

PART 2

Key Spatial Principles and Core Policy Examples

1 - Policy theme	
Achieving Sustainable Development	
A - Preferred Approaches	
Key Issue 1 Location of Development - Brownfield sites and one large urban fringe site	
Key Issue 10 Kilby Bridge – Placing a ‘village envelope’ around the settlement of Kilby Bridge	
B - Other Strategy/Policy Considerations	
National level	PPG3, draft PPS3, PPS7
Regional level	RSS8 – Policies 1, 2, 3, 5, 20,
Structure Plan	Strategy Policy 2A & 2B
Community Plan	Long-term vision of protecting and improving the environment, promoting opportunity for all and supporting continued economic success
Best Practice Guidance	Planning for Sustainable Development (DETR, 1998) The Planning Response to Climate Change (ODPM, 2004)
Evidence Base	Urban Capacity Study 2003, Landscape Character Assessment 2005
Other	Sustainability Appraisal Scoping Report and initial Issues and Options Appraisal
C - Reasons for Preferred Option Choice	
<p>Promoting ‘sustainable development’ is central to what the planning system seeks to achieve: to improve the quality of life, both now and in the future, by managing the way that land is used. It is now a legal requirement that plans be produced with this overarching objective in mind. Sustainable development is defined most commonly as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (<i>World Commission on Environment & Development, 1987</i>).</p> <p>The settlement hierarchy provides a framework for managing the scale of development in different locations. It steers most new development towards those larger places that offer the best access to services and facilities (both now and for the foreseeable future). This</p>	

can help reduce the need to travel, as well as making good use of existing infrastructure and previously-developed land in urban areas. The proposed hierarchy reflects a combination of strategic guidance and local circumstances. National and regional policies give priority to urban areas for accommodating growth.

The three towns in the Borough, Oadby, Wigston and South Wigston, offer a wide range of shops and services, and a variety of employment opportunities. Kilby Bridge has no protection at present and is likely to be under pressure in terms of re-development of brownfield land therefore, it is felt that the development of this hamlet would be more sustainably managed through the designation of a 'village envelope'. This will come through the generic Development Control DPD

D - Alternatives and Reasons for Rejection

What is the most appropriate location for development in the Borough:

- New settlement
- Brownfield sites and one large urban fringe site
- Brownfield sites and numerous small urban fringe sites
- Brownfield sites only
- Urban fringe sites only

The three town centres are ripe for regeneration and revitalisation so it is felt that a significant amount of all new development could be directed towards these existing urban areas and developed as part of mixed used schemes using predominantly previously developed land. However, due to the physical size of the Borough, it would be difficult to accommodate continued growth without looking at allocating development outside of the current urban area. By taking the approach to look at allocating several larger urban fringe sites, rather than numerous small sites, it is felt that more balanced, sustainable communities could be created with all necessary community infrastructure requirements provided, which are well related to existing provision. This is unlikely to be the case if piecemeal numerous urban fringe developments were advocated alongside brownfield.

In relation to a new settlement, as well as being the least sustainable option in terms of using undeveloped land, the Local Strategic Partnership is promoting the regeneration of the town centres as areas for growth and revitalisation.

Identifying the settlement of Kilby Bridge as land within the countryside

The hamlet of Kilby Bridge is on the route of the Grand Union Canal which includes a SSSI. At present, ad hoc development for commercial purposes takes place with very little control other than through the planning application process. Commercial premises are continually under pressure to be redeveloped primarily for residential use. However, at present Kilby Bridge does not have sufficient community infrastructure to make this a sustainable option. It is felt that Kilby Bridge could afford the Borough an opportunity for creating a sustainable community based around small-scale development related to tourism and the canal. This would also contribute to the brownfield

	redevelopment targets. Therefore, continuing to regard Kilby Bridge as being in the countryside is considered unsustainable in the long term.
Let market forces decide, no formal protection for Kilby Bridge	As above
E - Potential Policies	
	Link to Spatial Objective
<p>CS1 - Spatial Strategy for Development</p> <p>The use and development of land will be determined on the basis of:</p> <ul style="list-style-type: none"> • the Borough's assessed accommodation, economic and social needs; • protection and enhancement of the built and natural environment; • accessibility and the minimisation of energy consumption; • waste generation; and • the need to travel. <p>To meet the aims of sustainability, new development will be enabled on the basis of the following locational hierarchy having regard to the function and character of each area and existing or potential capacity to provide necessary infrastructure.</p> <p>Within the Borough of Oadby & Wigston, the focus for new development will be in the main service centres of:</p> <ul style="list-style-type: none"> • Oadby • Wigston • South Wigston <p>In addition, Kilby Bridge is designated as a hamlet, where small scale development to meet defined local needs or to meet the needs of tourism associated with the canal will be appropriate</p>	<p>SO2 Concentrate new development on previously developed land and encourage medium to high density land use on suitable sites across the Borough</p>

<p>CS2 - Use of Previously Developed Land and Buildings</p> <p>To ensure new development is provided in the most sustainable location, allocations and proposals will be assessed against a sequential approach as set out below.</p> <p>In priority order, the most sustainable location for new development is:</p> <ul style="list-style-type: none"> 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 	<p>SO7 Support the role of Town Centres by developing strategies for regeneration, investment and growth.</p>
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2 - Policy theme	
Town Centres and Regeneration	
A - Preferred Approaches	
Key Issue 5 Town Centres and Regeneration – develop individual town centre action plans to meet the needs of each centre	
B - Other Strategy/Policy Considerations	
National level	PPS6
Regional level	RSS 8 – Policies 21, 23
Structure Plan	Central Areas and Shopping Policy 1, 2, 4
Community Plan	Mastreplan for South Wigston and commitment to regenerate Oadby and Wigston
Best Practice Guidance	Vital & Viable Town Centres: Meeting the Challenge (DOE, 1994)
Evidence Base	Public consultation (Issues Papers, Issues & Options), Landscape Character Assessment 2005, South Wigston Regeneration Masterplan
Other	Sustainability Appraisal Scoping Report and initial Issues and Options Appraisal
C - Reasons for Preferred Option Choice	
<p>The Borough's town centres perform a variety of functions. as well as providing a range of shops and services, they are centres of employment, entertainment and visitors, and a focus for public transport routes. They also offer opportunities for providing housing in locations where the need to travel can be minimised. Maintaining the vitality and viability of these centres is important if these functions are to be retained and enhanced.</p> <p>Developing individual town centre action plans will define the role of each centre and will provide a clear basis for the implementation of policies and proposals to guide the location of retail, leisure and employment development and to promote higher residential densities in places with good access to facilities</p>	
D - Alternatives and Reasons for Rejection	
Development of a comprehensive approach to regeneration of Oadby, Wigston and South Wigston	Development of a general regeneration approach would not define the specific identity of each of the town centres or help to foster the diversity that the three towns

<p>Town Centres:</p> <ul style="list-style-type: none"> • develop individual town centre action plans to meet the needs of each centre • develop a general regeneration approach to all three town centres • do not implement a regeneration plan 	<p>currently exhibit. A general approach would lead to bland uniformity without helping to generate innovation and forward thinking from developers or civic pride and ownership from residents. It would also prevent the Borough from planning effectively to manage and encourage change over the long term</p> <p>Likewise, to do nothing approach would likely result in the further decline of the town centres which would undermine the economic viability of the Borough, increase travel to other competing centres and challenge the approach towards more Brownfield development in urban areas.</p>
<p>What are the priorities of a town centre action plan:</p> <ul style="list-style-type: none"> • more shopping opportunities • improved accessibility • additional car parking • more leisure opportunities • better access to local services • pedestrian preference • enhancement schemes • town square/events area • better quality design • employment opportunities 	<p>Rather than pick one or two priorities, a town centre action plan will seek to address all of these issues over time.</p>
E - Potential Policies	
	Link to Spatial Objective
<p>CS3 - Hierarchy and Development Strategy for Town and Neighbourhood Centres</p> <p>The role of Oadby, Wigston and South Wigston as the Borough's main town centres will be sustained and increased. Mixed use development including retail, employment, residential, community, leisure, cultural and tourist facilities will be encouraged to provide a network of</p>	<p>SO7 Support the role of Town Centres by developing strategies for regeneration, investment and growth.</p>

vibrant and thriving town centres during the daytime and into evening.

The Borough Council will work with the community and stakeholders in the preparation of Town Centre Masterplans incorporating Area Action Plans for Oadby and Wigston town centres and in completing the implementation of the South Wigston Regeneration Masterplan.

