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Foreword

We feel privileged to live and work in the Borough of Oadby and Wigston. The things we enjoy about the Borough of Oadby and Wigston result, of course, from the interaction of our local communities and the built and natural environment. Sometimes the existence of key features are incidental, sometimes they have evolved over a period of time, and sometimes they have been planned; whatever the case, we need to try and ensure that in the future, our communities have the same opportunities to enjoy all that is best about Oadby and Wigston.

It would be naive to say that things should or will remain the same; the Borough faces many pressures and challenges that can only be dealt with by tackling each issue with a thoughtful and evidenced approach. We must, for example, find sustainable solutions for meeting people’s housing needs, supporting the provision of high quality employment, protecting the natural environment and addressing all the economic, environmental and social issues that face our communities today and also in the future.

The process for preparing new planning documents to guide the Borough in implementing the vision for our community is a long and complex procedure. We have to consider a range of issues, consult widely with our partners and representative organisations, commission specialist studies and consider existing evidence. This process has enabled us to produce the document now before you based on a solid set of principles from which to deliver a better future for our communities and local businesses.

This Core Strategy provides a clear vision for how new development can address the challenges we face and identifies where and when new development will take place in the Borough of Oadby and Wigston up to 2026. It outlines how much development will take place and how it will be achieved.

The spatial objectives and policies will set the context for other documents in the Local Development Framework and will therefore, help to shape the way our communities today and in the future will work and live their lives.

Councillor John Boyce
Leader of Oadby and Wigston Borough Council
Equalities Statement

Oadby and Wigston Borough Council seeks to celebrate our diversity. It does, however, recognise that individuals and communities may experience unlawful discrimination in many ways despite equality laws and many examples of good practice in the Borough.

The Council considers equality as a basic human right and believes that all groups should be treated with respect and valued equally. We actively oppose all forms of unlawful or unfair discrimination.

As a Council we believe that no one within our community should be disadvantaged, irrespective of where they live, gender, age, disability, religious belief, race and sexual orientation.

We will ensure that every effort is made to provide key services to all. Oadby and Wigston Borough Council actively encourages public engagement and participation from all sections of the community in all aspects of decision making and provides a variety of ways and means of doing so.
Chapter 1: Introduction

1.1 The Borough of Oadby and Wigston is relatively small, largely urbanised and adjoins the south east corner of Leicester City. All of the Borough’s urban areas fall within the Leicester Principal Urban Area. It has a population of some 55,795 and is 2,345 hectares in area, with an average density of 24 people per hectare. The majority of the population reside within the three main urban settlement centres of Oadby, Wigston and South Wigston, which occupy just over 60 per cent of the Borough. There are also a small number of residential properties located within the vicinity of Kilby Bridge which is on the southern edge of the Borough.

What is the Local Development Framework?

1.2 In 2004, the ‘planning system’ was amended under the Planning and Compulsory Purchase Act. This resulted in Local Plans and Structure Plans being replaced by a ‘two tiered’ plan led system comprising of Regional Spatial Strategies and Local Development Frameworks. When combined, these determine how the planning system shapes local communities. The Oadby and Wigston Borough Local Development Framework will replace adopted policies in the saved Oadby and Wigston Borough Local Plan as set out in Appendix 3. On the 6th July 2010, Regional Spatial Strategies were formally revoked under Section 79 (6) of the Local Democracy, Economic Development and Construction Act 2009, and no longer form part of the Development Plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004. Although Regional Spatial Strategies have been revoked and will be abolished, the evidence base under-pinning them is still a valid consideration.

1.3 A Local Development Framework is a ‘folder’ of documents prepared by district councils, unitary authorities and national park authorities, that outline how spatial planning will be implemented, managed and monitored within the local area.
What makes up the Oadby and Wigston Local Development Framework?

1.4 Listed below are the documents that make up the Borough Council’s Local Development Framework. More detail on these can be found within the Borough Council’s Local Development Scheme.

**Local Development Documents**
- Statement of Community Involvement;

**Development Plan Documents**
- Core Strategy;
- Allocations;
- Oadby and Wigston Town Centre Masterplans Area Action Plan;
Supplementary Planning Documents
- Residential Areas;
- Conservation Areas;
- Planning for Renewable Energy Technology and Energy Efficiency;
- Developer Contributions;
- Guidelines for New Development.

What is the Core Strategy?

1.5 The Core Strategy is the foremost Development Plan Document (DPD) within the Local Development Framework. Over time, it will be complemented by other more detailed development plan documents setting out site allocations and general policies to determine planning applications which must all be in conformity with the Core Strategy. Once adopted, these various development plan documents will replace the existing Local Plan Policies.

