

Borough of Oadby & Wigston



Oadby & Wigston

Core Strategy Hearing Proposed Amendments



Introduction

The Secretary of State has appointed Jill Kingaby BSc(Econ) MSc MRTPI of the Planning Inspectorate to conduct an Examination into the soundness and legal compliance of the Oadby and Wigston Core Strategy. The Inspector has held a series of Public Hearings into the issues raised in relation to the Core Strategy Development Plan Document. These were held at Beauchamp College opening on Tuesday 27 April 2010 and closing on Thursday 6 May 2010.

As a result of the Hearings a number of further changes to the Core Strategy Development Plan Document have been proposed as set out in this document.

New text is indicated in **blue**. Deleted text is shown in ~~red-strikethrough~~.

The Inspector has requested that these proposed further changes be put forward and advertised for a period of four weeks. These changes are open for consultation from Wednesday 19 May 2010 until 5pm on Wednesday 16 June 2010.

Representations on the Proposed Changes to the Core Strategy Development Plan Document, should be submitted using one of the following methods: By email (programme.officer@oadby-wigston.gov.uk); by fax (0116 288 7828); or, by post to the Programme Officer, Oadby & Wigston Borough Council, Station Road, Wigston, Leicestershire, LE18 2DR by 5pm Wednesday 16 June 2010.

Only representations made in writing and which arrive within the four week period ending 5pm Wednesday 16 June 2010 will have a right to be considered by the Inspector.

Remove text on pages 11 and 12 to reflect the position upon adoption of the Core Strategy.

~~Preparing the Core Strategy – The Story so Far~~

~~Issues and Options Paper (July/August 2005)~~

~~The purpose of the Issues and Options paper was to set out and gather views on the key issues and options which could have been included in the Core Strategy. Each key issue had a number of options and sought views on which was the most suitable option. The responses received to this Issues and Options Paper had an important influence on the Core Strategy and aided the preparation of the Preferred Options Paper.~~

~~Initial Preferred Options Paper (April/June 2006)~~

~~This document was produced as a basis for consultation on the second stage of preparing the Oadby and Wigston Core Strategy, building upon the earlier Issues and Options consultation stage. It also included a number of draft policies.~~

~~The responses received to this Preferred Options Paper had an important influence in the development of the draft Core Strategy.~~

~~Supplemental Issues and Options Paper (June/August 2007)~~

~~The consultation was based specifically upon the Borough Council's strategy and options for locating sustainable development and the options for potential broad locations for growth outside the Leicester Principal Urban Area. The comments received provided a clearer understanding of the possible options.~~

~~Accepted Fast Track Proposal (June 2008)~~

~~During June 2008 the Government Office for the East Midlands accepted and supported Oadby and Wigston Borough Council's proposal for a fast tracked Core Strategy timetable.~~

Consultation on Draft Core Strategy (November 2008/January 2009)

This document was produced as a basis for Regulation 25 Consultation on the draft Core Strategy, building upon earlier consultations.

This document and the comments received represented an important stage in developing the vision, spatial objectives and policies within the Core Strategy.

Publication of Submission Draft (October-November 2009)

This document published for a statutory six week public consultation period, prior to submission.

Submit for Examination (January 2010)

Once a summary of the main comments arising from the consultation and any final amendments have been made to the draft Core Strategy, it will be formally submitted to the Secretary of State for examination on its robustness and soundness. It is expected that the Hearing itself will take in April 2010.

Development of Options

1.10—In the initial Core Strategy consultation document, ten key issues were set out, together with a number of Options options for each issue. Since this initial document, and through stakeholder consultation, the various options have been narrowed down to one option for each key issue. This process of refining the various options to develop the Spatial Strategy for the Borough has been a key element in preparing the Core Strategy. The Vision, Spatial Objectives and policies, reflect the Borough Council's Preferred Option for each of the ten determined key issues.

1.11 For example, one of the key issues was the overall location of development in the Borough. The five options under consideration were:

- The use of existing brownfield sites and one urban fringe site
- The use of existing brownfield sites and numerous small urban fringe sites
- Use of brownfield sites only
- Use of urban fringe sites only
- A new settlement

1.12 Through the process of consultation and preparing the Core Strategy and its associated evidence base the various options were considered and refined. Previous versions of the Core Strategy document this process. The use of existing brownfield sites and one urban fringe site emerged as the preferred option and now forms a comprehensive part of the Core Strategy's Spatial Strategy, Vision and Spatial Objectives. A similar process has been used to refine 5 options for the location of the urban fringe site to one location Direction for Growth and for the various options relating to the other key issues considered through the preparation process.

Amend paragraph 3.34 of revised Chapter 3 based on the University of Leicester's revised wording, except: amend spelling of 'Principle', delete 'Significant', amend 'Town' to 'District', delete last part of final sentence after the word accommodation.

3.34 One of the major land users in Oadby, and employers and catalysts for inward investment in the Leicester **Principal** Urban Area **as well as within Oadby itself**, is the University of Leicester. The University has had a presence in the Borough for over 50 years and over this time expanded ~~the its~~ facilities ~~at its Oadby campus which in particular provides student accommodation and sport facilities.~~ which now provide student accommodation, conferencing and sports facilities. The presence of the Campus contributes to the local economy by increasing the use of facilities and services in Oadby district centre, and the sports facilities are used and enjoyed by local clubs and groups. The University has plans to continue improving and expanding its facilities and replacing outdated accommodation.

Amend paragraph 4.4 to delete the words ‘Area Action Plans’

4.4 The Core Strategy develops key themes of the Vision to provide a spatial perspective. It provides an interpretation of how the Borough might look in 2026, given the influence that the Local Development Framework will have on delivering the Vision. This interpretation is based on the outcomes of a range of public consultation that has been undertaken, including consultation on the priorities of Oadby and Wigston Borough Council, priorities of the Local Strategic Partnership and various planning policy documents such as Town Centre Masterplans ~~Area Action Plans~~.

Amend Spatial Objective 6 (paragraphs 4.22 and 8.11) to refer to ‘mass rapid transit, such as tram’ to ensure consistency with Leicester City Core Strategy.

4.22 Spatial Objective 6: Growth of the Principal Urban Area

Establish one Direction for Growth adjacent to the Principal Urban Area in Wigston to meet the Borough’s housing allocation whilst focusing investment in Wigston to support the regeneration of Wigston Town Centre. A mix of uses will provide local services and affordable housing and a range of housing types to cater for the Borough’s needs. Small business starter units will provide new employment opportunities for the Borough’s residents. High quality public transport will provide fast and frequent links to Wigston and Leicester City Centre, with the potential to link into a [mass rapid transit system, such as a tram line to Wigston](#), if necessary.

8.11 Establish one Direction for Growth adjacent to the Principal Urban Area in Wigston to meet the Borough’s housing allocation whilst focusing investment in Wigston to support the regeneration of Wigston Town Centre. A mix of uses will provide local services and affordable housing and a range of housing types to cater for the Borough’s needs. Small business starter units will provide new employment opportunities for the Borough’s residents. High quality public transport will provide fast and frequent links to Wigston and Leicester City Centre, with the potential to link into ~~the proposed Pennbury~~ [a mass rapid transit system, such as a tram line to Wigston](#), if necessary.

Amend Spatial Objective 12 (paragraphs 4.28, 8.17 and underneath all relevant policies) by adding the words ‘protecting and’ to the beginning of the title, swap order of the sentences and add ‘and green assets’ after the words ‘enhancing important habitats’

Spatial Objective 12: **Protecting and** Enhancing Green Infrastructure

8.17 **Development should be respectful of the natural environment, landscape and townscape character and contribute towards Biodiversity Action Plan targets of protecting, creating and managing and enhancing important habitats and green assets. ~~Due to the predominantly urban nature of the Borough to ensure that new development includes proposals to enhance the landscape and biodiversity, for example, through planting trees, creating ponds and other natural habitats.~~ Due to the predominantly urban nature of the Borough to ensure that new development includes proposals to enhance the landscape and biodiversity, for example, through planting trees, creating ponds and other natural habitats. ~~Development should be respectful of the natural environment, landscape and townscape character and contribute towards Biodiversity Action Plan targets of protecting, creating and managing and enhancing important habitats.~~**

4.28 Spatial Objective 12: **Protecting and** Enhancing Green Infrastructure

Development should be respectful of the natural environment, landscape and townscape character and contribute towards Biodiversity Action Plan targets of protecting, creating and managing and enhancing important habitats and green assets. ~~Due to the predominantly urban nature of the Borough to ensure that new development includes proposals to enhance the landscape and biodiversity, for example, through planting trees, creating ponds and other natural habitats.~~

Due to the predominantly urban nature of the Borough to ensure that new development includes proposals to enhance the landscape and biodiversity, for example, through planting trees, creating ponds and other natural habitats. ~~Development should be respectful of the natural environment, landscape and townscape character and contribute towards Biodiversity Action Plan targets of protecting, creating and managing and enhancing important habitats.~~

For policies 1, 5, 8, 9 and 17, wording underneath the policies will now read – ‘This policy will assist in the delivery of Spatial Objective 12: **Protecting and Enhancing Green Infrastructure**’.

Amend Policy 1 to reflect, as targets, the amount of housing development proposed in the centres and within the PUA outside of the centres as evidenced by the respective Masterplans and SHLAA. Amend Figure 4 along the same lines with regard to the individual centres. In 7th bullet point amend 'minimum' density to read 'average density of 40 dwellings per hectare or more'.

Amend Policy 1 to reflect that 'in the region of 2.5-3.5 hectares of employment land' should be provided in the Direction for Growth. In the supporting text refer to the fact that precision is difficult due to the existing economic downturn and the uncertainty of the types of business that might locate there, refer to the role of masterplanning in establishing the actual amount of employment land to be provided.

Core Strategy Policy 1

Spatial Strategy for Development in the Borough of Oadby and Wigston

In order to deliver the regeneration of the centres of Oadby, Wigston and South Wigston and their associated communities and to achieve the objectives of the Leicester Principal Urban Area the Borough Council will:

- Allocate land for the development of a minimum of 1,800 new dwellings (90 dwellings per annum) between 2006 and 2026 as set out in the Regional Plan for the East Midlands
- Identify land for the development of 5,800 square metres of office floor space to be provided in the centres of Wigston and Oadby and 1.3 hectares of industrial and warehousing land between 2008 and 2026. Freehold land and premises should account for at least 25% of the total requirement
- Focus development in the centres of Oadby, Wigston and South Wigston. **Provide a target of approximately 170 new dwellings within the centre of Wigston, 80 new dwellings in Oadby and 150 new dwellings in South Wigston.** Achieve the development and redevelopment of suitable previously developed land and buildings and the implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas and within the South Wigston Masterplan area through:

- the adoption of the Wigston and Oadby Town Centre Masterplan Area Action Plan Development Plan Document(s)
 - the adoption of the Allocations Development Plan Document (in the case of South Wigston);
 - the preparation of development briefs;
 - working in partnership with other bodies; and,
 - assembling sites where necessary, including the use of compulsory purchase powers in appropriate circumstances
-
- [Provide a target of approximately 200 new dwellings](#) on suitable land outside of Oadby and Wigston Town Centre Masterplan areas and outside of the South Wigston Masterplan area but within the Leicester Principal Urban Area. Suitable sites will be identified in the Allocations Development Plan Document.
-
- Make provision for one Direction for Growth, [of approximately 450 new homes](#), adjoining the Leicester Principal Urban Area on land to the south east of Wigston in the Allocations Development Plan Document. This will reinforce the role of Wigston as the Borough's main town. The Direction for Growth will include [in the region of 2.5 to 3.5 hectares of new B1 and/or B2 employment land](#) which will eventually replace the equivalent amount of poor quality employment land located within existing Identified Employment Areas in the Borough. A mix of uses will provide local services, affordable housing and a range of housing types to cater for the Borough's needs. High quality public transport links should be in place to provide fast and frequent links to Wigston Town Centre and Leicester City Centre
-
- Prioritise development within the Leicester Principal Urban Area to support the regeneration of the centres of Oadby, Wigston and South Wigston and their associated communities. To achieve this, development of the Direction for Growth will be programmed not to start before 2017.

- Ensure high quality sustainable design and layout that makes the most economical use of land and respects the local context and community safety. Within the Leicester Principal Urban Area, new development will make good use of previously developed land and buildings. Housing development on sites of 0.3 hectares and above should, where viable and appropriate, achieve ~~a~~-an minimum average density of 40 dwellings per hectare or more
- Work in partnership with other agencies and organisations to identify and coordinate the provision and funding of infrastructure and facilities (including Green Infrastructure) required to meet the needs of planned development and to safeguard and enhance key existing biodiversity, environmental, social, cultural and economic assets
- Seek opportunities to achieve the regeneration of the Identified Employment Areas in the Borough. The main focus will be on providing land for smaller employment uses and for existing employment uses to expand within the Borough where this is the most sustainable approach. Until such time that replacement employment land has been delivered, Identified Employment Areas will be retained for employment use. Where it is recognised to be the sustainable approach, existing employment land and premises outside of Identified Employment Areas will be retained for employment uses.

Amended Figure 4

East Midlands Regional Plan Housing Requirement: 2006-2026			1800
Housing Completions: 1 st April 2006-31 st March 2009			285
Existing Housing Commitments as of 31 st March 2009			479
Remaining Housing to be Provided: 2009-2026			1036
Housing opportunities identified in the Wigston and Oadby Town Centre Masterplan areas and within the South Wigston Masterplan area			393
	Masterplan dwelling breakdown	<i>Wigston</i>	166
		<i>Oadby</i>	81

		<i>South Wigston</i>	146	
Housing opportunities identified within the Leicester Principal Urban Area but outside of the Wigston and Oadby Town Centre Masterplan area and outside the South Wigston Masterplan area				191*
Direction for Growth adjoining the Leicester Principal Urban Area to the south east of Wigston				452

*Source: Strategic Housing Land Availability Assessment, August 2009, Table 1: Deliverable and Developable Sites within 5 years and Developable Sites within 5-10 years (excluding remaining allocations)

~~5.23 This replacement employment land will also be subject to a set of principles that meet many of the requirements of existing and possible future businesses in order to lead to an improvement in the economic profile of the Borough.~~

5.23 An overriding principle in relation to the Direction for Growth is the need to establish a balance between amount of employment land and housing provided. Whilst precision is difficult due to the varying economic climate and uncertainty over the types of businesses that might wish to locate within the Direction for Growth of the time of its development, evidence suggests that in the region of 2.5 to 3.5 hectares of employment land is appropriate. It is intended that masterplanning will further inform the actual amount of employment land to be provided within the Direction for Growth which will be allocated in the Allocations Development Plan Document.

Add a sentence to paragraph 5.9 to refer to the role of the 5 year housing land supply in allowing flexibility in delivering housing. Note: The Inspector has since suggested amending paragraph 5.6 instead as follows.

- 5.6 ~~The figures contained in Figure 4 have not been included in the Spatial Strategy Policy in order that the Borough Council can apply the principles of the Plan Monitor Manage approach to delivering the Spatial Strategy.~~ The Borough Council will apply the Plan Monitor Manage approach to deliver the Spatial Strategy. If monitoring shows that there is a shortfall in deliverable sites for the forthcoming five year period, the Council will bring forward additional developable sites identified through the Strategic Housing Land Availability Assessment to meet its five year housing land supply.