In considering new development the Borough Council will:

- a) assess the need for the development;
- b) identify the appropriate scale of the development;
- c) apply the sequential approach to site selection;
- d) assess the impact of development on existing centres;
- e) ensure that locations are accessible and well served by a choice of means of transport;
and
- f) use compulsory purchase powers to bring forward sites for further growth where a need has been identified.

Efficient use will be made of land and buildings within town centres through high density, multi storey development on appropriate sites. Priority will be given for proposals that include a mix-of uses on appropriate brownfield sites. The inclusion of underground parking schemes should be considered.

The Borough Council will seek to retain, and where necessary identify new neighbourhood centres that provide easily accessible, small scale shopping opportunities to meet day to day needs. Provision will be made for local services and small scale community facilities within neighbourhood centres.

All new buildings and public spaces will be of a high quality design that is fit for purpose, comfortable, safe, attractive, accessible and durable in order to improve the quality, health, vitality and economic potential of town and neighbourhood centres.

CS4 - Regeneration Schemes and Areas of Large Scale Change

Proposals for new regeneration schemes and initiatives that will lead to large scale change should be identified in the Community Plan and co-ordinated in association with the Local Strategic Partnership to ensure that key stakeholders and representatives of the wider local community are involved throughout the whole planning and implementation process.

The Borough Council will require the production of masterplans, area action plans and/or site development briefs in areas where regeneration schemes or large scale change is planned. These should:

- a) Identify sites suitable for new development or redevelopment and appropriate uses;
- b) Establish a spatial and sustainable pattern of growth;
- c) Identify constraints to development and set out how they will be overcome;
- d) Identify sensitive features and sites and measures to protect them;
- e) Identify relevant access and transportation issues and solutions;
- f) Establish priorities for implementation, timescales, and sources of funding; and
- g) Take into account other relevant factors including sustainable construction and design, public open space, biodiversity, health, community safety, education and training; waste minimisation and recycling and accessibility

SO2 Concentrate new development on previously developed land and encourage medium to high density land use on suitable sites across the Borough

SO4 Encourage mixed use development that integrates housing with employment, leisure and retail activity within the existing infrastructure

SO7 Support the role of Town Centres by developing strategies for regeneration, investment and growth.

3 - Policy theme	
Transport and Accessibility	
A - Preferred Approaches	
Key Issue 6 Transportation - Improve access to essential facilities	
B - Other Strategy/Policy Considerations	
National level	PPG13, PPS23, PPS6, PPS7
Regional level	RSS 8 – Policies 42, 43, 44, 45, 48, 50, 51
Structure Plan	Accessibility and Transport Policy 1, 2, 3, 4, 7, 8, 11
Community Plan	Alleviation of difficult problems related to road congestion, public transport and meeting the transport needs of the disadvantaged
Best Practice Guidance	
Evidence Base	Public Consultation (Issues Papers, Issues & Options), OWBC Transport Study, Community Profile
Other	Local Transport Plan
C - Reasons for Preferred Option Choice	
<p>Due to the diversity of the Borough's population and the poor transport routes that have developed across the Borough, the overriding need of stakeholders was the improved access to essential services. In addition, PPS6 and PPS7 require local planning authorities to have policies that support the retention of key local facilities which could be helped by improving access to them.</p> <p>However, it is important that development does not have an unacceptable impact on the transport network, and that opportunities are taken to promote relatively sustainable forms of travel. The ability to achieve a suitable connection to the highway is a basic planning consideration: it is essential that access is planned and designed to be safe for vehicle users, cyclists and pedestrians, both on and off-site. Equally, applicants should demonstrate that proposals will not overload the surrounding road network. Road traffic can have a significant effect on the environment of both rural and urban areas, and this will also need to be considered in assessing the appropriateness of development. Particular attention will need to be paid to proposals that could generate a large net increase in trips, or to movements of heavy vehicles, or to high levels of on-street parking in the surrounding area.</p> <p>Where a proposal could have significant transport implications a full transport assessment will be required; this will identify potential impacts and propose suitable mitigation measures. In the case of minor developments a simpler 'transport statement' which identifies</p>	

potential trip levels and addresses any localised transport issues will be more appropriate. For non-residential schemes that could have significant transport impacts, the preparation of a travel plan enables options for promoting sustainable forms of movement to be explored, including measures to promote walking, cycling and the use of public transport.

D - Alternatives and Reasons for Rejection

<p>Which Local transport Plan objectives/schemes has priority for action:</p> <ul style="list-style-type: none"> • reduce congestion • improve access to essential facilities • reduce road accident casualties • improve air quality • maintain roads and pavements in good condition 	<p>Many of the remaining objectives/schemes are likely to be enabled through the regeneration of the three town centres and through overlap of policies related to sustainable development.</p> <p>The requirement for safe access to the highway, and for the traffic volumes generated to be within the capacity of the highway network, is required by national and strategic guidance (as are the requirements for transport assessments and travel plans).</p>
<p>Encourage the adoption of Green Travel Plans</p>	<p>As above</p>
<p>Do not encourage the adoption of Green Travel Plans</p>	<p>As above</p>

E - Potential Policies

	Link to Spatial Objective
<p>CS5 - Development and Enhancement of a Sustainable Transport System</p> <p>Where land has been identified through other strategies and plans for the development, expansion and enhancement of transport infrastructure to aid creation of an effective, efficient</p>	<p>SO6 Enhance mobility within the Borough and promote the use and development of sustainable transport (including public</p>

<p>and sustainable transport system, this will be protected through the Local Development Framework process through the designation of land and application of appropriate spatial policies.</p>	<p>transport, cycling and walking) ensuring good access to facilities and services for the entire community.</p>
<p>CS6 - Sustainable Transport and Accessibility</p> <p>New development and the provision of essential services should be located and designed so as to reduce the need to travel, in particular by private car, enhance pedestrian and road safety and improve accessibility to those with poor transport choice and availability.</p> <p>New development:</p> <ul style="list-style-type: none"> a) should incorporate new or enhance existing walking, cycling and public transport access as part of any internal site movement network with appropriate linkages to external transit systems. In particular, vehicular transport should not be given priority over more sustainable transport modes except where access routes form part of the national highway network; b) should include streets and other access routes within the development that are safe, convenient and accessible. They should be designed using high quality and suitable materials that are appropriate for all, including those with visual, auditory or physical impairment and the elderly, are readily maintained and are visually acceptable in both the short and long-term; c) should necessitate easy and safe access between homes, jobs, schools, leisure and other facilities, within and outside the development, using a range of modes of transport other than the private car where travel is necessary; d) should be able to accommodate any necessary servicing requirements for the new development (e.g. deliveries, refuse collection etc) or not compromise servicing requirements of existing development; e) should not result in any adverse impacts/effects on the existing transport network. If development would result in an adverse impact/effect that could be mitigated, any improvement works would be the financial responsibility of the developer; f) should only include necessary vehicle parking facilities which do not exceed defined 	<p>SO6 Enhance mobility within the Borough and promote the use and development of sustainable transport (including public transport, cycling and walking) ensuring good access to facilities and services for the entire community.</p>

maximum standards; and

- g) where the development is considered of a significant size, it should provide a green travel plan, indicating how access to sustainable forms of transport will be incorporated into the scheme.

4 - Policy theme

Greenfield Land, Natural Environment and Biodiversity

A - Preferred Approaches

Key Issue 2 Management and Use of Green Wedges – change the boundaries of Green Wedges to reflect the location of new development

Key Issue 9 Development in the Countryside – ensure development in the countryside is integrated into the landscape, existing development and designed sympathetically to the surrounding area

B - Other Strategy/Policy Considerations

National level	PPG25, draft PPS25, PPS7, PPS9 + Companion Guide, PPS22 + Companion Guide, Circular 06/05 Biodiversity and Geological Conservation
Regional level	RSS 8 – Policies 24, 25, 29, 30, 31, 32, 33, 34, 36, 40, 41,
Structure Plan	Environment Policy 2, 3, 3A, 4, 5
Community Plan	Seek to improve environmental heritage as stewards by promoting knowledge and care of environment
Best Practice Guidance	Planning for Biodiversity: Good Practice Guide (RTPI, 1999)
Evidence Base	Public consultation (Issues Papers, Issues & Options), Landscape Character Assessment 2005, Green Wedge Management Plans, Phase 1 Habitat Survey and Biodiversity Audit
Other	Leicestershire, Leicester and Rutland Biodiversity Action Plan, Climate Change the UK Programme 2006

C - Reasons for Preferred Option Choice

As a small, predominantly urban Borough, our landscapes play a major role in shaping the character of our environment, stimulating leisure and tourism and supporting the overall 'quality of life'. The Oadby & Wigston Landscape Character Assessment identifies a number of landscape character areas across the Borough, and it is important that both the quality and distinctive characteristics of these areas are conserved and enhanced when new development occurs. Therefore, in order to ensure that any new development respects this character and enhances it, new development affecting the countryside or Green Wedges should relate well to existing and be sympathetic to its surroundings.