1.6 The Core Strategy sets out the vision, spatial objectives and planning strategy for the Borough up to 2026. The Core Strategy provides the basic principles and policies that will steer built development and the use of land, establishes the overall general scale and location of development, and the approach to the key issues facing the Borough. In summary, the Core Strategy:

- Contains a clear vision from which spatial objectives, strategic policies, monitoring and implementation frameworks will flow;
- Is linked to the sustainable communities agenda, helping determine the broad location of new housing and employment land necessary to meet the level of local need required within the Borough of Oadby and Wigston; and
- Is guided by sustainable development principles.

1.7 The Core Strategy is consistent with the evidence base of the revoked East Midlands Regional Plan (2009) and national planning policy, as expressed within Planning Policy Guidance, Planning Policy Statements, Circulars and Ministerial statements. It also acts as a key implementation mechanism for the Leicestershire Sustainable Community Strategy and more locally the Oadby and Wigston Sustainable Community Strategy, prepared by the respective Local Strategic Partnerships.

So what is Spatial Planning?

1.8 The importance of spatial planning is recognised internationally and is derived from the need to integrate the complex array of policy documents, territorial strategies, legislative systems and differing cultural approaches across the European Union.
1.9 The principles of spatial planning are consistent across all levels whether it be concerned with local, regional or national strategies. In Britain, spatial planning can be defined as:

“Planning that goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function…This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.”
(Source: Planning Portal)
Chapter 2: The Policy Context

2.1 In producing the Core Strategy for the Borough of Oadby and Wigston, a number of documents were considered in order to provide evidence to underpin policies within the Core Strategy. This chapter provides an overview of the strategic documents referred to and their relevance to the Core Strategy.

National Strategies and Policy

2.2 Planning Policy Statements and Planning Policy Guidance Notes are prepared by national government to explain statutory provisions and provide guidance to local authorities and others on current planning policy and the operation of the planning system. They also explain the relationship between planning policies and other national and European plans and strategies which have an important bearing on issues of development and land use.

2.3 The guidance set out in Planning Policy Statements and Planning Policy Guidance Notes has been taken into account in the preparation of the Core Strategy.

Regional and Sub Regional Strategies and Policy

2.4 The East Midlands Regional Plan was revoked on 6 July 2010. However, the evidence base that informed the document is still in existence and relates to some of the Policies in the Core Strategy.

2.5 Local Authorities within the Leicester and Leicestershire Housing Market Area work together on a number of different strategies, partnerships and processes such as the Leicester and Leicestershire Strategic Housing Market Assessment. These generally advocate a more ‘joined up’ partnership approach, allowing the local authorities in Leicester and Leicestershire to tackle pressing issues together, for example, through the preparation of joint evidence base to support Core Strategies.

Spatial Relationship between the Borough of Oadby and Wigston, Leicestershire and Leicester City

2.6 Within Leicester and Leicestershire the overall strategy and priorities are set by Leicestershire Together (the Leicestershire Local Strategic Partnership) and One Leicester (the Leicester City Local Strategic Partnership). Priorities are delivered and monitored through Sustainable Community Strategies (one for each Local Strategic Partnership), a Multi Area Agreement and a Local Area Agreement. For example, the Leicestershire Local Area Agreement seeks to deliver the ambitions outlined in the Sustainable Community Strategy, making a measurable difference to inhabitants of Leicestershire.

2.7 Although located in Leicestershire, it is important that the Borough of Oadby and Wigston has regard to the spatial policy framework for Leicester City, given the Borough’s location immediately adjacent to Leicester City and within the Leicester Principal Urban Area.
2.8 The Borough of Oadby and Wigston also has its own Local Strategic Partnership and Sustainable Community Strategy. The Local Strategic Partnership brings together, at a local level, the different parts of the public, private, community and voluntary sectors allowing different initiatives and services to support one another and to work together more effectively.

2.9 The Oadby and Wigston Sustainable Community Strategy is based upon the same top-level objectives from the Leicestershire Together Sustainable Community Strategy and derives nineteen priorities from the forty nine priorities contained within the Leicestershire Together Sustainable Communities Strategy. These were determined based upon research carried out by Oadby and Wigston Borough Council through the preparation of a ‘State of the Borough’ report in 2008 following full consultation with all residents, Councillors, staff and partners. These priorities will be the drivers for delivery to provide tangible outcomes in the Borough, for example, priorities and outcomes relating to issues of strategic housing.