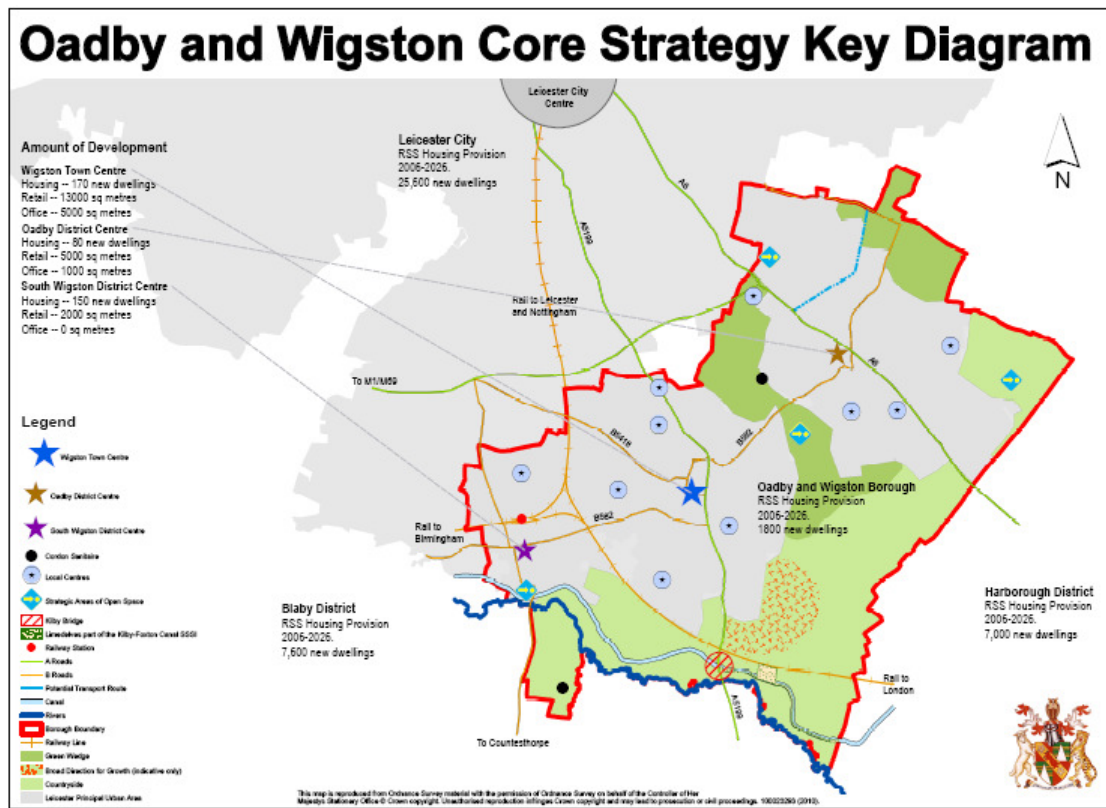
Amend paragraph 5.20 to be consistent with paragraph 5.14 (paragraph 5.14 properly expresses the recommendations of the Leicester and Leicestershire Housing Market Area Employment Land Study)

5.20 Both the Oadby and Wigston Employment Land and Premises Assessment and the Leicester and Leicestershire Housing Market Area Employment Land Study identify a lack of land in the Borough to provide significant allocations of new employment land. The Leicestershire Housing Market Area Employment Land Study redistributes the employment land requirements arising from need generated within the Borough but which cannot be met in the Borough to ~~the City of Leicester and the neighbouring districts of Blaby and Harborough~~ the New Business Quarter, Leicester and Sustainable Urban Extensions in Blaby and South Charnwood.

Remove the word 'Identified' from paragraph 5.58

5.58 Therefore, given the total amount of housing development allocated to Oadby and Wigston and the Spatial Strategy's approach to housing delivery, a Direction for Growth consisting of about 450 dwellings (25% of the total housing allocation) together with ~~an Identified Employment Area~~ in the region of 2.5 hectares – 3.5 hectares of employment land is considered to be of an appropriate scale.

Amend Key Diagram to indicate the level of development proposed within the centres.



Amend the 5th paragraph of Policy 2 to refer to the viability of *town, district and 'local' centres*.

Amend Policy 2 to include the retail capacity of each centre as set out in the Retail Capacity Study. Round the figures and reword as targets of...

Amend Policy 2 to provide a breakdown of how much office space will be provided in each centre. Round the figures and reword as targets.

Amend Policy 2 to add refer to Area Action Plans as well as Masterplans as set out in the Council's Schedule of Proposed Minor Changes

Amend Policy 2 as set out in paragraph 12.3 of the Council's Statement of Further Representations to Matter 4.

Amend paragraph 4 of Policy 2 to refer to innovative parking solutions (or similar) rather than underground car parking. NOTE: See proposed amendment to Policy 4.

Core Strategy Policy 2

Development in the centres of Oadby, Wigston and South Wigston

The role of Wigston as the Borough's main town centre and the roles of Oadby and South Wigston as district centres will be sustained and enhanced. In order to enhance the existing blend of facilities and promote competitive town and district centres, mixed use developments that include, retail, employment, residential, community, leisure, culture and tourist facilities, will be supported.

The Borough Council will work with the community and stakeholders to implement [Area Action Plans and Masterplans](#) for Wigston, Oadby and South Wigston centres that will deliver regeneration, investment, growth, and establish Oadby as a small town centre.

[Approximately 6,000 square metres of office floorspace \(gross\) will be provided in the centres of Wigston and Oadby. The approximate split between the centres will be as follows:](#)

[Wigston: 5,000 square metres \(gross\)](#)

[Oadby: 1,000 square metres \(gross\)](#)

Approximately 20,000 square metres of retail floorspace (gross) will be provided in the centres of Wigston, Oadby and South Wigston. The approximate split between the centres will be as follows:

Wigston: 13,000 square metres (gross)

Oadby: 5,000 square metres (gross)

South Wigston: 2,000 square metres (gross)

In considering proposals for new retail development ~~within the centres~~, the Borough Council will apply the sequential approach to site selection. It will be essential that any new development does not have an adverse effect on existing centres within the Borough. New development should be integrated within the existing infrastructure where feasible and should conform to the priorities of the Leicestershire Local Transport Plan.

Efficient use of land and buildings within town and district centres will be achieved through the implementation of high density schemes where appropriate. Priority will be given to proposals that incorporate mixed use and seek the reuse or redevelopment of previously developed land and buildings. ~~Provision of underground parking schemes should also be considered.~~

All new buildings and public spaces within town and district centres should be of high design quality, promote vitality and maximise economic potential. Any development proposals that would compromise the viability of town, ~~and~~ district ~~and local~~ centres will not be permitted.

The Borough Council will seek to retain and, where necessary, identify new small scale local shopping opportunities to meet the everyday needs of local people. Provision will be made for local services and community facilities within local centres.

Add a new paragraph of explanatory text after paragraph 5.76 to give further clarification regarding the retail figures that are included in Policy 2.

The retail floorspace figures contained within the Policy were derived from the Oadby and Wigston Retail Capacity Study by Savills, which was carried out in 2008. In view of the economic difficulties experienced nationally since the study was completed, the figures currently appear ambitious. However, over the fifteen year plan period, economic recovery is likely with rising prosperity and a return to increasing retail expenditure. Detailed masterplanning will ensure that the exact scale and character of new development is broadly consistent with the Core Strategy but does not undermine the character or the vitality and viability of the established centres.

Amend Retail Hierarchy as set out in paragraph 10.4 of the Council's Statement of Further Representations to Matter 4.

10.4 Regional and Sub-Regional Shopping Centres should be deleted from the lists under paragraphs 5.79 and 5.80 because these do not form part of the retail hierarchy. Narborough and Enderby need to be removed from the Main Towns row of the list under paragraph 5.80 to the Local Centres row'. This will also ensure consistency with the Leicester Principal Urban Area Context Document.

City Centres	City centres are the highest level of centre identified in development plans. In terms of hierarchies, they will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions.
Regional and Sub Regional Shopping Centres	Out-of-centre shopping centres which are generally over 50,000 square metres gross retail area, typically comprising a wide variety of comparison goods stores.
Town Centres	Town centres will usually be the second level of centres after city centres and, in many cases, they will be the principal centre or centres in a local authority's area. In rural areas they are likely to be market towns and other centres of similar size and role which function as important service centres, providing a range of facilities and services for extensive rural catchment areas. In planning the future of town centres, local planning authorities should consider the function of different parts of the centre and how these contribute to its overall vitality and viability.
District Centres	District centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.
Local Centres	Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette. In rural areas, large villages may perform the role of a local centre.

List of Retail and Shopping Centres within and Beyond the Borough Boundary

City Centre	Leicester City Centre	
Regional and Sub Regional Shopping Centres	Fosse Park; St George's Retail Park;	Grove Park
Main Towns	Wigston; Narborough; Enderby;	Beaumont Leys; Market Harborough
District Centres	Oadby; South Wigston; Blaby; Broughton Astley; Narborough Road;	Melton Road and Belgrave Road; Evington Road; Uppingham Road
Local Centres within the Borough	Little Hill; Rosemead Drive; Leicester Road; Gloucester Crescent; Kelmarsh Road;	Glen Road and Highcroft Avenue; Carlton Drive and Castleton Road; Severn Road; Queens Drive
Local Centres outside of the Borough	Narborough Enderby Dog and Gun Lane; Clarendon Park; Kibworth Beauchamp; Ashtree Road; London Road South; Asquith Boulevard; Queens Road; Swinford Avenue; The Exchange; Southfields Drive; Saffron Lane and Cavendish Road; Aylestone Village;	Needham Avenue, Glen Parva; Station Road, Countesthorpe; Leicester Road, Glen Parva; Main Street, Great Glen; Aylestone and Cavendish Road; Allandale Road and Francis Street; Saffron Lane and Burnaston Road; Saffron Lane and Duncan Road; Welford and Gainsborough Road

Amend Policy 3 to reflect paragraph 9.6 of the Council's Statement of Further Representations to Matter 2.

Core Strategy Policy 3

Regeneration Schemes

Where large scale change or regeneration schemes are proposed, [for example, the Wigston Direction for Growth, and the centres of Wigston, Oadby and South Wigston](#), the Borough Council will require the production of Masterplans, Development Briefs and/or other appropriate plans or strategies, which should where applicable;

- identify sites suitable for new development or redevelopment and appropriate uses;
- establish a spatial and sustainable pattern of growth;
- identify constraints to development and set out how they will be overcome;
- identify sensitive features and sites, with measures to protect them;
- identify relevant access, transportation issues and solutions;
- establish priorities for implementation, timescales and sources of funding;
- take account of local landscape and/or townscape character in the design of the scheme; and,
- take into account other relevant factors including sustainable construction and design; public open space; community and green infrastructure; biodiversity; health; community safety; education and training; sustainable waste management; recycling; and, accessibility.

Amend paragraph 5.87 after the first sentence to read ‘The Council supports the general principle of the continuing enhancement of the University of Leicester’s Oadby Campus and the preparation of a long term framework for its future development in accordance with the guiding principles set out in this Policy. This should be in the interest of education, skills, enterprise, and academic growth and of the wider Borough community.’

5.87 Much of ~~Leicester University’s~~ the University of Leicester’s student accommodation, conferencing facilities and sports and recreational facilities are based at their campus in Oadby. ~~Leicester University are preparing a Development Framework Plan for their entire estate. The Borough Council would support the preparation of a long term framework for the Oadby Campus prepared in accordance with this policy.~~ The Council supports the general principle of the continuing enhancement of the University of Leicester’s Oadby Campus and the preparation of a long term framework for its future development in accordance with the guiding principles set out in this Policy. This should be in the interest of education, skills, enterprise, academic growth and of the wider Borough community.

Amend Policy 4 to make a clearer reference to what is being planned and amend paragraph 5.104 for clarity

Core Strategy Policy 4 Sustainable Transport and Accessibility

Development should be located and designed so as to reduce the need to travel, enhance the safety of pedestrians and road users, and improve accessibility for residents particularly in locations where there is poor transport choice and availability. In all new built schemes, developers must consider the highways and transport infrastructure requirements needed to support and service the proposed development. There will be a need to demonstrate, that adequate capacity currently exists or will be provided through appropriate mitigation that meets necessary infrastructure requirements.

Where development is considered to be of a significant scale or type, a transport assessment and/or a travel plan, will be required.

~~Land that has been identified through other strategies or plans for development, expansion or enhancement of transport infrastructure in order to create effective, efficient and sustainable transport systems, will be protected through the designation of land and application of appropriate spatial policies. Priorities will lie in 'green' travel modes and will encourage walking, cycling and public transport use, before requiring the provision of additional highway capacity to accommodate journeys by car.~~

Support will be given for the following sustainable transport initiatives:

- High quality public transport links between the Direction for Growth, Wigston Town Centre and Leicester City Centre
- A new public transport interchange in Wigston Town Centre to facilitate changes between north-south and east-west journeys
- The route of the Eastern District Distributor Road will be safeguarded as a

potential transport route pending a review of its capability to meet local needs for more sustainable travel, and its viability

- Innovative schemes for public car parking in the centres of Wigston, Oadby and South Wigston which comply with the County Council's parking standards, make efficient use of land and achieve high quality design.

This policy will assist in the delivery of Spatial Objective 6 Growth of the Principal Urban Area and Spatial Objective 9 An Accessible Borough.

5.104 Given that the original Eastern District Distributor Road route is most unlikely to come forward as planned, the safeguarded route identified on the Key Diagram is referred to as a '~~proposed~~ potential transport route'. The ~~proposed~~ potential transport route will be allocated in the Allocations Development Plan Document.

Amend paragraph 5.96 to reflect the new name for the htd document (6Cs Design Guide) and to include a specific reference to maximum car parking standards being contained in the document and which apply to proposals for development in the Borough, including those proposals contained in LDF documents.

- 5.96 Leicestershire County Council's policy document, ~~Highways, transportation and development (known as HTD)~~ the 6Cs (6 County/City Authorities) Design Guide aims to achieve the delivery of quality developments. It includes the maximum car parking standards that apply to proposals for development in the Borough, including proposals arising through Local Development Framework Documents. Proposals for development should take this document into account alongside the Sustainable Transport and Accessibility policy.

Amend Appendix 2 and paragraph 5.98 to remove ‘Bull Head Street’ in references to public transport interchange.

5.98 It is also of note that the Wigston Town Centre Masterplan incorporates a proposal for a public transport interchange ~~on Bull Head Street~~ that will provide a transport interchange between Wigston town centre, an east west bus route to South Wigston and Oadby and a north south bus route between the Direction for Growth and Leicester.

Bull Head Street Public Transport Interchange	Essential (non committed)	TBC	TBC	TBC	TBC
--	---------------------------	-----	-----	-----	-----

Amend paragraph 6.5 to clarify that it does not refer to a new green wedge, rather the potential to amend the boundaries of an existing Green Wedge.

- 6.5 With regard to the Direction for Growth, ~~consideration will be given to the need to allocate land for a new Green Wedge~~ existing Green Wedge boundaries will be amended, if evidence suggests a necessity to do so, through the Borough's Allocations Development Plan Document.

Amend the supporting text to Policy 7 to clarify that Countryside will be released to enable delivery of the Direction for Growth through the Allocations DPD.

- 6.6 In line with the Spatial Strategy for the Borough, where possible, development shall be focussed in the Leicester Principal Urban Area to minimise development in the countryside. However, land designated as countryside adjoining the Leicester Principal Urban Area will be released through the Allocations Development Plan Document in order to accommodate the Direction for Growth.

Replace paragraph 2 and 3 of Policy 8 with less specific generalised wording.

Amend supporting text to Policy 8 to provide a cross reference to Policy 1.