In relation to the Green Wedges specifically, their continued extent should be conserved because of the valuable role they serve in preserving the identity of the urban areas. However, it is likely that additional development will be required to be allocated outside urban areas in the long term therefore, it is necessary to build in some flexibility to allow for the most sustainable development to be planned.

D - Alternatives and Reasons for Rejection	
Keep boundaries of Green wedges as they are currently	Although this is an initial aim, not to allow the flexibility to accommodate growth by the careful review of the Green Wedge boundaries could be deemed unsustainable and would likely result in an unsound plan.
Amend land uses that might be appropriate in a Green Wedge	This can be enabled through the guidance contained in PPS7 and an appropriate policy in the Core Strategy which could be expanded upon in generic Development Control DPD. These issues are additionally contained in national guidance namely PPS7, PPG 3 in terms of rural affordable housing to meet local needs and PPS22 in relation to renewable energy. It is a requirement to have regard to national policy.
Which of the following land uses would be most appropriate within the countryside: <ul style="list-style-type: none"> • small-scale development for employment • small-scale development for leisure • dwellings essential for agriculture or forestry needs • land-extensive outdoor recreational uses • agriculture or forestry buildings • telecommunications • energy installations • minerals extraction and waste management development • transport infrastructure 	As above
Allow market forces to decide design of development, even if not sympathetic to the surrounding area	This would not be a sustainable approach and would lead to inappropriate development, out of keeping with the character and distinctiveness of the Borough and would also lack support from the Borough's residents.

E - Potential Policies	
	Link to Spatial Objective
<p>CS7 - Green Wedges</p> <p>The existing Green Wedges at:</p> <ul style="list-style-type: none"> I. Thurnby/Leicester/Oadby II. Oadby/Leicester/Wigston <p>will be safeguarded unless an identified need for new development that cannot be accommodated within the urban area of the three towns, justifies the need to review the boundaries. Any review would need to ensure that those predominantly open areas of land that are essential to maintaining separate identity of settlements are retained and therefore should be undertaken in the context of the Local Development Framework process.</p> <p>The detailed boundaries and associated policies will be set out in generic development plan documents.</p> <p>The purpose of Green Wedges should be:</p> <ul style="list-style-type: none"> a) Protecting structurally important areas of open land which influence the form and direction of urban development; b) Ensuring that open land extends outwards between the existing and planned development limits of the urban areas; c) Preserving strategic landscape and wildlife links between the countryside and urban open spaces; d) Preventing the coalescence and maintaining the physical identity of settlements adjoining the main urban areas; and e) Recreation and access to the countryside. 	<p>SO11 Protect and enhance the Green Wedges by limiting development to appropriate uses.</p>

<p>CS8 - Appropriate Green Wedge Land Uses</p> <p>The following land uses will be acceptable in Green Wedges, provided that such uses do not damage the open and undeveloped character of the Green Wedge:</p> <ul style="list-style-type: none"> (a) Agriculture, horticulture and allotments as long as they are not accompanied by retail development; (b) Outdoor leisure, recreation and sporting facilities as long as they do not include significant built development; (c) Forestry; (d) Footpaths, bridleways and cycleways; and (e) Burial grounds. <p>In addition, the following development will only be acceptable if appropriate mitigation measures are implemented to minimise any adverse impacts on the amenity of the Green Wedge:</p> <ul style="list-style-type: none"> (f) Mineral extraction; (g) Road proposals or dedicated public transport routes where there is no alternative route available outside the Green Wedge; 	<p>SO11 Protect and enhance the Green Wedges by limiting development to appropriate uses.</p>
<p>CS9 - The Rural Urban Fringe</p> <p>The rural urban fringe landscape will be protected in order to strengthen the links between the urban area and the countryside and to contribute towards sustainable development.</p> <p>Development will not be permitted in the rural urban fringe unless:</p> <ul style="list-style-type: none"> a) the need for the development can be clearly demonstrated; and 	<p>SO2 Concentrate new development on previously developed land and encourage medium to high density land use on suitable sites across the Borough.</p> <p>SO13 Allow only small scale development in the countryside with emphasis on employment</p>

<p>b) there are no suitable sites available within the urban area or other more sustainable locations; and</p> <p>c) stakeholders and the local community are given the opportunity to consider the most suitable location for the development in the context of the Local Development Framework process.</p> <p>Sustainable proposals that enhance accessibility to the rural urban fringe, allow the production of renewable energy or improve the design and management of the landscape will be considered favourably where they do not have a negative impact upon the quality or character of the landscape.</p>	<p>and leisure uses and residential development essential to the needs of the rural community</p>
<p>CS10 - Development in the Countryside</p> <p>Land outside the defined limits to development, the Rural Urban Fringe and Green Wedges will be defined as countryside. In the countryside, the openness and intrinsic qualities of countryside will be protected for their own sake. The Borough Council will promote good management of the countryside, whilst allowing it to adapt to the identified needs of the community.</p> <p>Some forms of development will be required in the countryside. All development must be appropriate in layout, scale, height, materials, form, impact and siting and should not adversely affect the landscape, wildlife, ecological, geological, environmental, archaeological or historic resources. Development causing adverse impacts on such areas or features will only be permitted where there is a justifiable need which outweighs these impacts. Subject to this, the following types of development may be acceptable in the countryside:</p> <p>a) agriculture and forestry development including dwellings for workers where it is essential they are based on site;</p> <p>b) transport infrastructure, mineral extraction and waste disposal, telecommunications and energy installations where there is an overriding need for the development and appropriate mitigation works can be implemented;</p>	<p>SO13 Allow only small scale development in the countryside with emphasis on employment and leisure uses and residential development essential to the needs of the rural community</p> <p>SO14 Achieve development that is respectful of the natural environment. Contribute to regional, national and global initiatives to educate the public, reduce greenhouse gas emissions, reduce flood risk, minimise waste and develop renewable energy resources</p>

<ul style="list-style-type: none"> c) development of education facilities and other necessary wider-community services to meet identified local needs d) small-scale development of industrial and commercial premises and tourism, outdoor sport and leisure facilities that seek to sustain the rural economy; e) affordable housing schemes on exception sites to meet identified local needs; f) domestic extensions, replacement dwellings and domestic outbuildings; g) re-use of redundant rural buildings for small-scale employment use or habitation where for the interests of tourism such as holiday lets; h) small scale expansion of existing industrial and commercial premises; and i) farm diversification to meet the needs of the changing rural economy <p>Applications for new private market residential development and large-scale industrial or commercial uses will not be permitted in the open countryside, unless there are exceptional circumstances of overriding need. It must be demonstrated that a sequential search has been undertaken and that there are no suitable urban sites available. When considering applications for new development in the open countryside the following criteria must be met:</p> <ul style="list-style-type: none"> a) The proposal must not cause an adverse impact on the landscape character, important landscape features and historic features; and b) The proposal must not have an adverse impact on the natural environment, including biodiversity, protected species and sites of nature conservation importance; and c) The proposal should be well related to the existing pattern of settlements; and d) The proposed siting, scale, design and materials should be sympathetic to their surroundings and reflect local distinctiveness and building styles; and e) The proposal must not create or worsen significantly traffic congestion and noise pollution; and f) There is no unavoidable loss of the best and most versatile agricultural land 	
<p>CS11 - Biodiversity and Geodiversity and the wider Environment</p> <p>The Borough Council will actively promote restoration, re-creation and enhancement of the Borough's green infrastructure and biological diversity through its own actions and in</p>	<p>SO10 Promote the effective management and enhancement of the Borough's wildlife and natural habitat whilst contributing to the</p>

partnership with others. Opportunities will be sought to link fragmented habitats, protect vulnerable habitats and integrate biodiversity within communities.

