rutland Structure Plan)*

## **Key issue 9: Development in the countryside**

### **What type of development is most appropriate in the countryside?**

#### National Background

Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) establishes the Government's objectives for rural areas. These include:

- to raise the quality of life and the environment in rural areas;
- to promote sustainable patterns of development;
- to improving economic performance; and
- to promote sustainable, diverse and adaptable agriculture sectors.

#### Regional and sub regional Background

The East Midlands Regional Spatial Strategy (RSS8) notes the importance of the management and enhancement of the regions landscape. It states that landscape character assessments should be used to underpin and act as key components of criteria based policies for the consideration of development proposals in rural or urban fringe areas.

The Leicestershire, Leicester and Rutland Structure Plan states that all development proposals in the countryside should be considered against landscape character assessments. The Structure Plan points out that development in the countryside will only be acceptable if the general appearance and character of the landscape and the countryside is safeguarded or enhanced.

#### Local Background

A Landscape Character Assessment was completed in March 2005 which identifies, assesses and describes rural and urban landscape character, including an assessment of development pressure, capacity to accommodate change and opportunities to enhance landscape character, through the implementation of policy recommendations to achieve a number of key objectives.

It was widely acknowledged from representations made on the 'Landscape and Design in Oadby and Wigston' Issues Paper that the LDF should aim to influence design in rural areas.

Response to the 'Countryside and the Natural Environment in Oadby and Wigston' Issues Paper considered that there should be opportunities to extend the public rights of way network, especially links into new development, the provision of easier access to the countryside and where at all possible providing for users with disabilities.

### **Options**

- ***Ensure development in the countryside is integrated into existing development and designed sympathetically to the surrounding area***

This option would ensure that development in the countryside is to the quality and character of the existing surroundings.

**Core Strategy Issues and Options Paper  
Part of the Oadby and Wigston Local Development Framework**

<b>Advantages</b>	<b>Disadvantages</b>
By pursuit of a character approach will encourage development to respect and enhance the distinctive character of the land	Integrating a development into the countryside is may increase the cost associated with a new development

• **Which of the following land uses (if any) would be most appropriate within the countryside of Oadby and Wigston?**

1. Small scale development for employment
2. Small scale development for leisure
3. Dwellings essential for agriculture or forestry needs
4. Affordable housing to meet local needs
5. Land-extensive outdoor recreational uses
6. Agriculture or forestry buildings
7. Telecommunication installations
8. Energy installations
9. Minerals extraction and waste management development
10. Transport infrastructure

**Glossary of terms used in this section:**

Affordable Housing	A dwelling made available at a rate below the full market value to meet an identified requirement as determined by a local housing needs survey. It includes both low cost market and subsidised housing, irrespective of tenure, ownership or financial arrangements that will be available to those households who cannot afford to purchase or rent adequate housing generally available on the open market
Countryside	Land beyond the existing and planned limits to the built up areas of settlements which is not land comprising a Green Wedge is designated as countryside

## Key issue 10: Kilby Bridge

### What type of development is most appropriate for Kilby Bridge?

#### National, Regional, sub regional and local Background

All National, Regional, sub-regional and local planning guidance may be relevant to Kilby Bridge depending on the type of issues relevant to the settlement.

A priority identified from the 'Employment and the Local Economy in Oadby and Wigston' was that tourism should be supported and the potential to encourage greater use of the Grand Union Canal should be explored.

### Options

- ***Should a village envelope be placed around the settlement of Kilby Bridge?***

This option would place a village envelope around the settlement of Kilby Bridge. This means that the settlement boundaries would be defined on a map. Development should not extend beyond the village envelope and special policies could be developed for the settlement itself.

<b>Advantages</b>	<b>Disadvantages</b>
Preserve the character of the settlement	If drawn too tightly a village envelope could constrain development.
Prevent over development, expansion into the countryside and loss of greenfield land	

- ***Should the settlement of Kilby Bridge be identified as land within the countryside?***

If Kilby Bridge were identified as land within the countryside, then the settlement would be treated in the same way as land described in Key Issue 9: Development in the Countryside. This would mean that the type of development suitable in Kilby Bridge would be limited to those uses considered to be appropriate in the countryside as identified by the Leicestershire, Leicester and Rutland Structure Plan and as listed under Key Issue 9.

<b>Advantages</b>	<b>Disadvantages</b>
Strongly preserve the character of the settlement	Could constrain development too much in an area where some development could be of benefit to the settlement
Ensure that development is in keeping with open land in the countryside	Could limit development associated with the Grand Union Canal

**Core Strategy Issues and Options Paper**  
**Part of the Oadby and Wigston Local Development Framework**

- **Should tourist related development be encouraged adjacent to the Grand Union Canal at Kilby Bridge?**

This option would encourage recreational and tourist facilities to be developed adjacent to the Grand Union Canal where there is some potential to develop such facilities. Tourist related development would encourage both local people and boaters to explore the Canal area and associated countryside, encourage people to visit the Borough and contribute towards economic development activities.

<b>Advantages</b>	<b>Disadvantages</b>
Tourist related development would attract more people into the area and increase economic activity	Tourist related development on too larger scale may be inappropriate for a small settlement such as Kilby Bridge
Potential to revitalise the area	Could cause traffic congestion in the area

**Glossary of terms used in this section:**

- Countryside            Land beyond the existing and planned limits to the built up areas of settlements which is not land comprising a Green Wedge is designated as countryside
- Village envelope        The boundaries of the settlement would be defined on a map which the local authority proposes that development within village would not extend beyond