Refer to the role of SPD as a mechanism to keep policy guidance up to date with national and regional policy and guidance.

Include reference to sustainable transport as set out in paragraph 5.3 of the Council's Statement of Further Representations.

Expand on paragraph 6.14 to take into account Regional Spatial Strategy targets on low carbon sources and renewable energy.

Core Strategy Policy 8: Climate Change and Renewable Energy

All new development, including large scale refurbishment, will be required to demonstrate how:

- It makes effective use of resources and materials, **promotes sustainable transport**, reduces predicted CO2 emissions and minimises water use;
- It will incorporate decentralised and renewable or low carbon energy generation; and
- It is sited and designed so as to minimise, mitigate and adapt to the likely effects of climate change

~~Residential Development~~

~~New residential development will be required to meet the following standards of the energy efficiency component of the Code For Sustainable Homes (or any subsequent national sustainable building standards) beyond the current building regulations unless this would render the development commercially unviable:~~

- ~~• Minimum Code Level 3 by 2010~~
- ~~• Minimum Code Level 4 by 2013~~
- ~~• Minimum Code Level 5 by 2016~~
- ~~• Code Level 6 post 2016~~

~~Non-residential Development~~

~~All non-residential development will be encouraged to attain high energy~~

~~efficiency and minimum impact on the environment to at least BREEAM (Building Research Establishment Environment Assessment Method) 'very good' standard.~~

All new development will be required to demonstrate how it reflects current nationally described sustainable buildings standards for energy efficiency.

Renewable Energy

In order to achieve indicative renewable energy generation targets for the Borough of:

- Up to 2 Mega Watts of wind energy;
- Up to 4 Mega Watts of electric building integrated renewables; and
- Up to 6 Mega Watts of thermal integrated renewables

The Council will permit new development of sources of renewable energy generation where:

- Proposals seek to minimise any adverse effects on designated environmental assets, important landscape features and significant local biodiversity;
- They seek to minimise any detriment to the amenity of neighbouring residents and land uses; and
- They meet high standards of sustainable design and construction

The Council will further encourage all new development or major refurbishment to incorporate energy from decentralised and renewable or low carbon sources. All large scale development will be required to incorporate on-site renewable energy generation, unless it is not feasible or viable or alternative decentralised and renewable, low carbon sources can be identified.

Proposals should be accompanied by a ~~n-energy~~ Sustainability Statement demonstrating how (potential) carbon dioxide emissions will be reduced and by how much.

Further information will be contained in the ~~subsequent Guidelines for New Development~~ revised Renewable Energy Technology and Energy Efficiency Supplementary Planning Document.

This policy will assist in the delivery of Spatial Objective 8: Sustainable Design and Infrastructure, Spatial Objective 12: Enhancing Green Infrastructure and Spatial Objective 13: Green Wedges and the Countryside.

6.11 Climate change is a global problem requiring local action. The Core Strategy sets out the strategic approach for addressing climate change. It is imperative that we ensure that the approach taken is relevant to the Borough's circumstances so that the policies within the Core Strategy and wider Local Development Framework contribute in a meaningful way. This means ensuring that the development and use of land contributes to the Government's targets to reduce greenhouse gas emissions and increases electricity production from renewable sources.

6.12 The basis of Core Strategy Policy 8 is threefold:

1. taking steps to ensure new developments adapt to, and mitigate for, the potential impact of climate change upon the natural and built environment;
2. increasing the energy efficiency of all new developments and major refurbishment, thus reducing carbon emissions so that our contribution to global warming is retarded; and
3. increasing renewable and low carbon energy generation within the Borough

6.13 The East Midlands Regional Plan gives direction to the district level by

stating that “*local authorities should develop policies and proposals to secure a reduction in the need for energy through the location of development, site layout and building design*”. This policy is in line with the East Midlands Regional Plan ‘energy hierarchy’ which encourages local authorities to reduce the need for energy, to use energy more efficiently and to use renewable energy.

~~6.14 The Council will encourage development that proposes to deliver a higher percentage of energy savings through the use of decentralised and renewable or low carbon sources. The Energy White Paper 2002 seeks reductions in carbon dioxide emissions of 10% by 2010, 15% by 2015 and 20% by 2020. The Core Strategy has a timescale of up to 2026. During this period renewable energy generation and carbon dioxide emission reduction targets will increase. The Council intends to implement policies that exceed these targets through a Guidelines for New Development Supplementary Planning Statement~~

6.14 The Council intends to review its Planning for Renewable Energy Technology and Energy Efficiency Supplementary Planning Guidance in line with the adopted Core Strategy in order to provide further guidance in relation to incorporating energy from decentralised and renewable or low carbon sources in new developments and on-site renewable energy generation. The new Supplementary Planning Guidance will also take account of the most up to date renewable energy generation and carbon dioxide emission reduction targets. In the interim, reference should be made to Policy 2 of the East Midlands Regional Plan (March 2009) and in particular paragraph 1.4.2 which sets out the current scale of development threshold and percentage target for decentralised and renewable or low carbon energy generation for new developments.

6.15 Planning Policy Statement: Planning and Climate Change Supplement

to Planning Policy Statement 1 requires proposals for a local requirement for sustainable buildings to be focused on development areas or site specific opportunities. The Core Strategy is not allocating any sites; therefore reference should be made to Core Strategy Policy 1, the Spatial Strategy. This sets out the Council's approach to where new development should be directed and therefore it would be appropriate to follow this approach in determining where the focus for local requirements for sustainable buildings should be encouraged.

Residential Development

- 6.16 In 2006, central Government announced a 10 year timetable towards zero carbon standards for all new homes from 2016. This would be achieved through a step by step tightening of Part L of the Building Regulation. This equated to energy efficiency improvements for all new dwellings of 25% by 2010, 44% by 2013, 60% by 2016 and zero carbon post 2016. The percentage energy efficiency improvements stipulated by the Government are equivalent to Code Levels 3, 4, 5 and 6 respectively of the Code for Sustainable Homes.
- 6.17 The Code for Sustainable Homes measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE).

Code Level	Minimum percentage reduction in dwelling emission rate
Level 1 (★)	10
Level 2 (★★)	18
Level 3 (★★★)	25
Level 4 (★★★★)	44
Level 5 (★★★★★)	100
Level 6 (★★★★★★)	'Zero Carbon Home'

Figure 8: Code Levels for Mandatory Minimum Standards in Carbon Dioxide Emissions Source: The Code for Sustainable Homes Technical Guide (October 2008), the Department for Communities and Local Government

- 6.18 In February 2008 the Government confirmed that a mandatory rating against the Code for Sustainable Homes will be implemented for all new homes from 1 May 2008.

Non-domestic Development

- 6.19 Non-residential developments contribute to approximately 40% of the United Kingdom's carbon emissions. The planning system can assist in helping to reduce these emissions by seeking better standards from new development.
- 6.20 Building Research Establishment Environmental Assessment Method (BREEAM) is an established and widely used environmental assessment method for buildings. It provides a formal classification for both old and new non-domestic buildings. BREEAM evaluates buildings according to set criteria and then provides an overall assessment score.
- 6.21 All factors that could have an impact on the environment at all levels of its construction and lifecycle are featured in the criteria, from a buildings carbon emissions and energy efficiency to its recycling facilities and location. The issues assessed in the criteria include:

- Management
- Health and Well-being
- Energy
- Transport
- Water
- Land Use and Site Ecology
- Materials
- Waste and Pollution

6.22 The standards that can be achieved by a building are:

- Pass
- Good
- Very Good
- Excellent

6.23 ~~Through encouraging~~ The implementation of BREEAM standards in new development ~~will help~~ the Borough ~~will~~ strive towards maximising energy efficiency and minimising pollution, as well as reducing the production of waste and promoting the sustainable management of such. Over the plan period, these standards will contribute towards the creation of quality environments that will add to the overall goal of a more sustainable Borough. In support of the England Waste Strategy (2007), the Borough Council shall encourage all businesses within the area to recycle waste.

6.24 The Code for Sustainable Homes and BREEAM standards are currently examples of nationally described best practice sustainable buildings standards. Over the plan period it is likely that these standards may change and also new standards emerge. Reference should be made to the most up to date standards when proposing new development

Sustainability Statement

- 6.25 Where developers are required to demonstrate how their development accords with Core Strategy Policy 8, this may best be achieved by submission of a Sustainability Statement. Detailed guidance as to what will be required in a Sustainability Statement will be contained in the review Planning for Renewable Energy Technology and Energy Efficiency Supplementary Planning Document. In the interim, proposals for new development should be accompanied by a statement setting out the following:
- How the development makes best use of materials, promotes sustainable transport, minimises water use and reduces predicted CO2 emissions and by how much;
 - Where viable, how the development will incorporate decentralised and renewable or low-carbon energy generation;
 - How the development is sited and designed so as to minimise, mitigate and adapt to the likely effects of climate change; and
 - How the development accords with current nationally described best practice sustainable buildings standards
- 6.26 In relation to promotion of sustainable transport, reference should be made to Core Strategy Policy 4. Through promotion of sustainable forms of travel, reliance on the private car can be reduced, therefore reducing the carbon dioxide emissions across the Borough. This will contribute to tackling climate change.

Renewable Energy

6.27 Planning Policy Statement 22: Renewable Energy states, “*local planning authorities may include policies in local development documents that require a percentage of the energy to be used in new residential, commercial or industrial development to come from on-site renewable energy developments*”. Following on from this, the Planning and Energy Act 2008 provides Councils with legal powers to require renewable energy systems in new buildings.

~~6.24 The Council's Planning for Climate Change Study (2008) was undertaken to examine the potential for renewable and low carbon energy generation within the Borough, the scope for energy efficiency improvements above the Building Regulations, and adaptation to climate change for new development.~~

6.28 The Council, along with partners from Blaby District Council, Harborough District Council, Hinckley and Bosworth Borough Council, Melton Borough Council, North West Leicestershire Borough Council and Rutland County Council, commissioned IT Power to undertake a study into the potential for renewable and low carbon energy generation and included an energy efficiency and climate change assessment of potential development options across the districts involved (such as the Borough's Direction for Growth). The Planning for Climate Change Study was produced to provide evidence of the local feasibility and potential for renewable and low carbon technologies to supply new development.

- 6.29 The study looked at the potential for:
- Wind energy
 - Hydro power
 - Bio-mass (e.g. wet bio-mass, energy crops and waste wood)

- Building integrated electric renewables (e.g., micro-wind turbines, photovoltaic cells)
- Building integrated thermal renewables (e.g. solar water heating, heat pumps)

6.26 The study concluded that due to the Borough's urban nature, topography and geographic size, there was limited potential for a variety of renewable energy generation facilities. Only one location at Tythorn Hill was identified with potential for large scale wind energy of between 2-4 Mega Watts. The study further concluded there was more potential to exploit building integrated renewable or low carbon energy facilities.

6.27 The Borough Council will encourage developers to propose innovative developments that incorporate a range of building integrated renewable or low carbon energy facilities. 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.

6.28 Reference should also be made to Policy 5 Green Infrastructure, Policy 9 Flood Risk and the Water Environment and Policy 14 Design and Sustainable Construction where they relate to climate change.

Amend the first paragraph of Policy 9 to reflect the wording provided by the Environment Agency in the representation to Regulation 27 consultation.

Amend the supporting text to Policy 9 as set out in paragraph 8.1 of the Council's Statement of Further Representations for Matter 5.

Core Strategy Policy 9: Flood Risk and the Water Environment

Development proposals should take into account the potential impact of climate change on ~~the water environment~~ resources, water quality and on the level of flood risk posed, as detailed in the Strategic Flood Risk Assessment.

Development should ~~not increase~~ be made safe without increasing the risk of flooding ~~or together with existing and committed development, increase the risk of flooding~~ elsewhere.

Development proposed in areas that would be at risk from flooding should be avoided unless it can be demonstrated that:

- Appropriate land at lower risk is not available;
- There are exceptional reasons for the development in that location; and
- The risk can be fully mitigated through careful design and engineering methods.

A detailed Flood Risk Assessment will be required for all developments greater than 1 hectare in size. This should identify the necessary mitigation and adaptation measures which should:

- Aim to avoid or reduce the risk of flooding and harm from it;
- Where appropriate include suitable habitat creation and not cause detriment to existing habitats or species; and
- Demonstrate how such measures form an intrinsic part of the overall development.

Development should proactively manage surface water run-off through the promotion of sustainable drainage techniques and positive land management, including the use of permeable surfacing.

Development of Brownfield sites should be accompanied by a desktop study to identify any potential contamination. If there is potential for contamination to be present on site, further more detailed investigation will be required to ensure that contaminants are not mobilised and enter groundwater supplies or watercourses.

This policy will assist in the delivery of Spatial Objective 8: Sustainable Design and Infrastructure and Spatial Objective 12: Enhancing Green Infrastructure.

6.29 The proactive management of flood risk is one of the most important ways of adapting to the predicted more intensive rainfall and other extreme weather events as a result of climate change. Some potential impacts of climate change that would have an effect of the Borough's water environment include:

- Increased flood risk due to wetter winters and more frequent as well as destructive storms;
- Strain on water availability due to drier, longer summers and resultant droughts;
- Expectation that rain storms will be heavier and more prolonged. Where heavy rain cannot be absorbed fast enough by land this leads to localised flooding and potential flash floods.

- 6.30 Planning Policy Statement 25 (PPS25) Development and Flood Risk (~~December 2006~~) (March 2010) sets out national policy regarding managing flood risk. PPS25 requires local planning authorities to identify any land at risk of flooding, from what source and the degree of that risk. In addition, there is the requirement to prepare a Strategic Flood Risk Assessment (SFRA). This is an assessment of flood risk on a catchment-wide basis in relation to development proposed in an area i.e. Oadby and Wigston Borough. The Strategic Flood Risk Assessment should be carried out in liaison with the Environment Agency. The Sequential Test is a key part of PPS25. It is used to steer new development to areas at the lowest risk of flooding. In addition, the Exception Test allows limited scope for departures from the sequential approach where development is deemed essential to meet the wider aims of sustainable development. Ensuring flood risk can be managed effectively is an important consideration when identifying suitable sites for development, particularly housing.
- 6.31 The Council's Strategic Flood Risk Assessment (SFRA) (November 2007) was prepared in liaison with the Environment Agency. The aim of the Strategic Flood Risk Assessment is to provide sufficient information for the application of the Sequential Test and to identify whether application of the Exception Test is likely to be necessary. The Strategic Flood Risk Assessment involves a broad scale assessment of areas at risk of flooding within the Borough be it fluvial, coastal or other forms of flooding and includes advice on sustainable drainage techniques and other flood risk solutions. The study also predicts likely increased flooding risk in these areas due to climate change. Within the Borough there are 2 main occurrences of Flood Zone 2 and 3: along the River Sence corridor (which is a tributary of the River Soar), adjacent to the Grand Union Canal to the south of the Borough and the other runs along the Wash Brook corridor which flows west to east between north Wigston and Oadby. There is one further occurrence

along the Evington Brook corridor north of Oadby and Stoughton Farm Park, although this is within a relatively small outcrop of the Borough. The Strategic Flood Risk Assessment has helped inform the spatial development strategy for the Borough (see Core Policy 1 Spatial Strategy for Development) and is the basis on which the Sequential and Exception Tests will be applied.