To enable optimum conditions for the creation and protection of wildlife species and habitats, in accordance with Biodiversity Action Plan targets, the Borough Council will require:

- a) that the re-development of previously developed land incorporates measures to protect and enhance any biodiversity interest;
- b) all proposals for new development consider how they can contribute to creating opportunities for biodiversity on site or link to existing biodiversity benefits adjacent to the location;
- c) the protection and strengthening of Priority and other protected species populations;
- d) the enhancement of the biodiversity value of wildlife corridors ensuring links between corridors are sustained where development impacts on such;
- e) that where appropriate, access and usage restrictions may be applicable to conserve and protect areas of significant biodiversity; and
- f) that consideration be given to the potential impact development may have on the ability of biodiversity to respond to climate change.

Where proposals are made in relation to sites and habitats of international, national or local importance and/or species of acknowledged importance, the development should not result in an adverse effect unless it can be demonstrated that there is an overriding national or local need for the development that outweighs the ecological interest of the location and there are no suitable alternative sites.

Where such development is necessary, conditions will be imposed and/or a legal agreement entered into with the developer to ensure:

- a) there is minimum disturbance to biodiversity;
- b) the ecological interest of the site is conserved and managed as far as possible;
- c) where applicable, contributions are made towards the objectives of the relevant Biodiversity Action Plan;

achievement of BAP targets

SO13 Allow only small scale development in the countryside with emphasis on employment and leisure uses and residential development essential to the needs of the rural community

SO14 Achieve development that is respectful of the natural environment. Contribute to regional, national and global initiatives to educate the public, reduce greenhouse gas emissions, reduce flood risk, minimise waste and develop renewable energy resources

<p>where damage is unavoidable, new or replacement habitats should be created to allow the total ecological resource to stay constant</p>	
<p>CS12 - Geological Conservation</p> <p>To protect and conserve sites of geological significance, development will only be acceptable where it would not adversely affect any site designated within:</p> <ul style="list-style-type: none"> • a Site of Special Scientific Interest (SSSI) or National Nature Reserve (NNR); or • a Regionally Important Geological Site (RIGs) <p>unless it can be demonstrated that there is an overriding national or local need that outweighs the geological importance, there is no other less geologically important site available and a replacement or alternative site of equal or greater value can be provided.</p> <p>Where development affecting a SSSI or RIG is permitted, conditions will be imposed and/or a legal agreement entered into with the developer to ensure:</p> <ul style="list-style-type: none"> a) there is minimal disturbance to the geological interest; and b) the geological interest of the site is conserved and managed as far as possible; <p>Where damage is unavoidable, an acceptable replacement or alternative site is provided.</p>	<p>SO14 Achieve development that is respectful of the natural environment. Contribute to regional, national and global initiatives to educate the public, reduce greenhouse gas emissions, reduce flood risk, minimise waste and develop renewable energy resources</p>
<p>CS 13 - Flood Risk and Protection of the Water Environment</p> <p>The potential implications of flood risk and protection of the water environment will be taken into account when meeting new development needs. New development or the intensification of existing development will not be supported unless the wider benefits of the development outweigh the risk of flooding. Development will only be acceptable where:</p> <ul style="list-style-type: none"> a) it will not increase the risk of flooding alone or together with existing and committed 	<p>SO14 Achieve development that is respectful of the natural environment. Contribute to regional, national and global initiatives to educate the public, reduce greenhouse gas emissions, reduce flood risk, minimise waste and develop</p>

<p>development, increase the risk of flooding elsewhere, and contains adequate measures to mitigate negative effects of flooding or damage to water quality; or</p> <ul style="list-style-type: none"> b) it would not reduce the capacity of flood plains to store flood water; or c) it would not increase the number of people or properties at risk; or d) it would not result in damage to the water environment and water quality from pollution or contamination; or e) measures to maximise efficient use of water, including grey water recycling, have been taken into account; or f) it will not have an unacceptable impact on the source of the water supply, the supply of water for navigation, or the role of the natural watercourse system for providing essential drainage of land, valuable wildlife environments and amenity areas; or g) it is in locations where adequate water resources exist, or where resources can be provided in a sustainable manner; or h) surface water run-off is minimised and managed by incorporating and maintaining permeable surfacing treatments, sustainable drainage systems or retention systems, where appropriate. <p>Any subsequent flood risk assessment will identify locations at least risk from flooding. At sites suspected of being at risk of flooding but where up to date flood risk information is not currently available, the Council may require developers to carry out detailed technical investigations to demonstrate that the development will not be at risk of flooding or exacerbate flood risk elsewhere</p>	<p>renewable energy resources</p>
<p>CS14 - Renewable Energy Use & Increasing Energy Efficiency</p> <p>The Borough Council will require all proposals for major development (new build, conversion, mixture of land uses or refurbishment) to incorporate on site renewable energy generation to reduce the overall CO2 emissions by at least 10 % up till 2010 and by 20% from 2020. All proposals for development should also include energy saving technologies where the technology would offer significant carbon savings over current practice. Examples of appropriate energy saving technologies which could be considered are:</p>	<p>SO14 Achieve development that is respectful of the natural environment. Contribute to regional, national and global initiatives to educate the public, reduce greenhouse gas emissions, reduce flood risk, minimise waste and develop renewable energy resources</p>

- Combined Heat and Power and district heating systems;
- solar water heating systems;
- use of high-frequency ballasts and tri-phosphor coated fluorescent lighting;
- pipe work and cavity wall insulation
- photovoltaic cells;
- fitting condensing boilers to heating systems;
- grey water recycling;
- use and re-use of locally sourced materials;
- geo-thermal heating

Major proposals should provide an estimate of the likely carbon savings that could be achieved through the deployment of the technology. In addition, there is scope for new developments to exploit the potential for consequential energy savings through design approaches such as, passive solar gain in relation to building orientation, passive solar heating of south facing rooms and permeable street layouts that can reduce vehicle movements.

CS15 - Renewable Energy Installations

The generation of energy from renewable sources will be encouraged and in particular, account will be taken of the wider environmental benefits of utilising renewable energy sources. Proposals for renewable energy generating installations will be permitted provided that:

- any adverse impact is minimised and outweighed by the wider benefits that the proposal may bring;
- they do not adversely affect designated environmental assets, important landscape features and significant local biodiversity;
- the chosen method of energy generation is viable in the proposed location
- they meet high standards of sustainable design and construction;
- they are not detrimental to the amenity of neighbouring residents and land uses;

SO14 Achieve development that is respectful of the natural environment. Contribute to regional, national and global initiatives to educate the public, reduce greenhouse gas emissions, reduce flood risk, minimise waste and develop renewable energy resources

- | | |
|--|--|
| <ul style="list-style-type: none">• they are capable and can demonstrate that they meet energy requirements;• they are, as far as practicable, well located in relation to the existing electricity transmission network; and• they offer, where possible, scope for heat recovery for example by the use of Combined Heat and Power technology. | |
|--|--|

5 - Policy theme	
Built Environment, Culture and Heritage	
A - Preferred Approaches	
Key Issue 7 Sustainable and Mixed Use Development – 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	
B - Other Strategy/Policy Considerations	
National level	PPS1, PPG3, PPS6, PPS7, PPG13, PPG15, Listed Buildings Act, Circ 5/94, Sect. 17
Regional level	RRS8 – Policies 4, 25, 27, 30, 31,
Structure Plan	Environment Policy 1
Community Plan	Raise the profiles of the areas as an attractive destination for day visitors and cherish its heritage
Best Practice Guidance	
Evidence Base	Public consultation (Issues Papers, Issues & Options), Conservation Area Appraisals, Landscape Character Assessment 2005
Other	Sustainability Appraisal Scoping report and initial Issues and Options Appraisal
C - Reasons for Preferred Option Choice	
<p>A mix of uses within an area can help to create diverse and interesting places, reduce the need to travel between home, work, and services, and cut the risk of crime (by ensuring that the area is populated at all times of the day). It can be achieved in various ways: by incorporating an appropriate mix of uses in the development of large sites, through the incremental redevelopment of small sites in ways which increase diversity, and by including a mix of compatible uses within individual buildings where suitable opportunities arise (such as utilising vacant space above retail units). This policy approach indicates the importance of pursuing mixed development where possible, and highlights particular opportunities that exist within Oadby & Wigston.</p> <p>This approach advocates mixed-use schemes that produce good quality, sustainable construction that complements and/or enhances their surroundings, well related to the existing infrastructure around the town centres in order to provide attractive and sustainable environments for all users. In addition, spatial planning has a key role to play in encouraging schemes that will make a positive contribution to the area, by promoting an understanding and application of key design principles which respect local character and heritage, especially where there relate to Listed Buildings and/or Conservation Areas. Listed buildings are of national importance, representing the best of our historic and architectural built heritage. Oadby & Wigston contains 38 listed structures, and it is vital that any works affecting them are guided by an</p>	

appreciation of both their importance and the planning controls that apply. There is a presumption in favour of preserving listed buildings and their features of architectural or historic interest, although the best way of securing their upkeep is usually to keep them in active use.

Conservation Areas exist to assist the preservation and enhancement of areas of particular architectural or historic interest. Legislation requires that special attention is paid to this objective in exercising planning control. The character of Conservation Areas is often the product of various elements such as the mixture and style of buildings, the extent and form of open spaces and the natural elements such as trees and hedges.

It is particularly important that traditional features that contribute to their overall character are recognised and respected in development proposals. This does not mean that new development should mimic the past; in fact a pastiche approach can often be more detrimental. Carefully considered, high quality design and construction that provides a successful contrast with their surroundings can conserve and enhance character, as well as schemes that employ authentic historical forms and features.

The demolition of buildings within Conservation Areas can have a damaging effect by removing structures that contribute to their character or leaving unsightly gaps in the built-up area. Hence, as with listed buildings, it is appropriate to employ a presumption in favour of retention. Where a building makes little or no contribution to the street scene, demolition will not be agreed unless detailed plans for the site's redevelopment have been approved, to ensure that the scheme will conserve and enhance the character of the area.

D - Alternatives and Reasons for Rejection

Ensure new development takes account energy efficiency through the use of Statements of Energy Efficiency	The need to provide an Energy Efficiency statement is likely to be a requirement of any generic Development Control policy related to Renewable Energy and Energy Efficiency to aid compliance with national and regional guidance. Hence why this preferred option was rejected as a preferred choice.
Ensure new development is of a high quality and takes into account local character and distinctiveness	Taking into account local character and distinctiveness are basic principles of good design quality. This is borne out by guidance contained in PPS1 and PPS7 in particular and RSS8. Therefore, the elements of this approach are already required by national and strategic guidance.
Encourage design solutions that make the most efficient use of land	This is an underlying principle of spatial planning and therefore, this approach is already required by national and strategic guidance.

E - Potential Policies	
	Link to Spatial Objective
<p>CS16 - Sustainable construction and designing for quality</p> <p>Sustainable construction can be defined as creating or renewing buildings so that they reduce or avoid adverse impacts on the built and natural environment, this can include the buildings themselves, their immediate surroundings and the wider environment, for instance the regional and global environment. Design plays a key role in maintaining and creating identity of places, through good design and management it is also possible to reduce waste generation, resource and energy consumption.</p> <p>Development will promote sustainable construction and design quality by:</p> <ul style="list-style-type: none"> a) minimising energy use, pollution and waste and creating quality environments where people want to live; b) incorporating high standards of water and energy efficiency and aim to improve the minimum energy standards for all new homes; c) considering the environmental capacity of an area, particularly its water resources and waste management options to support new development; d) undertaking appropriate site investigations and remediation when developing contaminated land to reduce risk to human health and the environment; e) minimising the production of waste and promoting sustainable waste management; f) maximising the scope for the use of renewable energy; g) taking into consideration the preservation and enhancement of biodiversity; h) encouraging the use of sustainable and locally sourced materials to reduce the impact of consumption on resources and energy waste; i) considering the benefits to be gained from building orientation; j) encouraging the inclusion of sustainable urban drainage systems (SUDs); k) respecting and enhancing local character and distinctiveness; l) A positive contribution to the vitality of the public realm and the incorporation of 	<p>SO3 Promote and implement sustainable high quality design and preserve local aesthetic character</p> <p>SO9 Build a safe and cohesive Borough by empowering community groups and developing public buildings and spaces that encourage interaction and understanding</p>

<p>comprehensive landscaping and public art within developments will be encouraged.</p> <p>New development should incorporate designing in activity and mobility allowing people to be active outside their homes and providing an environment of non-car transport choice or priority.</p> <p>All development should take into consideration community safety and designing for security</p>	
<p>CS17 - Conservation, Heritage and Culture</p> <p>The Borough Council will encourage the preservation and enhancement of the character and appearance of archaeological sites, historic buildings, conservation areas and other cultural assets. Proposals for development should:</p> <ul style="list-style-type: none"> a) respect the built and natural environment and take into consideration local character and distinctiveness; b) employ methods to identify, protect, preserve and enhance areas, sites, buildings and their settings of historic or archaeological importance; c) preserve or enhance the special character of Conservation Areas and take account of Conservation Area Appraisals and Development Control Guidance which will be used to consider the impact of proposals on the nature and appearance of the area; d) preserve, or where appropriate enhance, the character of statutory Listed Buildings. Attention should be given to the qualities identified in their listing and be sympathetic to the building's setting; e) be situated so as to ensure that the proposed uses take advantage of, and maintain, landscape qualities and character; and f) be informed by and sympathetic to townscape and landscape character and contribute to the regeneration, restoration, maintenance or conservation of the area affected. <p>The preservation and enhancement of local distinctiveness will be enabled by the publication of a local list of buildings which identifies key local buildings, structures and features which are not eligible for listing under the statutory regime but contribute to the local character. Special consideration should be given to development or works which would likely prejudice known</p>	<p>SO12 Encourage the preservation of historically significant buildings, archaeological sites, parks and other cultural assets providing opportunities for people to access and understand local heritage.</p>

<p>sites of archaeological interest.</p> <p>The historic character and ecological value of the Grand Union Canal will be protected.</p>	
<p>CS18 - Protecting and Respecting Local Landscape Character</p> <p>All development proposals will be considered against the need to protect and enhance the distinctive landscape character of the Borough and should reflect the prevailing landscape quality, character and features such as settlement pattern, views, biodiversity and local distinctiveness. The Borough Council will take into account any potential impacts on the character and quality of the landscape and built environment, particularly where this relates to nationally designated areas or features of landscape and cultural significance. Opportunities will be promoted to use Landscape Character Assessment to assess impact and support enhancement of landscape as part of site restoration.</p>	<p>SO12 Encourage the preservation of historically significant buildings, archaeological sites, parks and other cultural assets providing opportunities for people to access and understand local heritage.</p>

6 - Policy theme	
Balanced Housing Markets	
A - Preferred Approaches	
Key Issue 1 The Location of Development - Brownfield sites and one large urban fringe site	
Key Issue 3 Affordable Housing – Greater guidance to be provided in relation to the type of affordable housing that is required	
B - Other Strategy/Policy Considerations	
National level	PPG3 + By Design Companion Guide, PPG3 Consultation Paper on Planning for Mixed communities (ODPM 2005), Circular 01/06 Planning for Gypsies and Travellers
Regional level	RSS8 – Policies 1, 15, 16, 17, 18, 19, 20,
Structure Plan	Housing Policy 1, 2, 3, 4, 5, 6
Community Plan	Explore innovative approaches to increase the supply of affordable homes in the Borough
Best Practice Guidance	
Evidence Base	Public consultation (Issues Papers, Issues & Options), Expression of Interest, Annual Residential Land Availability, Urban Capacity Study 2003, Housing Needs Assessment 2005
Other	Sustainability Appraisal Scoping report and initial Issues and Options Appraisal
C - Reasons for Preferred Option Choice	
<p>An underlying theme of national and regional policy related to achieving sustainable communities and development is to make the best and most efficient use of land. Uses of previously developed land for new development as opposed to Greenfield land should be the preferred approach for new development in order to accord with this theme. Therefore, any locational policies should seek to promote patterns of development that will maximise the use of previously developed land, minimising the need to travel, especially by car and increase accessibility to employment, shops and other community facilities. This is particularly true when creating residential areas.</p> <p>As a highly urbanised Borough with little countryside and other undeveloped land, it is necessary to look to previously developed land initially to provide the location for new development needs. Where Brownfield land is within urban areas it provides more opportunities to regenerate and revitalise deprived areas or enhance local character and diversity through an appropriate mix of use and design quality. However, it is unlikely that over time the Borough will be able to meet all its development needs on previously developed land and will need to look to undeveloped land. Where this becomes necessary open countryside and other Greenfield land adjacent to urban areas (the urban fringe) is the most sustainable option as this would maximise access to existing facilities and infrastructure such as town centres and</p>	

public transport routes and provide that any new development is well-related to the existing settlement form.