- 6.32 All applications for development in areas at risk of flooding or with critical drainage problems, and any development on land exceeding 1 hectare outside flood risk areas, will require a site-specific Flood Risk Assessment in line with PPS25.
- 6.33 Appropriate management of the natural environment and major watercourses in the Borough such as the Grand Union Canal and River Sence corridor is essential to help reduce flood risk. The Strategic Flood Risk Assessment offers guidance on how to manage the floodplains in the Borough. [Reference should also be made to Core Strategy Policy 5 Green Infrastructure where habitat creation and protection is considered as part of a Flood Risk Assessment. Further emphasis on the links between Green Infrastructure and habitat creation/protection considered through Flood Risk Assessment will be contained in the subsequent Allocations Development Plan Document which will identify broad areas in the Borough where this will be desirable.](#)

Sustainable Drainage

- 6.34 Traditional drainage is designed to move surface water run-off as rapidly as possible to a discharge point, either a watercourse or soak away. This approach has a number of harmful effects because run-off from impermeable surfaces can increase the risk of flooding downstream, as well as causing sudden rises in water levels and flow rates in watercourses. In addition, by diverting rainfall to piped systems, water does not soak into the ground, depleting ground water and reducing flows in watercourses in dry weather.
- 6.35 Surface water run-off can contain contaminants such as oil, organic matter and toxic metals. Although often at low levels, cumulatively they can result in poor water quality in rivers and groundwater, affecting biodiversity, amenity value and potential water abstraction. After heavy rain, the initial run-off is often highly polluting.
- 6.36 Sustainable drainage systems provide a more sustainable method of discharging surface water and in turn reduce the risk of flooding and contamination. They should be utilized where practicable. Their form or technique used will be determined by the nature of the development and the location proposed. Some methods have the potential for environmental and landscape enhancement improving biodiversity and local amenity. Where sustainable drainage methods cannot discharge total surface water alone, they can be used beneficially in conjunction with conventional piped systems.
- 6.37 Developers will normally be expected to fund sustainable drainage systems and their future management. This will be secured through a planning condition or Section 106 agreement. Further guidance in relation to flood risk mitigation, adaptation and sustainable drainage systems will be contained in the subsequent Guidelines for New

Development Supplementary Planning Document.

Previously Developed Land

6.38 In accordance with Planning Policy Statement 23: Planning and Pollution Control (2004), a desktop study for potential contamination will be required to support proposals on any Brownfield site. The Borough Council is preparing an Employment Sites and Brownfield Land Study to inform development of the Allocations Development Plan Document which should highlight potential development sites that may be contaminated. Further guidance on potential contaminated land can also be sought from the Council's Environmental Health department.

Water Cycle Study

6.39 Oadby and Wigston Borough Council has prepared a Water Cycle Study Scoping Report which ~~covers the initial and scoping stages of preparing a Water Cycle Study at a strategic level~~ provides a base line understanding of the strategic water related issues in the Borough, based upon other evidence based documents. A Detailed Water Cycle Study ~~is~~ will likely to be required to be prepared by the developer in relation to the Direction for Growth in order to inform masterplanning work, relevant local development documents and any subsequent planning application.

Amend 1st paragraph of Policy 10 to ‘implement the Local Infrastructure Plan’.

Working within the overall context of the Leicester and Leicestershire Housing Market Area, the Borough Council will work with Local Strategic Partnerships and the key infrastructure providers to establish a Local Infrastructure Partnership that will prepare, keep under review and implement ~~a~~ the Local Infrastructure Plan.

Amend paragraph 7.9 along the lines that not all of the tools and mechanisms are Developer Contributions. Review this paragraph in the light of CIL.

7.9 Developer contributions is a generic term which can be used to refer to planning gain, planning contributions, Section 106 agreements, and planning obligations. ~~or planning conditions.~~ Developer contributions can be provided either as planning agreements or unilateral undertakings made by developers. In most cases the local planning authority and developers finalise developer contributions through a Section 106 planning agreement, within the context of granting planning permission. On occasions a unilateral undertaking may be submitted by a developer to support a proposal. The Planning Obligations Circular (05/05) requires that planning obligations are necessary to make the development acceptable in planning terms, directly related to the development, relevant and reasonable. Developer Contributions may be provided by way of land, buildings and/or financial contributions. They can take the form of a maintenance payment to allow for the longer term upkeep and maintenance of the facilities and infrastructure.

Amend paragraph 7.8 to remove the word 'desirable'.

- 7.8 The plans have also identified those aspects of infrastructure that are ~~desirable~~^{or} optional. These will be identified in a Supplementary Planning Document on Developer Contributions.

Amend paragraph 7.12 as set out in paragraph 6.5 of the Council's Statement of Further Representations for Matter 8.

- 7.12 ~~The Government is considering the implementation of a new method for addressing developer contributions. This is called the Community Infrastructure Levy and is intended to simplify the developer contribution process by providing a charging schedule against which new development will be assessed for its financial contribution towards infrastructure provision. The Borough Council will review its approach to developer contributions once the Community Infrastructure Levy is enacted. If enacted before the publication of the Developer Contributions Supplementary Planning Document then the Community Infrastructure Levy will be addressed in this. If enactment postdates the Supplementary Planning Document then this will be reviewed as necessary.~~

The Community Infrastructure Levy 2010 (CIL) was enacted on Tuesday 6 April 2010 and therefore the Borough Council will consider its position with regards to how it will take the CIL into consideration as Government guidance to Local Authorities becomes clearer. The Local Authority is committed to the production of a Developer Contributions Supplementary Planning Document and shall consult on this in autumn of 2010 with a view to adoption in February 2011. Should the Borough Council seek to pursue a CIL Charging Regime, a separate legal document will be subject to an independent examination.

Amend Policy 11 to refer to 'targets' rather than 'minimum thresholds'. Refer to the actual amounts of affordable dwellings to be provided in each settlement as a result of the split targets based on amount of development in the centres and the PUA outside of the centres (note: not the Direction for Growth which will require an individual site viability analysis). Refer by name to the use of SPD to keep up to date the split targets and tenure split.

NOTE: Inspector has proposed some further changes based on the above amendments. This is agreed. However, add 'An individual site viability analysis will also be required in relation to the Direction for Growth at Wigston'.

Core Strategy Policy 11: Affordable Housing

Affordable housing will be sought to meet identified local needs on all developments of 10 dwellings or more.

~~To support the creation of balanced and sustainable communities, a minimum of 160 affordable homes will be provided in the Borough from 2009 to 2026. This amount is disaggregated within the Borough's settlements as follows:~~

- ~~• Oadby — 40~~
- ~~• Wigston — 90*~~
- ~~• South Wigston — 30~~

~~The capability of a site to deliver a financially viable level of affordable housing will be informed by a Borough-wide Affordable Housing Viability Assessment. There is no upper limit to the level of affordable housing that can be delivered on a site; however, in line with the current Affordable Housing Viability Assessment the following minimum thresholds targets will apply:~~

- ~~• Oadby — 30%~~
- ~~• Wigston — 20%~~
- ~~• South Wigston — 10%~~

~~unless individual site viability analysis advocates a higher percentage is appropriate. In particular, an individual site viability analysis will be required in relation to the Direction for Growth at Wigston.~~

Affordable Housing is sought to support the creation of balanced and sustainable communities. There is no upper limit to the level of affordable housing that can be delivered on a site. In line with the current Affordable Housing Viability Assessment, the following targets apply:

- Oadby – 30%
- Wigston – 20%
- South Wigston – 10%

Based on these figures, some 160 affordable homes will be provided in the Borough from 2009 to 2026, disaggregated within the main settlements as follows:

- Oadby – 40
- Wigston – 90*
- South Wigston – 30

Proposals for development which would not provide affordable housing in line with or in excess of the targets should be accompanied by an individual site viability assessment to justify the level of provision. An individual site viability analysis will be required in relation to the Direction for Growth.

~~In order to meet local needs a target of 80% of affordable housing should be for social rent and 20% for intermediate housing.~~

~~The targets for affordable housing and tenure split will be subject to regular monitoring and may be revised to reflect changes in the housing market and local circumstances. To ensure these figures remain current they will be updated through the Developer Contributions Supplementary Planning Document.~~

~~Off-site contributions for affordable housing in lieu of on-site provision will only be supported where there is clear evidence that the site is not suitable or viable. Where 100% provision of affordable housing is proposed by a~~

~~Registered Social Landlord the Council will consider negotiation on other planning obligations.~~

~~Where possible, affordable housing provided through this policy should be retained within the affordable housing stock for the longer term, regardless of tenure. Where the affordable housing is not maintained by a Registered Social Landlord, appropriate planning conditions will be imposed or a planning obligation will be negotiated.~~

Off-site contributions for affordable housing in lieu of on-site provision will only be supported where there is clear evidence that the site is not suitable or viable. Where 100% provision of affordable housing is proposed by a Registered Social Landlord the Council will consider negotiation on other planning obligations.

Where possible, affordable housing provided through this policy should be retained within the affordable housing stock for the longer term, regardless of tenure. Where the affordable housing is not maintained by a Registered Social Landlord, appropriate planning conditions will be imposed or a planning obligation will be negotiated.

In order to meet local needs a target of 80% of affordable housing should be for social rent and 20% for intermediate housing.

The targets for affordable housing and tenure split will be subject to regular monitoring and may be revised to reflect changes in the housing market and local circumstances. To ensure these figures remain current they will be updated through the Developer Contributions Supplementary Planning Document.

**Note: the figure for Wigston does not include the Direction for Growth as it will be subject to individual site viability analysis and it is anticipated that it will*

deliver affordable housing in excess of the current 20% target for Wigston.

This policy will assist in the delivery of Spatial Objective 1: Regeneration of Town and District Centres, Spatial Objective 4: South Wigston District Centre, Spatial Objective 6: Growth of the Principal Urban Area and Spatial Objective 7: A Balanced Housing Market

- 7.13 Although Oadby and Wigston is a relatively wealthy Borough there is still a significant need for affordable housing which is likely to rise over the plan period. It appears many households needing to access affordable housing are masked by this perception of affluence. This has been evidenced through the Leicester and Leicestershire Strategic Housing Market Assessment prepared in 2008.
- 7.14 The study identifies trends across the Leicester and Leicestershire Housing Market Area (as defined in the East Midlands Regional Plan) and the sub-markets that function within it. The Leicester and Leicestershire Strategic Housing Market Assessment (December 2008) indicated that there was an annual shortfall of 214 dwelling units up to 2016. The adopted East Midlands Regional Plan states new housing in the Borough should be provided at a level of 90 dwellings per annum. This would require the Council to set a threshold for affordable housing provision of 238%.
- 7.15 The Leicester and Leicestershire Strategic Housing Market Assessment acknowledge that 238% is not a target percentage that is realistic or achievable. It further states that percentage targets over 40% would be impracticable in terms of viability, the wider market and mixed communities. The study recommends that local planning authorities set appropriate local percentage targets, taking into account the factors above. This is in line with Planning Policy Statement 3 –

Housing.

- 7.16 The Leicester and Leicestershire Strategic Housing Market Assessment further indicates that **currently** an appropriate tenure split should be 80% of affordable housing for social rent and 20% for intermediate needs (definitions of each tenure are contained in the Glossary). **The Council have adopted this recommendation within Core Strategy Policy 12 but have set the tenure split as a target to allow flexibility in its application on a site by site basis in consultation with developers and the Council's Strategic Housing department.**
- 7.17 A Borough-wide Affordable Housing Viability Assessment was prepared in August 2009. The aim of the study was to provide further evidence in relation to:
- appropriate local targets;
 - funding sources (eg public subsidy, developer contributions);
 - priority infrastructure needs
 - land viability; and
 - the level of commuted sums
- 7.18 The Affordable Housing Viability Assessment identified five sub market areas based on post code vectors. These are: Prime Oadby; Oadby; Wigston; South Wigston (north of the railway line) and South Wigston (south of the railway line). Between these sub areas current market values vary significantly which has a marked effect on residual values. The findings of the Affordable Housing Viability Assessment recommended that due to the considerable variation in residual values between the sub markets in the Borough, the Council could adopt a split percentage threshold across the Borough's three settlements. The study proposed percentage targets for affordable housing based on identified local needs for each settlement of: Oadby - 30%; Wigston – 20% and South Wigston – 10%. **These targets should be taken as a**

~~minimum.~~

- 7.19 The policies and targets within the Core Strategy will be subject to regular monitoring in line with Planning Policy Statement 12 Local Spatial Planning and Local Development Framework Monitoring: A Good Practice Guide (ODPM 2005). In addition, over the plan period it is likely that elements of the evidence will be reviewed, such as the Affordable Housing Viability Assessment and the Leicester and Leicestershire Strategic Housing Market Assessment, in order to keep abreast of changes in the housing market and local circumstances. Where monitoring or review of the evidence base recommends the targets for affordable housing and tenure split remain be revised this will be updated through the Developer Contributions Supplementary Planning Document. The Developer Contributions Supplementary Planning Document will also include guidance for calculating developer contributions for off site affordable housing provision or commuted sums in line with the methodology set out in the Affordable Housing Viability Assessment.
- 7.20 With regard to the Direction for Growth at Wigston, an individual site viability analysis will be required in order to inform masterplanning work, relevant local development documents and any subsequent planning application. This is because the Affordable Housing Viability Assessment and the Leicester and Leicestershire Authorities Growth Infrastructure Plan indicate that a minimum threshold higher than the 20% identified for Wigston is achievable on a site of this nature. However, due to the fact that market conditions and viability will change during the life of the Core Strategy and that the Direction for Growth is not scheduled to begin until 2017 at the earliest it is more appropriate to undertake such an analysis closer to the time that development is likely to start.

- 7.21 Planning Policy Statement 3 advocates that local planning authorities should set a plan-wide target in local development documents for the amount of affordable housing to be provided. ~~Because the Council are proposing a split target across the Borough this will be difficult to substantiate within the Core Strategy.~~ Between 2009 and 2026 the overall Borough for affordable housing provision is 160 dwellings. This is split between the Borough's settlements as being 40 dwellings for Oadby, 90 dwellings for Wigston and 30 dwellings for South Wigston. Market conditions will change during the life of the Core Strategy so it is desirable that policies put in place for affordable housing delivery are designed and applied with considerable flexibility otherwise future housing development may be stunted. There are likely to be developments in some areas which can support a higher percentage of affordable housing contribution (subject to individual site viability analysis). Proposals for a higher provision of affordable housing will be supported. ~~With regard to the target for Wigston, this does not include the Direction for Growth. This is because it will be subject to individual site viability analysis and it is anticipated that it will deliver affordable housing in excess of the current 20% target for Wigston. Reference should be made to paragraphs 3.41 to 3.44 of the Affordable Housing Viability Assessment (August 2009). The amount of affordable housing expected to be delivered in the Direction for Growth will be set out in the Allocations Development Plan Document and will also include an updated overall Borough Affordable Housing target to take account of the amount to be delivered through the Direction for Growth.~~
- 7.22 The Allocations Development Plan Document will contain site specific policies, in relation to housing development. It is felt that this is a more appropriate local development document to set out a plan-wide target for affordable housing as there will be clarity about how the overall Borough housing figure of 1800 dwellings up to 2026 will be disaggregated between the three settlements. In addition, it is likely

that some allocated sites will have specific targets for affordable housing based on individual site viability analysis and identified local needs.