It is becoming increasingly difficult for local people on low to modest incomes to gain access to suitable housing. A growing gap between average earnings and housing costs, a limited supply of new affordable properties and the loss of existing social housing through 'right to buy'/'right to acquire' provisions have all contributed to this problem. The planning system has a key role to play in making more affordable properties available, through mechanisms such as securing contributions from market housing schemes.

The purpose of this approach is to define the scope of what constitutes '*affordability*' in the Borough. The Housing Needs Survey 2005 has shown that there is a need for more social rented housing, intermediate housing and 'shared equity' properties. This will allow a wider range of needs to be addressed in the interest of creating balanced and sustainable communities, and will also maximise the viability of providing affordable housing (given the limited funds available for supporting the provision of social rented properties).

D - Alternatives and Reasons for Rejection

<p>Development of a new settlement on one single large Greenfield site to accommodate proposed housing and expected employment growth</p>	<p>Oadby & Wigston Borough is highly urbanised with little countryside and other undeveloped land. Although development of a new settlement would maximise the potential for new development to be accompanied by local services and facilities, it would necessitate the loss of primarily Greenfield land which, dependent on its location, would have a significant impact on the landscape character, biodiversity, recreational /leisure space and require additional transport routes from the urban areas. There is likely to be capacity to meet the Borough's housing needs in existing urban areas and the urban fringe where necessary. In addition, major Greenfield development is contrary to national and regional policy.</p>
<p>Brownfield sites and numerous small urban fringe sites</p>	<p>In order to identify sufficient housing land for the full LDF period to 2021 it might be necessary to include some Greenfield sites on the edge of settlements. This could undermine the RSS and LDF strategy of concentrating development in urban areas. Also, these allocations may never be needed if previously developed land continues to come forward at the current rate. Sites for the longer period to 2021 can be identified in future reviews of the Core Strategy and Site Specific Policies and Proposals DPD.</p> <p>The capacity of smaller urban fringe sites to accommodate necessary facilities for new development will be less than on one large site. There would also be less opportunity to link up to existing physical and community infrastructure.</p>

Brownfield sites only	Although redevelopment of previously developed land in urban areas is a main theme of sustainability. It would provide more opportunity for regeneration of deprived areas, easier accessibility to existing local facilities and transport routes and no loss Greenfield land. However, it is unlikely that the Borough's urban areas will have sufficient capacity over the timescale of the LDF to provide for new development solely on Brownfield land. This could result in a challenge against the LDF if this results in the unplanned release in Greenfield sites.
Urban fringe sites only	National policy advocates that in order to meet the aims of sustainable development, a sequential approach to development should be applied where urban previously developed land is given priority over Greenfield land.
Keep the current affordable housing threshold the same	Although retaining the current threshold would still provide a certain level of affordable housing, over time this threshold would become unrelated to the true level of need. The Housing Needs Study 2003 advocates a higher threshold than is currently used in the Local Plan. Keeping to this threshold would result in an unsound policy not based on up to date evidence.
Increase affordable housing target figure	Policies and proposals in the LDF should be based on robust evidence. The results from the 2003 Housing Needs Study will be used to inform development of any affordable housing policy therefore this option will be included as a matter of course.
Decrease affordable housing target figure	The Housing Needs Study 2003 advocates an increase in the affordable housing threshold. Therefore to adopt this approach would result in an unsound policy not based on up to date evidence.
Decrease development size whereby a contribution would be required	The Housing Needs Study 2003 advocates decreasing the development size whereby a contribution towards affordable housing provision will be sought. Therefore this option will be included as a matter of course.
Increase development size whereby a contribution would be required	This is likely to result in a shortage of affordable housing being built in the Borough and is contrary to the findings of the Housing Needs Study 2003. Therefore to adopt this approach would result in an unsound policy not based on up to date evidence.

E - Potential Policies	
	Link to Spatial Objective
<p>CS19 - Meeting the Housing Needs of the Borough</p> <p>The Borough Council will monitor and manage the release of land in the Borough for new housing development between 1996 and 2016 and will seek to provide 1700 dwellings to be completed during this time. This will facilitate the use of previously developed land before greenfield sites and also coordinate the provision of related infrastructure and facilities that would be included in planned development.</p> <p>The Borough housing land supply will be monitored annually to ensure sites are released in order to maintain a 5 year supply of housing. Provision for the period 2016 to 2021 will be dependent on the review of the Regional Spatial Strategy.</p> <p>Any new development should be consistent with the creation of balanced, mixed communities, which provide a safe and attractive environment, be in keeping with their surroundings and should not cause undue detriment to the natural environment.</p> <p>To facilitate the management of site release and prioritise the use of brownfield sites, the following criteria will be taken into account when allocating sites for housing and considering proposals for residential development:</p> <ul style="list-style-type: none"> a) the capability, viability and implementation feasibility of previously developed land and/or buildings to be redeveloped; b) demonstrate good principles of design and layout which makes the most economical use of the land; c) the proximity of and accessibility to public transport, cycling and pedestrian routes; d) proximity of and accessibility to local centres and community facilities; e) the capacity of existing health, education services and community facilities or the potential to provide additional or improved facilities should the development create increased demand; 	<p>SO1 Develop a balanced housing market by providing adequate affordable housing and a variety of choices to meet local needs and forecasts</p> <p>SO2 Concentrate new development on previously developed land and encourage medium to high density land use on suitable sites across the Borough</p> <p>SO4 Encourage mixed use development that integrates housing with employment, leisure and retail activity within the existing infrastructure</p>

<ul style="list-style-type: none"> f) the availability and capacity of necessary utilities; g) the development would not adversely impact on important open spaces, green linkages and biodiversity, h) achievement of appropriate densities; and i) physical constraints on development, including ground contamination and stability and flood risk 	
<p>CS20 - Housing Affordability</p> <p>Residential development proposals will be expected to contribute to local housing needs. The Borough Council will negotiate the provision of new housing to meet the range of identified local needs, seeking to enable sustainable, inclusive communities that contain an appropriate mix of dwelling types, sizes, tenure and affordability.</p> <p>On all residential development sites that meet the affordable housing thresholds set out in national policy the Borough Council will seek to negotiate affordable housing in accordance with the following criteria:</p> <ul style="list-style-type: none"> a) 30% of all new dwellings on qualifying sites, of which 20% should be for rent and 10% as intermediate housing; b) the mix of house types, physical size and number of bedrooms should meet identified local needs; c) the design of the site encourages balanced and inclusive communities by distributing affordable units equitably with private market housing; d) the design of affordable units should be of an equal quality and be indistinguishable from private market housing; and e) affordable units should be situated close to a range of facilities and allow for easy access to public transport. 	<p>SO1 Develop a balanced housing market by providing adequate affordable housing and a variety of choices to meet local needs and forecasts</p>

<p>CS21 - Accommodation for Specialist Needs</p> <p>To enable greater community cohesion and promote mixed, inclusive and balanced communities, proposals for housing development must take account of specialist accommodation needs where these are identified through local needs assessments and other documented evidence.</p> <p>In particular, provision will be sought on appropriately located sites to meet the accommodation needs of the following identified specialised groups:</p> <ul style="list-style-type: none"> • supported housing for elderly/frail elderly; • supported housing for special needs; • sheltered housing for elderly residents; • adaptive housing for disabled residents or housing that would meet Lifetime Homes Standard; • housing for disadvantaged single young people <p>The need to provide transit and permanent sites for mobile populations, namely Gypsy, Traveller and Showman’s Guild will be informed by the Gypsy and Traveller Needs Assessment in Leicestershire, Leicester and Rutland. Where a specific need is identified within the Borough, this will be enabled through the Housing Development Plan Document.</p>	<p>SO1 Develop a balanced housing market by providing adequate affordable housing and a variety of choices to meet local needs and forecasts</p>
<p>CS22 - Criteria for identifying sites for Gypsy & Traveller pitch development</p> <p>In the interim, should unexpected demand for permanent or transit site development be experienced, the following criteria should be applied to the determination of proposals for development:</p> <p>a) the proposal would meet an identified need and the applicants have established links with the locality</p>	<p>SO1 Develop a balanced housing market by providing adequate affordable housing and a variety of choices to meet local needs and forecasts</p>

- b) the site should be well related and within a reasonable distance to existing community, health, social, educational and other facilities;
- c) development of the site would not have an adverse impact on local topography, biodiversity, heritage or other environmental considerations such as designated areas of special protection;
- d) any ancillary employment function was acceptable in the location and the site would not be subject to unacceptable levels of noise disturbance, air pollution or smells;
- e) the proposal would not prejudice the amenities of neighbouring land uses;
- f) the site could be adequately screened and landscaped where necessary;
- g) that the site would include adequate and appropriate vehicular access and parking provision;

In addition, sites for Gypsies and Travellers will not normally be acceptable in Green Wedges or the countryside if development of a site would result in significant built development or employment use unless applicants can demonstrate special circumstances for this location

7 - Policy theme	
Employment Provision and Fostering Enterprise	
A - Preferred Approaches	
Key Issue 4 Employment Provision - Do not allocate land for a strategic employment site	
B - Other Strategy/Policy Considerations	
National level	PPG4, PPG 13, PPS1, PPS6, PPS7
Regional level	RSS8 – 2, 6, 16, 21, 22, 23, 24, 25, 26
Structure Plan	Employment Policy 1, 2, 3, 4, 5, 6, 7, 8,
Community Plan	Seek to diversify the local economy and reduce reliance on ‘traditional’ manufacturing for jobs by identifying opportunities for use of land for different employment purposes.
Best Practice Guidance	
Evidence Base	Public consultation (Issues Papers, Issues & Options), Employment Land Availability, Employment Land Study 2006, LSEP Business Enquiry Monitoring data, EMDA sectoral analysis
Other	Sustainability Appraisal Scoping report and initial Issues and Options Appraisal
C - Reasons for Preferred Option Choice	
<p>Until the Regional Spatial Strategy is able to provide development targets and in order to provide certainty for developers, the LDF will have regard to the policies and proposals contained in the adopted Structure Plan. However, in the case of provision of a strategic employment site, the need for and site size is disputed in the Borough’s Employment Land Study 2006 on the basis that the physical size of the Borough and the potential transport route constraints, the need and site size as set out in Employment Policy 2 is deemed unsustainable. Furthermore, allocation of a strategic employment site may undermine the regeneration of the town centres and existing employment areas.</p> <p>As the Employment Land Study 2006 is a more up to date document than the Structure Plan, development of the preferred option is based on more sound local evidence.</p>	
D - Alternatives and Reasons for Rejection	
Allocate land for a strategic employment site	Although the regulations allows for the LDF to have regard to the Structure Plan, the Employment Land Study 2006 provides a more up to date robust evidence base for determining the approach to meeting the

	employment needs of the Borough and therefore, this approach would be contrary to this evidence.
Safeguard identified employment areas for employment purposes	PPG 3: Supporting the Delivery of New Housing and Employment Policy 4 in the Structure Plan allow for the protection and retention of existing employment land from proposals for other development (including housing) where it can be demonstrated that the site should remain in employment use. Therefore, this option will be taken into account in the LDF to accord with national and other policy.
Allow employment areas to be used for uses other than employment	Allow the wholesale release of existing employment land would on the one hand enable the development of sites for housing and associated services but would also reduce the capacity of the Borough to provide employment opportunities. This would necessitate the release of Greenfield land in order to develop new employment uses. This is contrary to sustainable development aims.
E - Potential Policies	
	Link to Spatial Objective
<p>CS23 - Meeting the Employment Needs of the Borough</p> <p>The Borough Council will seek to increase the range of employment opportunities available through the provision of an additional 4.7 hectares of employment land between 2006 and 2016. Provision for the period 2016 to 2021 will be dependent on the review of the Regional Spatial Strategy. Freehold land and premises should account for at least 25% of the total requirement.</p> <p>In order to contribute towards a sustainable pattern of employment land development within the Leicester and Leicestershire Urban Area, the main focus will be on providing land for smaller employment uses and to allow existing employment uses to expand within the Borough.</p> <p>Where it is identified to be the most sustainable approach existing employment land and premises will be retained for employment uses.</p>	<p>SO4 Encourage mixed use development that integrates housing with employment, leisure and retail activity within the existing infrastructure</p> <p>SO5 Make adequate provision of employment land based on local needs and forecasts, ensuring a breadth of job types</p> <p>SO13 Allow only small scale development in the countryside with emphasis on employment and leisure uses and residential development essential to the</p>

Only higher density development and employment uses that will not have a detrimental impact on the environment through noise, smell or access will be acceptable on employment sites near to residential areas.

A high standard of design and appropriate landscaping will be required in relation to all employment development in the Borough.

needs of the rural community

8 - Policy theme	
Community Facilities, Leisure and Recreation	
A - Preferred Approaches	
Key Issue 8 Recreation and Leisure Facilities - To concentrate recreation and leisure facilities in identified areas of the Borough e.g. town centres, land within or adjacent to Green Wedges	
Key Issue 10 Placing a 'village envelope' around the settlement of Kilby Bridge	
B - Other Strategy/Policy Considerations	
National level	PPG 13, 15, 17 + Companion Guide and 21, PPS9 + Companion Guide, Draft Revised Circular on Planning Obligations
Regional level	RSS8 – Policies 1, 17, 23, 25, 31, 32, 34
Structure Plan	Strategy Policies 11 & 17, Environment Policies 3A & 5, Central Areas and Shopping Policy 5, Leisure Policies 1, 2, 3, 4, 5, 6, 7,
Community Plan	Increase access to physical activity, provide more green space and play areas. Improve and regenerate parks and open spaces. Enrich the current provision of culture and leisure opportunities for residents. Identify, address and overcome barriers to accessibility of leisure and culture, including physical accessibility, transport, poverty and cultural barriers, particularly amongst people with disabilities, young people, elderly people and people from minority ethnic communities, take action to encourage physical exercise by residents in the community. Raise the profile of the area as an attractive destination for day visitors and cherish its heritage. Ensure sufficient social and recreational provision for young people.
Best Practice Guidance	Contributing to Sustainable Communities – a new approach to planning obligations.
Evidence Base	Public consultation (Issues Papers, Issues & Options), GIS data, Community Profile, Conservation Area Appraisals, Landscape Character Assessment 2005, Phase 1 habitat Survey + Biodiversity Audit 2005, Green Wedge Management Plans, Open Space Assessment,
Other	Sustainability Appraisal Scoping report and initial Issues and Options Appraisal
C - Reasons for Preferred Option Choice	
Concentrating leisure and recreational facilities in existing identified areas will enable a variety of facilities to be developed and linked to the existing green and community infrastructure. This will widen opportunities for people living in these areas to access leisure and recreation easier without the need to travel further a field and will also contribute to healthier lifestyles. However, facilities should still be well related to good public transport, cycling and walking routes to ensure they are accessible by a choice of means of transport and do not exclude	

residents of the Borough who do not live in the urban area. This will accord with national policy particularly in relation to PPG13 and 17.

The area around Kilby Bridge is currently scattered development consisting of housing, commercial and uses related to the canal. The area is likely to come under increasing pressure from redevelopment of the commercial uses, primarily for housing development. Without a 'village envelope' there would be little control over expansion of this area into the surrounding countryside and the potential loss of valuable green space. Creating a settlement boundary would ensure any new development is in keeping with open character of the area and the wider countryside. Also, an Area Action Plan could be developed for the settlement to provide a planned approach to development of this area rather than allowing sporadic redevelopment to take place over time. This would result in a more consistent growth of this area to meet community needs and ensure the individual character of the area is not diminished. In addition, the potential to incorporate development related to tourism and the canal would revitalise this southern area of the Borough and provide employment and leisure opportunities.