- 7.23 In terms of an appropriate site size threshold, the Council has established a dwelling size threshold of 10 or more dwellings in line with the findings of the Affordable Housing Viability Assessment. This reflects the predominately urban nature of the Borough and the fact that many of the sites developed for housing are often small in size.
- 7.24 Although Planning Policy Statement 3 – Housing states that the national indicative minimum site size threshold is 15 dwellings. Local Planning Authorities are able to set lower minimum thresholds, where viable and practicable.
- 7.25 In relation to proposals for off-site contribution in lieu of on-site provision of affordable housing, this will only be acceptable if the developer can demonstrate clear evidence that on-site provision is not suitable or viable. In addition the Council will encourage residential site layouts that have all dwelling units developed to the same architectural standards, with no noticeable change in elevations of property or landscaping, irrespective of tenure. Adopting a ‘tenure blindness’ approach on all sites will help towards the objective of creating balanced and inclusive communities in line with paragraph 16 of Planning Policy Statement 1 Delivering Sustainable Development.
- 7.26 Further guidance will also be contained in the following subsequent local development documents: Allocations Development Plan Document, Town Centre Masterplan Area Action Plans, Guidelines for New Development Supplementary Planning Document (in relation to allocated sites) and the Developer Contributions Supplementary Planning Document (in relation to off-site provision).

- 7.27 Where 100% provision of affordable housing is proposed by a Registered Social Landlord the Council will consider negotiation on other planning obligations. Further guidance in relation to the appropriate amount of contribution will be contained in the Developer Contributions Supplementary Planning Guidance.
- 7.28 With regard to specific proposals where provision of affordable housing might prejudice other objectives of the Core Strategy the Council may consider adopting a flexible approach towards the provision of affordable housing.

Retention of Affordable Housing Stock

- 7.29 It is desirable to ensure that affordable housing delivered through this policy remains available to meet local housing needs beyond the first occupier. To ensure the delivery and long term occupation of affordable housing, it will be preferable for a specialist organisation, such as a Registered Social Landlord (RSL) or Trust, to be involved in the ownership and management of the resultant dwellings. Management of affordable housing by a Registered Social Landlord or Trust will be formalised through the use of a legal agreement. However, the right of occupants of shared ownership housing to staircase to full ownership means that shared ownership housing cannot remain affordable in perpetuity. In addition, Right to Acquire schemes allows eligible Registered Social Landlord and Trust tenants to buy their property at a reduced cost. Both systems effectively convert former affordable housing into market housing. The Council will support agreements that seek to enable the affordable housing provider to buy back the unit for affordable housing should the owner move on.

Amend Policy 12 and its supporting text to ensure it is more locally specific bearing in mind local requirements for housing of different sizes and types.

Core Strategy Policy 12: Housing Needs of the Community

Development will be permitted which contributes to meeting the identified housing needs of different groups in the community through the provision on suitable sites of one or more of the following:

- a range of housing types, unit sizes and tenures to help create mixed and inclusive communities, provide a choice of housing and meet identified local housing needs;
- dwellings designed with the capability of being adapted to meet the needs of all occupiers in line with national best practice

Where proposals are made for development to meet specific local housing needs, the following criteria should be applied:

- proposals should be located within or adjoining the Leicester Principal Urban Area where there is access to a range of essential local services and facilities;
- proposals should be located close to public transport routes and accessible by a range of transport modes; and
- proposals should be integrated into the existing wider community to help create mixed and inclusive communities

Proposals that seek to meet the needs of specific groups identified in the latest Strategic Housing Market Needs Assessment or other appropriate evidence will be supported.

This policy will assist in the delivery of Spatial Objective 1: Regeneration of Town and District Centres, Spatial Objective 2: South Wigston District Centre, Spatial Objective 6: Growth of the Principal Urban Area, Spatial Objective 7: A Balanced Housing Market, Spatial Objective 8: Sustainable Design and

Infrastructure

- 7.29 Local Development Documents should contain policies which seek to address the needs of different households and groups, for both affordable and market housing. This accords with the Government's key housing policy goal of ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. This is in line with the Council's objective of creating balanced, mixed and inclusive communities and the Local Strategic Partnership's priority of meeting the housing needs of local people. [The Borough Council attempts to influence housing variety through negotiation, the preparation of development briefs and by entering into legal agreements with developers. The Borough Council seeks to encourage a reasonable mix of house sizes and types to cater for a range of identified housing needs. Core Strategy Policy 12 seeks to encourage developers to provide that mix.](#)
- 7.30 All new residential development should seek to address the need for differing household sizes and for diverse groups within the Borough. The Borough's household needs are varied and include single people, couples with and without children, black and minority ethnic groups, older people and the frail elderly. Some households will also have special needs such as people with physical disabilities, learning difficulties, mental health problems and sensory disabilities. Sometimes these specific needs occur in the same households i.e. a couple where one partner has a disability. Homes required to help address these differing needs can also be diverse, ranging from dwellings with more or less bedrooms and/or different styles of accommodation: flats, houses, bungalows, communal living units etc. All proposals for new housing, including those that affect existing housing stock, will need to be of a high quality and design. The delivery of new housing should not only meet existing needs but also the aspirations of people as their

needs change over time.

7.31 The appropriate mix of different household types, sizes and tenures will be identified through sub-regional and local housing market assessments and other relevant studies. The shortfalls in particular housing types will vary across the Borough and over the plan period. The current Leicester and Leicestershire Strategic Housing Market Assessment (2008) identified demographic trends and the types of housing likely to be needed by 2016. As the urban area of the Borough lies within the Leicester Principal Urban Area, many of the trends and wider housing needs relevant to Oadby, Wigston and South Wigston are contained in the section relating to Leicester City.

~~7.32 The main demographic trends identified by the Leicester and Leicestershire Strategic Housing Market Assessment were an overall increase in smaller household formation and an ageing population. In relation to older people, it is anticipated that by 2025 the over 65 population will increase by 43% and the over 80 population by 53%. As a result of this forecast of future population increases in the older age groups, an Older People's Housing Needs Study is currently being prepared based on the Leicester Housing Market Area.~~

7.33 The Leicester and Leicestershire Strategic Housing Market Assessment estimated the types of household that would need to be accommodated in the Borough by 2016 based on demographic trends. ~~The following table sets this out:~~

Married couple	Cohabiting couple	Lone parent	Other multiperson household	One person household
47%	10%	6%	4%	32%

~~Figure 9: Projected household type by 2016~~

Although some variation throughout the Borough was identified, the study highlighted the following household types as having the most dominance and growth in the Borough, up to 2016 and likely beyond:

- families with children;
- single person households, especially a significant 'patch' within South Wigston;
- couples with no children likely to include new family formation and families where the children have grown up and left home (empty nesters); and
- older couples and single elderly (aged over 65 years)

7.34 Although there is an understanding of the type of households requiring housing, assumptions **still** need to be made regarding the unit size and type of housing that would need to be provided to meet this need. The Leicester and Leicestershire Strategic Housing Market Assessment gave an estimate of the likely profile of household types that will require market housing to 2016. The estimate is based on an assumption of the type of accommodation that may be suitable and acceptable to each group. It cannot be guaranteed that groups will find the assumed accommodation suitable or acceptable. ~~Further analysis, taking account of the current housing market provides a refined estimate of the type of provision that may be needed by 2016:~~

Medium—large family units*	Multiperson units	Small—medium units**	Sheltered and/or Supported***
63%	4%	32%	1%

~~Figure 10: Percentage of household stock required by 2016~~

~~*two and three bed houses and larger = medium to larger family units~~

~~**one and 2 bed flats, 2 bed houses and 2 bed bungalows = smaller and medium~~

~~***covers frail elderly, people with special needs etc~~

The study assumed that to respond the dominant household types in the Borough new residential developments should seek to provide the following dwelling types at the stated percentages.

	Household type likely to need the unit type and size	Approximate percentage of need estimated by 2016 from total of dwellings required
Small to medium units (1 and 2 bed flats, 2 bed houses, 2 bed bungalows)	Single person households Couples with no children Older couples/single households	32 per cent
Medium to large units (3 to 4 plus bedroom houses)	Families with children	63 per cent

Figure 9: Projected households and dwelling needs up to 2016
Source: Leicester and Leicestershire Strategic Housing Market Assessment (2008)

7.35 In terms of ethnic makeup, although the Borough is predominantly White British, a significant section of the community is Asian (mainly Indian descent). In particular, Oadby is a popular residential location for Asian families moving out of Leicester City. Different ethnic communities produce distinct pressures and dimensions and housing needs, choices and options. This is particularly pertinent in terms of the Borough's aging community. However, at present there is insufficient evidence to quantify what these specific needs may be. Over the course of the plan period the evidence base will be regularly reviewed and additional more focused research on specific groups needs is likely to be prepared. The most up to date assessment of local housing needs should be taken into consideration when applying this policy.

~~7.35 From this information it can be extrapolated that there is a shortfall of medium to large family units within the Borough although the need for small to medium units is still high.~~

Special and Adapted Accommodation Needs

7.36 The Leicester and Leicestershire Strategic Housing Market Assessment estimates that the need for special and adapted accommodation within the wider housing market area will be around 150 units up to 2016. This figure has not been broken down further to district level at this time. Should a proportion of this need be allocated to the Borough Core Strategy Policy 12 will provide the policy framework by which this could be delivered.

7.37 Leicestershire County Council's Adult Social Care Service produce plans and strategies in relation to the specific housing requirements of particular groups, for example adults and young people with mental health conditions and extra care housing for older people. Core Strategy Policy 12 seeks to provide the policy framework by which these plans and strategies can be realised through the planning system in the first instance. More detailed proposals will be taken through the Allocations Development Plan Document.

Extra Care Housing

7.38 Extra care housing describes a type of specialised housing that provides independence and choice to adults with varying care needs and enables them to be accommodated in their own homes. Services are provided in a purpose built housing environment with care and support delivered to meet individual resident's needs. An extra care housing scheme is usually a group of apartments or bungalows built on the same site, providing specialised accommodation and support

services on hand 24 hours a day. The accommodation can be rented or bought, either by an individual or couples. This type of housing typically includes communal facilities such as meals, domestic help, leisure and recreational facilities within a protected environment. Where communal facilities are included as part of a development these should be accessible to neighbouring communities, where possible, to foster balanced inclusive communities.

Life Time Homes Standard

- 7.39 The Council will encourage new housing to be built to meet the Lifetime Homes Standards. These are a set of home design principles which seek to ensure that homes meet the varied and often changing needs of occupiers over time. First developed by the Joseph Rowntree Foundation in 1991 the current standard comprises of 16 design features which should be incorporated into new dwellings to make housing more functional for everyone including families, disabled people and older people. They also include future-proofing features that enable cheaper, simpler adaptations to be made when needed, for example, making the getting into and around the home easier or everyone, whether due to limited mobility, being elderly or families with small children. Good accessibility is relevant to everyone. The Standards go beyond those currently required by the Building Regulations⁷⁷. However, the Government is currently proposing that the Standards through the Code for Sustainable Homes with the overall aim of all housing being built to meet the Standards from 2013.
- 7.38 Details regarding the 16 design features which make up the Standards can be found in Lifetime Homes, Lifetime Neighbourhoods, a National Strategy for Housing an Ageing Society (CLG 2008).

Amend Policy 13 to include the words ‘at least’ 1 residential pitch; amend 4th bullet to refer to a septic tank as well as a sewerage connection; amend last sentence to include the words ‘where possible and/or appropriate’. In the supporting text to Policy 13 make a cross reference to Policy 8 regarding permanent homes and buildings. Amend bullet points within Policy 13 to ensure that it is not unduly restrictive in terms of allowing sites to be identified at Allocations DPD stage (amendment subsequently suggested by the Inspector)

Core Strategy Policy 13: Provision of Gypsy and Traveller Sites

The Council will allocate land through the Allocations Development Plan Document for **at least** 1 residential pitch for Gypsies and Travellers in line with the East Midlands Regional Plan.

The following criteria should be applied in the determination of proposals for new or existing Gypsy, Traveller and Travelling Showpeople sites:

- ~~• within or adjacent to the Leicester Principal Urban Area;~~
- ~~• be reasonably accessible, by a range of transport modes, to essential local services and facilities including shops, schools and Doctors Surgeries;~~
- be reasonably accessible, by a range of transport modes, to essential local services and facilities including shops, schools and Doctors surgeries
- preference would be given to sites which are within or adjacent to the Leicester Principal Urban Area
- there is safe and appropriate access to the highway network, with adequate provision for parking and servicing of vehicles;
- is, or can be, served by adequate water and sewerage ~~connections~~ facilities where possible;
- is not located within Flood Zones 2 or 3, is not on contaminated land or within an area of poor ambient air quality;
- is capable of sensitive visual integration into existing surroundings;

- would not adversely impact environmentally sensitive areas or areas of heritage and landscape character importance; and
- would not have an unacceptable impact on adjoining neighbours and land uses.

All proposals for Gypsy, Traveller and Travelling Showpeople site development should be in accordance with current National design guidance [where possible and/or appropriate](#).

This policy will assist in the delivery of Spatial Objective 7: A Balanced Housing Market, Spatial Objective 9: An Accessible Borough, Spatial Objective 10: Promoting Healthy Lifestyles and Spatial Objective 11: Empowering a Safe Community

- 7.39 It is important to provide for the accommodation needs of Gypsies, Travellers and Travelling Showpeople within the wider context of meeting identified local housing needs. Definitions for Gypsies, Travellers and Travelling Showpeople can be found in the glossary.
- 7.40 In order to assess these needs, a Gypsy and Traveller Accommodation Needs Assessment for Leicestershire, Leicester and Rutland was carried out. This provided the evidence necessary to inform the development of policy in the East Midlands Regional Plan which sets out the minimum net additional pitch requirements (residential and transit) that Local Development Frameworks should make provision for up to 2012. Beyond 2012 it suggests that an ongoing increase of 3% compound growth per year should be assumed.
- 7.41 For Oadby & Wigston the requirement for Gypsies and Travellers is 1 residential pitch. The Gypsy and Traveller Accommodation Needs Assessment defines a pitch as an '*area of land on a Gypsy and*

Traveller caravan site developed for a single family'. The location of a site to meet this need will be identified through the Allocations Development Plan Document.

- 7.42 In relation to Travelling Showpeople there is no net additional requirement in the Borough identified at this time.
- 7.43 The Core Strategy must also contain a criteria based policy for the provision of Gypsy, Travellers and Travelling Showpeople sites. This should be used to guide the allocation of sites to meet identified accommodation needs and unexpected demand (such as the assumption that there is an ongoing increase of 3% compound growth per year as stated in the East Midlands Regional Plan). The policy should seek to ensure that Gypsies and Travellers are accommodated in sustainable locations with access to a range of essential services such as education, healthcare, welfare, shops, water and sewerage ~~connection~~ facilities where possible (such as connection to the main sewer or through provision of a septic tank). The location of the site should not result in unacceptable living conditions for its occupants such as contaminated land, poor ambient air quality or being within an area liable to flooding.
- 7.44 Where permission is granted, appropriate conditions or planning obligations are likely to be used to ensure occupation of the site is restricted to those persons genuinely falling within the appropriate definition of Gypsies, Travellers and Travelling Showpeople. In addition, proposals should be in accordance with guidelines contained in Designing Gypsy and Traveller Sites, Good Practice Guide (CLG May 2008).
- 7.45 The Council will give preference to locations firstly within, and then adjacent to the Leicester Principal Urban Area in line with Core

Strategy Policy 1: Spatial Strategy for Development in the Borough of Oadby and Wigston.

- 7.46 Core Strategy Policy 8 Climate Change and Renewable Energy requires new residential development to demonstrate how it reflects current nationally described sustainable buildings standards for energy efficiency. Gypsy and Traveller sites are defined as residential development. It would be unreasonable to expect residential caravans to accord with Policy 8 on measures to combat climate change and promote use of renewable energy. However, proposals for any permanent dwellings will be subject to Core Strategy Policy 8.