D - Alternatives and Reasons for Rejection

Scatter recreation and leisure facilities throughout the Borough	Although scattering facilities throughout the Borough will still provide a variety of opportunities for residents to access leisure and recreation, it may not be as easy to ensure they are accessible to the majority of the Borough's residents by modes of transport other than the car. This would be contrary to national and regional policy. Scattering is also likely to result in less comprehensive facilities and lack of the variety that could be achieved through concentration and linkages to other new development and regeneration initiatives in the urban areas.
Identifying the settlement of Kilby Bridge as land within the countryside	It is felt that this area of the Borough could benefit from revitalisation. To restrict development only to those uses appropriate in the open countryside could undermine the aims of providing a greater range of facilities and opportunities for local residents. In addition, there are several sites in the area that would provide brownfield opportunities in the future. To not delineate a settlement boundary would likely result in redevelopment that is not well-related to the settlement or meets with planned development intentions.
Let market forces decide, no formal protection for Kilby Bridge area	As above

E - Potential Policies	
	Link to Spatial Objective
<p>CS24 - Developer Contributions to Meet Community Needs</p> <p>The Borough Council will seek to secure provision of the consequential on and off site community infrastructure costs of new development. The Council will enter into a legal agreement with the owners, applicants and/or developers involved in a proposal in order to negotiate appropriate terms of provision of any necessary physical, social, economic and environmental infrastructure related to development of the proposal.</p> <p>Likely (or necessary) community infrastructure requirements of new development, where provision or contribution to create or improve existing will be sought, are as follows:</p> <ul style="list-style-type: none"> • affordable or specialist needs housing; • open space and play facilities; • sporting and leisure centre facilities; • local educational investment provision; • highways and public transport improvements; • health care provision and social services; • local waste management and recycling; • environmental works including benefits to local biodiversity, cultural and historical environment; • repairs and/or improvements to community buildings; • public art in the community <p>It will be at the discretion of the Borough Council to decide, with reference to evidence of identified needs, what community infrastructure requirements will have priority when allocating sites or determining planning applications.</p>	<p>SO8 Promote healthy lifestyles by providing access to health services and ensuring leisure facilities are available throughout the Borough</p> <p>SO9 Build a safe and cohesive Borough by empowering community groups and developing public buildings and spaces that encourage interaction and understanding</p>

CS25 - Leisure and Recreation

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 attracting a large number of visitors is within or close to Oadby, Wigston or South Wigston Town Centres and close and accessible to their intended population catchment areas. Facilities should be accessible by a choice of transport modes other than the car and be of an appropriate scale and design

In relation to formal and informal play and open space, the policy will seek to protect existing sites from development where there is a demand to retain and the equivalent cannot be provided elsewhere. New development will be expected to contribute either physically or financially to the provision/improvement of recreational facilities.

In addition the Borough Council will work towards achieving the English Nature standards for Accessible Natural Green Space and the Woodland Trust's Woodland Access Standards by assessing the current provision and requiring new developments to make an appropriate contribution through on-site provision or financial contributions for off site provision

Within the Rural Urban Fringe and Green Wedges, facilities for outdoor sport and recreation can be appropriate providing they conform with the Core Strategy policies related to these areas.

Development involving the loss of public or strategic open space, leisure, recreation or community facilities will not be permitted unless:

- (i) there is no longer a demonstrable need for the facility, or
- (ii) suitable alternative and equivalent provision is already located nearby, or
- (iii) alternative and equivalent provision is made available as part of the new development or nearby; or
- (iv) the development is directly related to the function of the open space

SO8 Promote healthy lifestyles by providing access to health services and ensuring leisure facilities are available throughout the Borough

SO13 Allow only small scale development in the countryside with emphasis on employment and leisure uses and residential development essential to the needs of the rural community

<p>It will be for the developer to demonstrate that facilities are not required for use by any alternative leisure or community use.</p> <p>Development involving the loss of open space to which the general public do not have a right of access, for example school playing fields or allotments, will only be permitted if the development meets the tests contained in PPG17.</p>	
<p>CS26 - Tourism</p> <p>The Borough Council will support the retention and expansion of existing tourism facilities and encourage sustainable growth of tourism through the provision of new facilities, consistent with the cultural or historic associations of the Borough such as Leicester Race Course and Brocks Hill Environment Centre. The Borough's industrial and architectural heritage will be further protected, enhanced and promoted as an attraction to people within the Borough and external to it.</p> <p>The restoration of the Grand Union Canal will be enabled through further protection of its route and promotion of support initiatives that encourage tourism development around Kilby Bridge, taking account of wider landscape and biodiversity issues including the SSSI</p>	<p>SO12 Encourage the preservation of historically significant buildings, archaeological sites, parks and other cultural assets providing opportunities for people to access and understand local heritage</p> <p>SO13 Allow only small scale development in the countryside with emphasis on employment and leisure uses and residential development essential to the needs of the rural community</p>

Appendix 1

Planning Policy Guidance and Planning Policy Statements (PPGs and PPSs)

PPS 1	Delivering Sustainable Development	2005	PPG 14	Development on Unstable Land	1990
PPG 2	Green Belts	1995	PPG 14A	Annex 1: Landslides and Planning	1996
PPG 3	Housing	2000	PPG 14B	Annex 2: Subsidence and Planning	2001
	Amendments	2005	PPG 15	Planning and the Historic Environment	1994
PPG 4	Industrial, Commercial Development and Small Firms	1992	PPG 16	Archaeology and Planning	1990
PPG 5	Simplified Planning Zones	1992	PPG 17	Sport and Recreation	2002
PPG 6	Town Centres and Retail Developments	1996	PPG 18	Enforcing Planning Control	1991
PPS 7	Sustainable Development in Rural Areas	2004	PPG 19	Outdoor Advertisement Control	1992
PPG 8	Telecommunications	2001	PPG 20	Coastal Planning	1992
PPG 9	Nature Conservation	1994	PPG 21	Tourism	1992
PPG 10	Planning and Waste Management	1999	PPS 22	Renewable Energy	2004
PPS 11	Regional Spatial Strategies	2004		Companion Guide	2004
PPS 12	Local Development Frameworks	2004	PPS 23	Planning and Pollution control	2004
	Companion Guide	2004	PPG 24	Planning and Noise	1994
PPG 13	Transport	2001	PPG 25	Development and Flood Risk	2001

Appendix 2

Glossary of Terms

Planning Terms

The following terms are those which are widely used in the new planning system, some of which have been mentioned in this statement.

Area Action Plans – A type of Development Plan Document that will be used to provide a planning framework for areas of significant change or conservation.

Annual Monitoring Report – The report will monitor the progress of the Local Development Framework Preparation as outlined in the Local Development Scheme and assess how individual Local Development Documents are achieving their objectives and policy implications.

Community Strategy – Prepared by every local authority to promote or improve economic, social and environmental well-being of their areas and to contribute to sustainable development.

Core Strategy – Sets out the vision, objectives and spatial strategy for the Borough with policies to facilitate delivery.

Development Control Policies – Criteria-based policies which are required to ensure that all development within the area meets the vision and strategy set out in the core strategy. Planning applications are considered against these policies when making a decision on that planning application.

Development Plan Documents (DPDs) – The Local Development Documents that carry Development Plan status. These documents contain the policies against which any planning applications for new development will be considered.

Independent Examination – An examination held in public by an Inspector from the Planning Inspectorate.

Language Line – A 24 hour telephone interpreting line in order to provide translations on matters relating to the Local Development Framework (LDF) and planning applications.

Local Development Documents (LDDs) – Documents that set out the development plan policies and supporting guidance that are in force in the Borough. There are two types of Local Development Documents – Development Plan Documents and Supplementary Planning Documents.

Local Development Framework (LDF) - The folder that contains all of the Local Development Documents that are in force at any one time in the Borough.

Local Development Scheme (LDS) – Sets out the programme for the preparation of the Local Development Documents.

Local Strategic Partnership (LSP) – Non statutory, non executive body that brings together representatives of the public, private and voluntary sectors. The LSP has responsibilities in preparing the Community Strategy.

Planning Policy Statements (PPSs) – Set out Government guidance on the content of the Local Development Framework.

Preferred Options - The Preferred Options are the alternative proposals and policy choices devised for meeting a particular aim or objective. Preferred Options papers will be published for public consultation before the Council decide on which strategy and policy approaches to take on different planning issues.

Proposals Map – Illustrates on an Ordnance Survey base the main proposals, designations and locations. Identifies area where specific policies and Area Action Plans apply.

Office of the Deputy Prime Minister (ODPM) – The Government department with responsibility for planning and local government.

Regional Spatial Strategy (RSS) – Statutory strategy document that gives the spatial expression to the social, economic and environmental future of the region.

Site Specific Allocations and Policies – Allocation of sites for specific or mixed uses or development will be contained in development plan documents. Policies will identify any specific requirements for individual purposes.

Statement of Community Involvement – Outline how the Borough Council plan to engage the community in the preparation of Local Development Documents and in considering significant planning applications.

Strategic Environmental Assessment – Process to ensure that environmental issues are taken into account at all stages in the process of preparing the Local Development Documents.

Supplementary Planning Document (SPDs) – The Local Development Documents that do not carry Development Plan status. The guidance that they contain may be used as material considerations in the consideration of planning applications.

Sustainability Appraisal – Process that identifies the extent to which the Local Development Documents will achieve environmental, economic and social objectives.

Scoring and Ranking – Community members can select their preferred options from a group of options. Each person involved in the consultation must place a sticky dot or tick by their favoured choices.