Amend Policy 14 as set out in paragraph 5.3 of the Council's Statement of Further Representations for Matter 8.

Core Strategy Policy 14: Design and Sustainable Construction

The Council will require high quality inclusive design for all new development and major refurbishment in Oadby and Wigston.

Proposals for new development and major refurbishment will need to demonstrate how the proposed development:

- respects local character, patterns of development, is sympathetic to its surroundings and should contribute to creating buildings and places that are attractive with their own distinct identity;
- promotes safe and inclusive communities able to be accessible to all members of the community regardless of any disability or background and to encourage sustainable means of travel;
- will provide opportunities to promote biodiversity;
- will create, enhance or improve accessibility, legibility, permeability and connectivity;
- will provide opportunities for well designed and integrated public art;
- incorporates measures to minimise waste and energy consumption, conserve water resources and provide for renewable energy generation in accordance with Core Strategy Policies 8 and 9; ~~and~~
- utilises inclusive design principles including layout, orientation, landscape, streetscape, scale, materials, natural surveillance and sustainable construction; ~~and,~~
- **Achieves layout and design that is safe, secure and enhances community safety**

Compliance with the above criteria will need to be expressed through submission of a Design and Access Statement.

Major development including large-scale refurbishment will require preparation of a Masterplan, Development Brief, Concept Statement and/or Design Code where appropriate.

Proposals for innovative design or construction that contributes to the aims of sustainable development and reducing the impacts of climate change will be considered favourably by the Council.

This policy will assist in the delivery of Spatial Objective 8: Sustainable Design and Infrastructure

Amend supporting text to Policy 14 as set out in paragraph 5.4 of the Council's Statement of Further Representations for Matter 8.

- 7.47 Policy 14 Design and Sustainable Construction sets out the context for achieving the level of high quality design the Council wishes to see realised in the Borough. [All significant developments in the Borough should consider both the 'Association of Chief Police Officers Secured by Design Initiative' and the 'Home Office and Office of the Deputy Prime Minister Safer Places' guidance.](#)

Amend paragraph 7.64 as set out in paragraph 9.1 of the Council's Statement of Further Representations.

7.64 Community facilities include facilities such as community halls, health centres, schools and cultural facilities such as museums, ~~and~~ libraries ~~and~~ theatres. These facilities will be supported where impacts are not adverse. Places of worship will also be supported where their impacts are not adverse. The Council recognises the lack of facilities for some worshippers in the Borough. The 'Faith Community Profile and Places of Worship Needs Assessment' (December 2008) was commissioned by the Council in an attempt to clarify the needs of the Borough's different faiths for places of worship and to help address deficiencies in provision. This clearly indicated a lack of provision for some faiths in particular. The assessment concluded that worshippers within the Muslim and Hindu communities were not properly catered for within the Borough. Newer Evangelical and Pentecostal churches may need more space within the timescale of the Local Development Framework.

Amend Policy 17 to provide a cross reference to Policy 5. Council to agree wording with STAG.

Core Strategy Policy 17: Open Space and Facilities for Leisure, Recreation and Tourism

The Borough Council will seek to ensure that the proposed quantity, quality and access standards for open space, sport and recreation facilities are met in order to satisfy the leisure and recreation needs of the Borough's residents.

The quantity, quality and access standards will be used in relation to open space, sport and recreation facilities within the Borough of Oadby and Wigston, to allow every resident access to adequate, high quality, accessible open space and play areas.

The standards will be taken into account on all new developments within the Borough and will be used to determine:

- where improvements are needed to existing open space and play provision; and
- where new provision of open space and play are required, to support existing and potential residents in the Borough.

In relation to open space, sport and recreation facilities, the Borough Council will seek to protect existing sites from development where there is a demand to retain them; **and** where **they incorporate a green infrastructure asset that contributes to the green infrastructure in the Borough; and, where** the equivalent cannot be provided elsewhere. New development will be expected to contribute either physically or financially to the provision or improvement of open space, sport and recreational facilities. Also, the enhancement and protection of recreational Rights of Way will be sought.

Facilities for open space, sport and recreational facilities should:

- be located close to their intended population catchment areas;

- be accessible by a choice of transport modes other than the private car;
- be of an appropriate scale and design; and
- seek positive impacts to landscape form.

Within the Green Wedges, facilities for outdoor sport and recreation may be appropriate providing they conform with other policies and plans related to these areas.

The Borough Council will support the retention and expansion of existing tourism facilities and strategic areas of open space. Sustainable growth of appropriate tourism will be encouraged through the provision of new facilities. The Borough's industrial and architectural heritage will be further protected, enhanced and promoted as an attraction to local residents, local people and visitors.

The revitalisation of the Grand Union Canal will be enabled through protection of its route and promotion of support initiatives that encourage tourism development around the Kilby Bridge area. These should be in keeping with the scale and character of the settlement and take account of the wider landscape and biodiversity issues including Sites of Special Scientific Interest.

7.76 Strategic Areas of Open Space are locations that the Borough Council considers to be particularly important in terms of providing access for local people to good quality open spaces, for example, Brocks Hill Country Park, the Botanical Gardens in Oadby and Crow Mills adjacent to the Grand Union Canal in South Wigston. The Borough Council will support the retention and, where appropriate, the expansion of Strategic Areas of Open Space. The actual boundaries of the Strategic Areas of Open Space will be defined in the Allocations Development Plan Document. [Green infrastructure is defined in paragraph 5.109 and green infrastructure assets are defined in paragraph 5.113.](#)

Amend paragraph 8.5 to reflect that the Local Infrastructure Plan and Green Infrastructure Plan have been prepared.

~~It is intended that the~~ The Local Infrastructure Partnership ~~has~~ ~~will~~ developed a Local Infrastructure Plan that ~~will~~ ~~provides~~ more detail on how many of the outcomes will be achieved, for example, specific organisations that will deliver an outcome and the estimated cost. Similarly, a Local Green Infrastructure Plan ~~will~~ ~~has~~ also been prepared ~~to~~ ~~that~~ ~~will~~ fulfil a similar role for issues relating to Green Infrastructure.

Amend tables in Chapter 8 to remove ‘Core Strategy’ from the ‘ how will these be delivered’ column.

Page 98, Table 1, Row 3:

Development focused in the centres of Oadby, Wigston and South Wigston	Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance/Developers
--	--	---

Page 98, Table 1, Row 8:

Development prioritised within the Leicester Principal Urban Area	East Midlands Regional Plan; Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Developers; Sub Regional Partnerships
---	---	--

Page 99, Table 2, Row 3:

Development focused in the centre of Wigston	Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance/Developers
--	--	---

Page 100, Table 1, Row 4:

Development prioritised within the Leicester Principal Urban Area	Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Developers; Sub Regional Partnerships
---	--	--

Page 101, Table 1, Row 3

Development focused in the centre of Oadby	Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance/Developers
--	--	---

Page 101, Table 1, Row 6:

Development prioritised within the Leicester Principal Urban Area	Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Developers; Sub Regional Partnerships
---	--	--

Page 102, Table 2, Row 3:

Development focused in the centre of South Wigston	Core Strategy ; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance/Developers
--	--	---

Page 102, Table 2, Row 5:

Development prioritised within the Leicester Principal Urban Area	Core Strategy ; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Developers; Sub Regional Partnerships
---	--	--

Page 103, Table 2, Row 5:

Development focused in the centres of Oadby, Wigston and South Wigston	Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance/Developers
--	--	---

Page 104, Table 1, Row 8:

Development prioritised within the Leicester Principal Urban Area	Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Developers; Sub Regional Partnerships
---	--	--

Page 106, Table 1, Row 4:

A mix of uses including local services, affordable housing and a range of housing types to cater for the Borough's needs provided within the Direction for Growth	Core Strategy ; Allocations Development Plan Document; developing sites; Developer Contributions	Local Strategic Partnership; Oadby and Wigston Borough Council; developers; registered social landlords
---	---	---

Page 107, Table 2, Row 3:

Development focused in the centres of Oadby, Wigston and South Wigston	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance/Developers
--	---	---

Page 108, Table 1, Row 4:

A mix of uses including local services, affordable housing and a range of housing types to cater for the Borough's needs provided within the Direction for Growth	Core Strategy; Allocations Development Plan Document; developing sites; Developer Contributions	Local Strategic Partnership; Oadby and Wigston Borough Council; Developers; Registered social landlords; Leicestershire County Council
---	--	--

Page 109, Table 2, Row 3:

A mix of uses including local services, affordable housing and a range of housing types to cater for the Borough's needs provided within the Direction for Growth	Core Strategy; Allocations Development Plan Document; developing sites; Developer Contributions	Local Strategic Partnership; Oadby and Wigston Borough Council; developers; registered social landlords
---	--	---

Page 109, Table 2, Row 4:

Development prioritised within the Leicester Principal Urban Area	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Developers; Sub Regional Partnerships
---	---	--

Page 113, Table 2, Row 3:

Development focused in the centres of Oadby, Wigston and South Wigston	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance/Developers
--	---	---

Page 114, Table 1, Row 7:

Development prioritised within the Leicester Principal Urban Area	Core Strategy ; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Developers; Sub Regional Partnerships
---	--	--

Page 117, Table 1, Row 3:

A mix of uses including local services, affordable housing and a range of housing types to cater for the Borough's needs provided within the Direction for Growth	Core Strategy ; Allocations Development Plan Document; developing sites; Developer Contributions	Local Strategic Partnership; Oadby and Wigston Borough Council; developers; registered social landlords
---	---	---

Amend tables in Chapter 8 to refer to ‘development control process’ not ‘developing sites’.

Page 98, Table 1, Row 4:

The development and redevelopment of suitable previously developed land and buildings within the centres of Wigston, Oadby and South Wigston	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; Developers
--	--	---

Page 98, Table 1, Row 5:

The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance/Developers; Economic Development Company
---	---	--

Page 98, Table 1, Row 6:

Reinforce the role of Wigston as the Borough’s main town	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Economic Development Company; Developers
--	---	--

Page 99, Table 2, Row 4:

The development and redevelopment of suitable previously developed land and buildings within Wigston	Town Centre Masterplan Area Action Plan Development Plan Documents; developing sites development control process	Oadby and Wigston Borough Council; Developers
--	---	---

Page 100, Table 1, Row 1:

The implementation of the proposals within the Wigston Town Centre Masterplan area	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance/Developers; Economic Development Company
--	---	--

Page 100, Table 1, Row 2:

Reinforce the role of Wigston as the Borough's main town	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses
--	---	--

Page 101, Table 1, Row 4:

The development and redevelopment of suitable previously developed land and buildings within Oadby	Town Centre Masterplan Area Action Plan Development Plan Documents; developing sites development control process	Oadby and Wigston Borough Council; Developers
--	---	---

Page 101, Table 1, Row 5:

The implementation of the proposals within the Oadby Town Centre Masterplan area	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance/Developers; Economic Development Company
--	---	--

Page 102, Table 2, Row 4:

The development and redevelopment of suitable previously developed land and buildings within South Wigston	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; Developers
--	--	---

Page 103, Table 2, Row 2:

5,800 square metres of office floor space in the centres of Wigston and Oadby between 2008 and 2026	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; Developers; Economic Development Company
---	--	---

Page 103, Table 2, Row 3:

1.3ha of industrial and warehousing land between 2008 and 2026	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; Developers; Landowners
--	--	---

Page 104, Table 1, Row 1:

The development and redevelopment of suitable previously developed land and buildings within the centres of Wigston, Oadby and South Wigston	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers
--	--	---

Page 104, Table 1, Row 2:

The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses
---	---	--

Page 104, Table 1, Row 3:

Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency
--	--	---

Page 104, Table 1, Row 4:

Reinforce the role of Wigston as the Borough's main town	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses
--	---	--

Page 104, Table 1, Row 5:

Provide a proportion of B1 and/or B2 employment land within the Direction for Growth	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers
--	--	---

Page 104, Table 1, Row 6:

Replace poor quality employment land located within the existing Identified Employment Areas in the Borough	Study to identify amount of poor quality employment land that requires replacement; Allocations Development Plan Document; developing sites development control process	Local Strategic Partnership; Oadby and Wigston Borough Council; developers
---	--	--

Page 106, Table 1, Row 2:

Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency
--	--	---

Page 106, Table 1, Row 3:

Provide a proportion of B1 and/or B2 employment land within the Direction for Growth	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers
--	--	---

Page 106, Table 1, Row 4:

A mix of uses including local services, affordable housing and a range of housing types to cater for the Borough's needs provided within the Direction for Growth	Core Strategy; Allocations Development Plan Document; developing sites development control process ; Developer Contributions	Local Strategic Partnership; Oadby and Wigston Borough Council; developers; registered social landlords
---	---	---

Page 107, Table 2, Row 2:

Provision of 1,800 dwellings between 2006 and 2026	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers
--	--	---

Page 107, Table 2, Row 4:

The development and redevelopment of suitable previously developed land and buildings within the centres of Wigston, Oadby and South Wigston	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; Developers
--	--	---

Page 107, Table 2, Row 5:

The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance/Developers; Economic Development Company
---	---	--

Page 108, Table 1, Row 1:

Housing development encouraged on suitable land outside of Oadby and Wigston Town Centre Masterplan areas and outside of the South Wigston Masterplan area but within the Leicester Principal Urban Area	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers
--	--	---

Page 108, Table 1, Row 2:

Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency
--	--	---

Page 108, Table 1, Row 3:

Reinforce the role of Wigston as the Borough's main town	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses
--	---	--

Page 108, Table 1, Row 4:

A mix of uses including local services, affordable housing and a range of housing types to cater for the Borough's needs provided within the Direction for Growth	Core Strategy; Allocations Development Plan Document; developing sites development control process ; Developer Contributions	Local Strategic Partnership; Oadby and Wigston Borough Council; Developers; Registered social landlords; Leicestershire County Council
---	---	--

Page 109, Table 2, Row 2:

Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency
--	--	---

Page 109, Table 2, Row 3:

A mix of uses including local services, affordable housing and a range of housing types to cater for the Borough's needs provided within the Direction for Growth	Core Strategy; Allocations Development Plan Document; developing sites development control process ; Developer Contributions	Local Strategic Partnership; Oadby and Wigston Borough Council; developers; registered social landlords
---	---	---

Page 114, Table 1, Row 1:

The development and redevelopment of suitable previously developed land and buildings within the centres of Wigston, Oadby and South Wigston	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers
--	--	---

Page 114, Table 1, Row 2:

The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance/Developers; Economic Development Company
---	---	--

Page 114, Table 1, Row 3:

Housing development encouraged on suitable land outside of Oadby and Wigston Town Centre Masterplan areas and outside of the South Wigston Masterplan area but within the Leicester Principal Urban Area	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers
--	--	---

Page 114, Table 1, Row 4:

Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency
--	--	---

Page 114, Table 1, Row 5:

Reinforce the role of Wigston as the Borough's main town	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites development control process	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses
--	---	--

Page 117, Table 1, Row 2

Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency
--	--	---

Page 117, Table 1, Row 3

A mix of uses including local services, affordable housing and a range of housing types to cater for the Borough's needs provided within the Direction for Growth	Core Strategy; Allocations Development Plan Document; developing sites development control process ; Developer Contributions	Local Strategic Partnership; Oadby and Wigston Borough Council; developers; registered social landlords
---	---	---

Page 118, Table 2, Row 2:

Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston	Allocations Development Plan Document; developing sites development control process	Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency
--	--	---

Amend tables in Chapter 8 to remove ‘through LDF’ and replace with specific references (if appropriate).

Page 106, Table 1, Row 6:

Direct new development in the most sustainable locations	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers
--	---	---

Page 110, Table 1, Row 6:

All new developments should be high in quality, design, vitality and economic potential	Through the design and development of sites managed by the development control process. ; through the Local Development Framework	Oadby and Wigston Borough Council; developers
---	---	---

Page 110, Table 1, Row 8:

New residential development to be minimum Code Level 3 by 2010; minimum Code Level 5 by 2013; Minimum Code Level 5 by 2016; Code Level 6 post 2016. Non residential development to attain BREEAM ‘very good’ standard by 2016	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; ENABLE
---	--	---

Page 110, Table 1, Row 9:

Energy statements demonstrating how potential carbon dioxide emissions will be reduced accompany relevant planning applications	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; Energy Providers
---	--	---

Page 110, Table 1, Row 10:

Re-use of materials and recycled aggregates in the construction of buildings	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers
--	--	---

Page 110, Table 1, Row 11:

Attain a 'very good' level of energy efficiency in line with the BREEAM classifications or at least Code for Sustainable Homes, level 3	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers
---	--	---

Page 111, Table 1, Row 1:

Risk of flooding not increased by new development	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; Environment Agency
---	--	---

Page 111, Table 1, Row 2:

Adequate measures to prevent negative effects of flooding and damage to water quality in place	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; Leicestershire County Council; Leicester City Council (Minerals and Waste Planning Authorities)
--	--	--

Page 111, Table 1, Row 3:

Adequate measures to ensure that development does not lead to contamination of groundwater supplies or watercourses	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; Environment Agency
---	--	---

Page 111, Table 1, Row 4:

Sustainable Urban Drainage systems incorporated within new or renovated developments	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; Environment Agency
--	--	---

Page 111, Table 1, Row 5:

New development achieves a reduction in waste generated	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; Leicestershire County Council; Leicester City Council (Minerals and Waste Planning Authorities)
---	--	--

Page 111, Table 1, Row 6:

Reduce the reliance upon the use of the private car	Through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers
---	--	---

Page 111, Table 1, Row 9:

Improve the quality of development, assess potential impacts and support enhancement of landscapes as part of site restoration	Through the design and development of sites managed by the development control process; through the Local Development Framework ; Landscape Character Assessments, Conservation Area Appraisals and Management Plans	Oadby and Wigston Borough Council; developers; Natural England; English Heritage; Leicestershire County Council
--	---	---

Page 115, Table 1, Row 3:

Reduction in the need to travel	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers
---------------------------------	---	---

Page 115, Table 1, Row 4:

Encourage green travel modes	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers
------------------------------	---	---

Page 115, Table 1, Row 5:

Retain and improve accessibility to Green Wedges, particularly for recreation	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework ; through standards set out in the Open Space, sport and recreation facilities study	Oadby and Wigston Borough Council; developers; Stepping Stones
---	--	--

Page 115, Table 1, Row 6:

Improve east to west public transport links	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Local Strategic Partnership, Oadby and Wigston Borough Council; Leicestershire County Council; Public transport providers; Leicestershire and Leicester City Highway Authorities
---	---	--

Page 115, Table 1, Row 7:

Safeguard the Proposed Transport Route (formerly referred to as the Eastern District Distributor Road).	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Leicestershire County Council; Oadby and Wigston Borough Council; developers
---	---	--

Page 121, Table 1, Row 1:

Retention of the open and undeveloped character of Green Wedges	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework ; through standards set out in the Open Space, sport and recreation facilities study	Oadby and Wigston Borough Council; Joint working with Leicestershire County Council; Leicester City and neighbouring districts
---	--	--

Page 121, Table 1, Row 2:

Retention of the openness and intrinsic qualities of the Countryside	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; Natural England
--	---	--

Page 121, Table 1, Row 3:

Preservation and enhancement of distinctive cultural assets that are of significant value to the Borough	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; Natural England; English Heritage
--	---	--

Page 121, Table 1, Row 4:

Protection of the historic character and ecological value of the Grand Union Canal Conservation Area	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers; English Heritage; British Waterways; Leicestershire County Council
--	---	---

Page 122, Table 2, Row 6:

Preservation and enhancement of distinctive cultural assets that are of significant value to the Borough	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers
--	---	---

Page 123, Table 1, Row 1:

Protection of the historic character and ecological value of the Grand Union Canal Conservation Area	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Oadby and Wigston Borough Council; developers
--	---	---

Amend tables in Chapter 8 to remove ‘private finance’ from the ‘who is responsible’ column.

Page 98, Table 1, Row 3:

Development focused in the centres of Oadby, Wigston and South Wigston	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance /Developers
--	--	---

Page 98, Table 1, Row 5:

The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance /Developers; Economic Development Company
---	--	--

Page 99, Table 2, Row 3:

Development focused in the centre of Wigston	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance /Developers
--	--	---

Page 100, Table 1, Row 1:

The implementation of the proposals within the Wigston Town Centre Masterplan area	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance /Developers; Economic Development Company
--	--	--

Page 101, Table 1, Row 3:

Development focused in the centre of Oadby	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance /Developers
--	--	---

Page 101, Table 1, Row 5:

The implementation of the proposals within the Oadby Town Centre Masterplan area	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance /Developers; Economic Development Company
--	--	--

Page 102, Table 2, Row 3:

Development focused in the centre of South Wigston	Core Strategy; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance /Developers
--	--	---

Page 103, Table 2, Row 5:

Development focused in the centres of Oadby, Wigston and South Wigston	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance /Developers
--	--	---

Page 104, Table 1, Row 9:

Key existing economic assets safeguarded	Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; through the design and development of sites managed by the development control process	Oadby and Wigston Borough Council; Private finance /Developers; Economic Development Company
--	---	---

Page 107, Table 2, Row 3:

Development focused in the centres of Oadby, Wigston and South Wigston	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance /Developers
--	--	---

Page 107, Table 2, Row 5:

The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance /Developers; Economic Development Company
---	--	--

Page 108, Table 1, Row 8:

Allocation of 1 residential pitch for Gypsies and Travellers	Allocations Development Plan Document	Oadby and Wigston Borough Council; Private finance /Developers; Gypsies and Travellers Representative Organisations
--	---------------------------------------	--

Page 110, Table 1, Row 5:

Small scale shopping opportunities to meet the everyday needs of local people	Development control process; developers	Oadby and Wigston Borough Council; Private finance /Developers
---	---	---

Page 113, Table 2, Row 3:

Development focused in the centres of Oadby, Wigston and South Wigston	Core Strategy; Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document	Oadby and Wigston Borough Council; Economic Development Company; Private finance /Developers
--	--	---

Page 114, Table 1, Row 2:

The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas	Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; developing sites	Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Private finance /Developers; Economic Development Company
---	--	--

Page 98 ‘High quality public transport.....’ include reference to Section 78 Contributions in the ‘how will these be delivered column.

Page 98, Table 1, Row 7:

<p>High quality public transport links that provide fast and frequent links between the Direction for Growth, Wigston Town Centre and Leicester City Centre</p>	<p>Section 78 Contributions; Section 106 Contributions; Wigston Town Centre Masterplan Area Action Plan; allocation of public transport interchange; involvement of public transport providers and Leicestershire County Council to establish services</p>	<p>Local Strategic Partnership, Oadby and Wigston Borough Council; Leicestershire County Council; Public transport providers; Leicestershire and Leicester City Highway Authorities</p>
---	--	---

Page 99 and throughout Chapter 8 clarify that the retail figures are Gross.

Page 99, Table 1, Row 3:

Amount of additional retail provision in town and district centres	20,428 square metres (gross) of convenience and comparison floorspace (2008-2026)
--	---

Page 99, Table 1, Row 4:

Amount of additional office provision in town and district centres	5,800 square metres (gross) of office floorspace (2008-2026)
--	--

Page 100, Table 2, Row 3:

Amount of additional retail provision in Wigston town centre	13,330 square metres (gross) of convenience and comparison floorspace (2008-2026)
--	---

Page 100, Table 2, Row 4:

Amount of additional office provision in Wigston town centre	4,675 square metres (gross) of office floorspace (2008-2026)
--	--

Page 101, Table 2, Row 3:

Amount of additional retail provision in Oadby town centre	5,213 square metres (gross) of convenience and comparison floorspace (2008-2026)
--	--

Page 102, Table 3, Row 3:

Amount of additional retail provision in South Wigston district centre	1,885 square metres (gross) of convenience and comparison floorspace (2008-2026)
--	--

Page 105, Table 2, Row 2:

Amount of additional office provision – by size and type	5,800 square metres (gross) of office floor space
--	---

Page 105 amend the target for ‘loss of employment land to other uses’ indicator to ‘no net loss’.

Page 105, Table 2, Row 4:

Loss of employment land to other uses	No net loss
---------------------------------------	--------------------

Amend table on page 105 to refer to 'identified' employment land.

Indicator	Target
Amount of additional office provision – by size and type	5,800 square metres of office floor space
Amount of additional industrial and warehousing land – by size and type	1.3 hectares (2008-2026)
Loss of Identified Employment land to other uses	No loss
% new employment land and premises provided as freehold	25%
Amount of B1 and/or B2 employment land within Direction for Growth	To be determined through study of all Identified Employment Areas in the Borough
Number of buses per hour between Wigston town centre and Leicester City Centre	To be established in the Wigston Town Centre Masterplan Area Action Plan
Number of buses per hour between Wigston town centre and Direction for Growth	To be established in the Wigston Town Centre Masterplan Area Action Plan
Percentage of new and converted dwellings on previously developed land	75%

Amend paragraph 8.11 to reflect the correct wording of Spatial Objective 6 as set out in paragraph 4.22.

- 8.11 Establish one Direction for Growth adjacent to the Principal Urban Area in Wigston to meet the Borough's housing allocation whilst focusing investment in Wigston to support the regeneration of Wigston Town Centre. A mix of uses will provide local services and affordable housing and a range of housing types to cater for the Borough's needs. Small business starter units will provide new employment opportunities for the Borough's residents. High quality public transport will provide fast and frequent links to Wigston and Leicester City Centre, with the potential to link into ~~the proposed Pennbury~~ a mass rapid transit system, such as a tram line to Wigston, if necessary.

Page 108 and throughout Chapter 8 amend table to reflect changes to policies in relation to affordable housing and gypsy and traveller sites.

Page 108, Table 1, Row 8:

Allocation of at least 1 residential pitch for Gypsies and Travellers	Allocations Development Plan Document	Oadby and Wigston Borough Council; Private finance/Developers; Gypsies and Travellers Representative Organisations
--	---------------------------------------	--

Page 109, Table 1, Row 7:

Number of pitches provided for Gypsies and Travellers	At least 1 (up to 2012)
---	--------------------------------

Page 109 amend the target for ‘net additional homes provided’ indicator to ‘2006-2026’.

Page 109, Table 1, Row 2:

Net additional homes provided	199 2006-2026: 1,800 90 dwellings per annum
-------------------------------	---

Page 109 and throughout Chapter 8 amend table to reflect changes to policies in relation to density.

Page 109, Table 1, Row 3:

Percentage of dwellings completed at an average density of 40 dwellings per hectare or more 40 dwellings per hectare or higher	100% of dwellings to be completed at an average density of 40 dwellings per hectare or more 40 dwellings per hectare or higher on viable and appropriate sites of 0.3ha and above
---	--

Page 109 add an indicator and target relating to the 5 year Housing Land Supply and amend the figure for the amount of affordable housing to be provided within the Direction for Growth to ensure consistency with Policy 11.

Page 109, Table 1:

Indicator	Target
Net additional homes provided	1996-2026: 1,800 90 dwellings per annum
To identify a supply of ready to develop housing sites to accommodate the total number of net additional dwellings that are deliverable over a 5 year period	450 dwellings
Percentage of dwellings completed at 40 dwellings per hectare or higher	100% of dwellings to be completed at 40 dwellings per hectare or higher on viable and appropriate sites of 0.3ha and above
Amount of affordable housing provided within the Direction for Growth	30% In excess of 20% (of which 20% to be intermediate housing)
Size of dwelling (by number of bedrooms)	See Strategic Housing Market Assessment (2008)
Life time Homes Standard	All homes to meet Life time home standard by 2013
Number of pitches provided for Gypsies and Travellers	1 (up to 2012)
Percentage of new and converted dwellings on previously developed land	75%

Page 110 and throughout Chapter 8 amend table to reflect changes to policies in relation to Code Levels and BREEAM.

Page 110, Table 1, Row 8:

<p>New residential development to be minimum Code Level 3 by 2010; minimum Code Level 5 by 2013; Minimum Code Level 5 by 2016; Code Level 6 post 2016. Non residential development to attain BREEAM 'very good' standard by 2016. All new development will be required to demonstrate how it reflects current nationally described sustainable buildings standards for energy efficiency.</p>	<p>Through the design and development of sites managed by the development control process; through the Local Development Framework</p>	<p>Oadby and Wigston Borough Council; developers; ENABLE</p>
--	--	--

Page 110, Table 1, Row 11:

<p>Attain a 'very good' level of energy efficiency in line with the BREEAM classifications or at least Code for Sustainable Homes, level 3</p>	<p>Through the design and development of sites managed by the development control process; through the Local Development Framework</p>	<p>Oadby and Wigston Borough Council; developers</p>
---	---	---

Page 112, Table 1, Row 6:

<p>Number of dwellings attaining a 'very good' latest national targets level of for energy efficiency in line with the BREEAM classifications or at least Code for Sustainable Homes, level 3</p>	<p>100%</p>
---	-------------

Page 115 add Leicester City Council as a delivery partner in relation to the proposed transport route.

Page 115, Table 1, Row 7:

Safeguard the Proposed Potential Transport Route (formerly referred to as the Eastern District Distributor Road).	Allocations Development Plan Document; through the design and development of sites managed by the development control process; through the Local Development Framework	Leicestershire County Council; Leicester City Council ; Oadby and Wigston Borough Council; developers
--	--	--

Page 117 add 'Allocations DPD' to 'how will these be delivered in relation to 'open space, sport and.....'.

Page 117, Table 1, Row 6:

Open space, sport and recreational facilities protected from development	Allocations Development Plan Document; Development control process	Oadby and Wigston Borough Council; Sport England
--	---	--

Page 119 add 'Allocations DPD' to 'how will these be delivered in relation to 'enable optimum conditions.....'.

Page 119, Table 2, Row 3:

Enable optimum conditions for the creation and protection of wildlife species and habitats	Allocations Development Plan Document ; Through the design and development of sites managed by the development control process	Oadby and Wigston Borough Council; developers; Natural England
--	--	--

Include definition of 'Identified Employment Areas' in the Glossary.

Identified Employment Areas: These areas provide the main source of employment land in the Borough and consist of business and industrial premises.

Amend Appendix 2 to include reference to Policing Infrastructure.

Infrastructure required	Essential (committed / non-committed)	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Wigston Direction for Growth					
Enhancement of policing infrastructure**	Essential (non-committed)	Capital TBC	TBC	Leicestershire Police Authority	Leicestershire Police Authority; developer contributions

**Consideration of the exact infrastructure required based on local need arising from growth, and of method of determining any developer contributions, to be considered through the preparation of the Developer Contributions Supplementary Planning Document.

Amend Appendix 2 to remove reference to recurrent costs in relation to health related infrastructure and replace with 'TBC'. With regard to the PCT 8 to 8 centre, update the dates in the phasing column.

Infrastructure required	Essential (committed / non-committed)	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Oadby					
Replacement Surgery for existing Practice*	Essential (non-committed)	Recurrent costs estimated at £130,000 per year TBC	Site not yet identified so timing difficult to estimate	Practice / developer	PCT / Practice / other developments on site – to be explored. Some PCT financial commitment some time ago but may be insufficient to meet current needs
Wigston					
Replacement Surgery for 4 existing practices*	Essential (non-committed)	Recurrent costs estimated £300,000 per year TBC	Site not yet identified so timing difficult to estimate	Practice / developer	PCT / Practice / Developer other developments on site – to be explored. no commitments to date
South Wigston					
Replacement surgery for existing practice*	Essential (non-committed)	Recurrent costs estimated £130,000 per year TBC	Site identified – should approval be given could be completed year 2012	Practice / developer	PCT / Practice / Developer of other developments on site – to be explored. no commitments to date

Leicester Principal Urban Area / Borough Wide Infrastructure

PCT 8 to 8 Centre*	Essential (committed)	Recurrent approx £60,000 per year plus capital costs for conversion TBC	TBC	8 to 8 Provider	PCT / 8 to 8 Provider
--------------------	-----------------------	--	-----	-----------------	-----------------------

Amend Appendix 2 to refer to British Waterways as a delivery partner in relation to ‘establish footpaths links relating to strategic green infrastructure.....’.

Establish footpath links relating to Strategic Green Infrastructure Corridors, in particular between Kilby Bridge and Brocks Hill Country Park via Newton Lane	Essential (non committed)	TBC	2017 – 2026	OWBC Landowner Leicestershire County Council British Waterways Access Forum	OWBC Natural England Developer Contributions
--	---------------------------	-----	-------------	--	---

Amend Appendix 3 to remove Saved Local Plan Policy L10 as a policy that will be superseded by Policy 6.

Policy 6: Green Wedges	L10 , L11
------------------------	----------------------

Remove Employment Policy 1 from Appendix 3 in relation to Policy 1.

Core Strategy Policy	Saved Local Plan Policy superseded
Policy 1: Spatial Strategy for Development in the Borough of Oadby and Wigston	L20, EM1 , H3

Delete all references to Eco-town throughout the Core Strategy (including paragraph 8.11).

Contents

~~Appendix 4: Eco-Town~~

~~Considerations.....147~~

Revised Chapter 3

~~Eco-Town Considerations~~

~~3.43—The Planning Policy Statement on Eco-Towns published in July 2009 states that ‘Eco-towns should have the functional characteristics of a new settlement; that is to be of sufficient size and have the necessary services to establish their own character and identity and so have the critical mass necessary to be capable of self containment whilst delivering much higher standards of sustainability’. An Eco Town should ‘make provision for a minimum of 5,000 homes’.~~

~~3.44—Pennbury Eco-Town was proposed jointly by the Co-operative Group and English Partnerships (now the Homes and Communities Agency) to the east and south-east of the Borough. Although largely in Harborough District it was likely that significant development would have fallen within the Borough.~~

~~3.45—However, Pennbury Eco-Town was not identified in the list of Eco-Town locations in the Planning Policy Statement. The Locational Decision Statement published alongside the Planning Policy Statement stated that ‘this location has not demonstrated the potential to meet the sustainability and deliverability requirements for successful development as an Eco-Town at this time’.~~

~~3.46—Despite this outcome of the Government’s Eco-Town Programme, Appendix 4 takes into account the potential impact of an Eco-Town or~~

new settlement for the following reasons:

- ~~Pennbury Eco Town had a major influence over the spatial context within which the Borough of Oadby and Wigston lies throughout the preparation of this Core Strategy. For example, preparation of a masterplan and publicity by the promoters, technical work commissioned by the Borough Council and other local authorities, public consultation carried out by the Borough Council and the amount of public opinion including a local campaign group.~~
- ~~A masterplan now exists for the Pennbury Eco Town and the partial review of the East Midlands Regional Plan considered as an option the possibility of a new settlement within the East Midlands. Therefore, given that the Core Strategy covers the period up to 2026, it is relevant to have regard to the possibility of needing to give further consideration to a new settlement in the vicinity of Oadby in the future because of the significant spatial impact that a new settlement would have upon the Borough of Oadby and Wigston and the surrounding area.~~
- ~~The Planning Policy Statement on Eco Towns states that Eco Towns are one of a range of options local planning authorities should consider when determining how to meet their current or emerging housing requirements set out in the Regional Plan.~~

Appendix 4

Appendix 4: Ecotown Considerations

Ecotown Considerations

As set out in paragraph 3.72, despite this outcome of the Government's Eco

~~Town Programme, this Appendix takes into account the impact of a Eco Town on the Borough and on this Core Strategy.~~

~~Discussion regarding Pennbury Eco Town or Eco Towns in general in this Core Strategy is separate to, and does not change, Oadby and Wigston Borough Council's formal position with regard to the Pennbury Eco Town proposal and/or Eco Towns in general.~~

~~The Borough of Oadby and Wigston in 2026 — the Vision and our Spatial Objectives~~

~~The Pennbury Eco Town Strategic Assessment was published in December 2008 with the involvement of Oadby and Wigston Borough Council, Harborough District Council, Leicester City Council and Leicestershire County Council. It provides an assessment of the impact that Pennbury Eco Town would have had on the surrounding area at both a local and sub-regional level. In this section the outcomes of the Pennbury Eco Town Strategic Assessment are used as an indication of the impact that an Eco Town in general would have on the Vision, Strategy and Spatial Objectives set out within this Core Strategy. These are set out below under the same headings used to illustrate how the Vision will be delivered in the Borough:~~

~~Vibrant town centres.....~~

~~The Masterplan Vision for Pennbury suggested that it would become a vibrant and attractive town with large levels of self containment. It would have a good range of facilities, including a medium sized retail centre consisting of a traditional high street with a mix of shops and facilities.~~

~~Given that there are already three retail centres within the Borough of Oadby and Wigston, within a relatively short distance of each other, creating a further retail centre would have an impact upon their vitality and viability. However,~~

the Core Strategy promotes the regeneration of the Borough's town and district centres by making these locations the focus for growth and ensuring that growth outside of the town and district centres has a strong relationship to them, to further support their vitality and viability. The production of Town Centre Masterplan Area Action Plans will also contribute towards establishing this relationship.

Therefore, the Local Development Framework will put the centres of Oadby, Wigston and South Wigston in the best possible position to respond to the potential development of an Eco Town nearby. However, any strategy for an Eco Town would need to ensure that it would contribute further towards the success of the centres in the Borough rather than attracting people from the Borough into the Eco Town. This is especially important in the case of Oadby, which was identified as being particularly vulnerable to Pennbury in the Pennbury Eco Town Strategic Assessment.

Any Strategy to establish a retail centre in an Eco Town would require very careful planning in terms of the retail facilities and services that would be provided and proposals for self containment. The Borough Council would wish to ensure that any new public transport networks created in relation to an Eco Town would also provide equal benefit to the centres within the Borough, including the delivery of a rapid transit route or tram link to Wigston.

A prosperous economy.....

The Masterplan Vision for Pennbury incorporated an objective to create a thriving employment base with a diversity of local jobs within close proximity of home, where home working and training were encouraged, resulting in economic inclusion, reduced levels of commuting and an enhanced quality of life.

The Core Strategy demonstrates the difficulties that exist in achieving a

prosperous economy in settlements that have such a close spatial relationship to a major city. An Eco Town located so close to the Leicester Principal Urban Area would likely experience similar difficulties in achieving such an objective.

The Spatial Strategy for the Borough of Oadby and Wigston acknowledges that there is insufficient land to provide for employment need arising within the Borough. It puts in place a process of regeneration of existing Identified Employment Areas and to create replacement employment land. The focus is on providing employment land opportunities for local businesses and those wishing to establish new businesses in the Borough. This Strategy is able to be delivered regardless of whether or not an Eco Town were located in the vicinity of Oadby and would put the Borough in a good position to maintain and grow its own prosperous economy.

Indeed, an Eco Town could accommodate some of the employment land need arising within Oadby and Wigston for which there is insufficient land to provide for within the Borough. This would help to keep employment opportunities relatively local to the Borough. However, the Borough Council would wish to ensure that an Eco Town did not encourage existing businesses out of the Borough. In order to prevent this, the Borough Council would require any Eco Town to deliver high self containment levels and to provide opportunities that contrast with and do not compete with the employment opportunities that exist within the Borough.

Healthy empowered communities.....

The Masterplan Vision for Pennbury incorporated an objective to deliver high quality, low carbon, sustainable and affordable homes that support the needs of residents of all ages and enable an integrated and balanced community with a mix of housing types and tenure models. Housing would be developed to an average of 60 dwellings per hectare, with 30% of dwellings constituting affordable homes. It aimed to create an energy efficient town, where carbon

emissions during its entire lifecycle were minimised, with the capacity to grow into a zero carbon settlement through the reuse of renewable energy and on site generation, and the ability to adapt to a changing climate and reduce flood and other climate risks.

A further objective was to reduce the need to travel and promote the use of more sustainable transport modes and implement a state of the art public transport system benefiting the Eco Town and neighbouring settlements, while encouraging cycling and walking, optimising use of existing infrastructure, minimising car ownership and improving accessibility for all. The Masterplan referred to the potential to investigate a tram link between Pennbury and Leicester City Centre and Wigston.

The objectives fitted well with the Spatial Strategy for Oadby and Wigston. In many cases, given the scale of development the Eco Town principles are based on, compared to the scale of development proposed within Oadby and Wigston, the potential outcomes would have gone far beyond what could be achieved in the Borough.

Therefore, if an Eco Town were to be located in the vicinity of Oadby then the Borough Council would wish to work with those responsible for delivering an Eco Town and key sites in the Borough to align delivery of the objectives for an Eco Town with the delivery of the objectives for the Core Strategy. This would allow 'retrofitting' of Eco Town principles into development schemes within Oadby and Wigston in order that the benefits achieved in an Eco Town itself, also become embedded in the surrounding area.

With regard to public transport, the Masterplan Vision made reference to a rapid transit route, possibly operated by a tram. Using the same principle, the Borough Council would wish to ensure that the Borough of Oadby and Wigston would benefit equally from such a scheme as the residents of an Eco Town.

~~Safe, clean and attractive.....~~

~~The Masterplan Vision incorporated an objective to act as a catalyst to the regeneration of the Leicester City region (which includes the Leicester Principal Urban Area), improve community safety and to further Leicestershire's profile as a sustainable place to live. It aimed to conserve and enhance the landscape and value of cultural resources, preserve the townscape and visual setting of existing villages, and create a working environment where biodiversity is conserved, enhanced and flourishing via a network of wildlife reserves and active stewardship. Proposals included a Great Park that would integrate the new development into its surroundings, green corridors and the establishment of a number of different habitats throughout the development.~~

~~A further objective was to create a built environment in which the use of energy and water and the production of waste is minimised, water resources are protected, natural resources are conserved, sustainable choices are enabled and new and environmentally friendly technologies and construction methods are explored.~~

~~These objectives fitted with the Spatial Strategy for Oadby and Wigston. In many cases, particularly waste generation and environmentally friendly technologies, given the scale of development that the Eco-Town principles were based on, compared to the scale of development proposed within Oadby and Wigston, the potential outcomes went far beyond what could be achieved in the Borough. Therefore, if an Eco-Town were to come forward then the Borough Council would wish to achieve some retrofitting of such principles into development within the Borough.~~

~~With regard to landscape and biodiversity, the Core Strategy sets out key Green Infrastructure corridors within the Borough and the approach towards~~

protecting and evolving Green Infrastructure during the plan period. If an Eco Town were to be located in the vicinity of Oadby then it would be very important to link Green Infrastructure corridors and proposals within the Borough of Oadby and Wigston to those for an Eco Town. This would ensure that an Eco Town would link into its wider environment and support Green Infrastructure at a strategic and local level.

Policy References

Core Strategy Policy 1: Spatial Strategy for Development in the Borough of Oadby and Wigston

The flexibility of the Spatial Strategy means that it will be equally effective regardless of whether or not an Eco Town comes forward in the vicinity of Oadby.

In terms of the amount of development proposed, the Spatial Strategy has demonstrated that this is required to ensure the overall future sustainability of the Borough in terms of, for example, regenerating the centres of Oadby, Wigston and South Wigston, ensuring adequate amount and quality of employment land, affordable housing and infrastructure provision. In other words, growth of the scale proposed in the Core Strategy is required anyway, regardless of whether or not an Eco Town comes forward.

Any additional growth coming forward through an Eco Town would therefore be additional to that proposed in this Core Strategy. This reflects the principles of an Eco Town in that it would be relatively self contained, so that any growth in an Eco Town would be likely to only have a limited contribution to the delivery of the Spatial Strategy for Oadby and Wigston.

Although the Spatial Strategy will work with or without an Eco Town, if one were to come forward then it would be necessary to link the Spatial Strategy

~~associated with the Eco Town to the Spatial Strategy for Oadby and Wigston. This is particularly the case in terms of the role that an Eco Town would be expected to have in terms of retrofitting sustainable principles and technology to the wider area in which it sits. Therefore, Oadby and Wigston Borough Council would wish to review its Core Strategy to provide the opportunity for such links to be investigated, as well as to consider the spatial and strategic impacts that an Eco Town would have on the Borough.~~

~~In terms of growth beyond 2026, it would be a matter for the East Midland Regional Plan review to determine the general location of the growth and whether or not it should be provided wholly or in part as an Eco Town.~~

~~Core Strategy Policy 4: Sustainable Transport and Accessibility~~

~~A tram line to Wigston which could be considered as part of any Eco Town scheme could also make use of a public transport interchange on Bull Head Street in Wigston that will provide a transport interchange between Wigston town centre, an east west bus route to South Wigston and Oadby and a north south bus route between the Direction for Growth and Leicester~~

~~Core Strategy Policy 5: Green Infrastructure~~

~~With regard to any Eco Town proposal the Borough Council would wish to ensure that Green Infrastructure linkages between the Borough/City and the Eco Town are retained and enhanced.~~

~~Core Strategy Policy 6: Green Wedges~~

~~With regard to any Eco Town proposal, consideration should also be given as to whether a Green Wedge should be designated. Any consideration for amending existing Green Wedge boundaries should be in line with relevant Green Wedge Management Strategies.~~

~~Core Strategy Policy 8: Climate Change and Renewable Energy~~

~~Should an Eco Town come forward, the Borough Council will also consider the policy approach to climate change and renewable energy in the Eco Town and ensure retrofitting of such principles into new developments within the Borough.~~

~~Core Strategy Policy 9: Flood Risk and the Water Environment~~

~~In the event of an Eco Town proposal, the Borough Council's approach to flood risk will need to take into account the impact that it would have upon the Borough and therefore, the Borough Council would need to ensure that a Strategic Flood Risk Assessment for the Eco Town would take this into account.~~

~~A water cycle study would be required in the event of an Eco Town proposal and would need to take account of the wider area which would include areas to the south and east of the Leicester Principal Urban Area, northern parts of Harborough District and parts of Leicester City.~~

~~Core Strategy Policy 11: Affordable Housing~~

~~Any Eco Town proposal would need to provide a minimum of 30% affordable housing on site and should not undermine provision of affordable housing within the Borough.~~

~~Core Strategy Policy 11: Sustainable Construction and Design~~

~~The Borough Council's approach to sustainable construction and design may take into account approaches deemed appropriate for an EcoTown, for example, high quality, low carbon, sustainable and affordable homes that support the needs of all residents.~~