2.10 The Local Development Framework, and in particular the Core Strategy, is the process through which priorities of the Sustainable Community Strategy with a spatial or land use focus will be delivered, hence the strong relationship with the Local Development Framework and the Core Strategy.

2.11 A Local Infrastructure Partnership has been established as a sub group of the Local Strategic Partnership. This provides an example of how provision of new infrastructure will deliver some of the Local Strategic Partnership’s priorities as well as supporting growth through the new development that the Local Development Framework aims to deliver.

Local Strategies and Policy

2.12 Local strategies and policies are the most detailed and locally specific of all the strategy and policy levels considered. Documents produced by the Borough Council use national, regional and sub regional strategies and policies as the base context to guide local and area specific documentation and agreements. For example, the Oadby and Wigston Economic Development Strategy is very locally specific and deals with particular issues within the Borough itself, but is based upon principles and strategies set out in the National Economic Strategy.

2.13 However, locally specific documents to the Borough, as well as using varying levels of governance for guidance, also use locally specific evidence such as the Oadby and Wigston Corporate Plan and the ‘State of the Borough’ report, in order to reflect the Borough Council’s local vision and priorities.
Chapter 3: A Spatial Portrait of the Borough of Oadby and Wigston

Introduction

3.1 The Spatial Portrait provides a broad picture of the physical characteristics and the current economic, environmental and social conditions that exist in the Borough. It describes the consequent issues and challenges in the context of the Sustainable Community Strategy. It concludes with a summary of the issues and challenges that the Core Strategy will address. These provide the foundation for the Vision and Spatial Objectives in Chapter 4. This process is shown in Figure 2.

The Borough - A Snapshot

Physical Characteristics

3.2 The Borough of Oadby and Wigston is located immediately to the south east of Leicester City. The urban areas of the Borough fall entirely within the Leicester Principal Urban Area resulting in a strong spatial relationship between the two places despite the differences in size and population. The Borough plays an important role in providing residents of the Leicester Principal Urban Area with a link to the countryside due to its position to the south of the urban area.

3.3 Initially, the Borough consisted of two distinct villages. Oadby, a large village by the 1860s, established itself around agriculture. It expanded rapidly in the early 1900s as wealthy Leicester City businessmen built large family houses immediately to the east of the village. These houses still remain as fine examples of the Arts and Crafts movement, although many are now in the ownership of the University of Leicester which established its Oadby Campus after the Second World War.

3.4 Wigston, originally two settlements, was amalgamated into Wigston Magna in 1529. The two settlements were linked by a series of ‘Lanes’ which still remain. The canal and railway brought further growth to what had been a predominantly agricultural community, resulting in further development to meet industrial and housing needs. This continued after the Second World War with numerous housing estates rapidly extending the size of the town.

3.5 South Wigston, a new town developed in the late nineteenth century (by Orson Wright the owner of a large brickworks) follows the tradition of setting up ‘model’ towns by Victorian philanthropists. Unlike other ‘model’ towns of the time, it was not just intended to house workers of the brickyard. Other commercial premises, particularly associated with the clothing industry were established right from the start. The railway was key to this development. The Victorian barracks, now used as the Territorial Army Headquarters, predated this growth. The current mature trees, open space and road layout to the north of the barracks date from the 19th century Glen Parva Grange Estate. This history, is still very much evident today, although South Wigston has continued to grow through the establishment of local authority and private housing estates.

The Community - Population and Demographics

3.6 At the last Census (2001) the population of the Borough was 55,795. Of this 48.3 per cent were male and 51.7 per cent female. The Borough has an ageing population, with only 19.8 per cent under the age of 16 years of age. The average age in the Borough is above the national average (38.7 years) with an average age of 39.3 years.
3.7 Wigston is the largest of the three settlements with a population of 25,645 people. Oadby has the second largest population with 22,679 people and South Wigston has a population of 7,471 people.

3.8 Oadby is generally the most affluent area in the Borough. For example, in the 2001 Census the average weekly household income by ward in Oadby ranged from between £410 and £690. This reflects the fact that although Oadby does contain some less prosperous wards, this is often masked by the more prosperous wards. In Wigston, weekly household income ranged from £430 to £560 and in South Wigston it was £530. The census also indicated that less people own a car or van in Wigston and South Wigston compared to Oadby.

3.9 The trend for larger family homes has continued throughout the twentieth century in the north east of Oadby, such as in Oadby Grange Ward. This has resulted in the settlement having more large homes compared to the rest of the Borough. There are more than twice the number of households with 8 rooms or more in Oadby compared to Wigston. In contrast, 38.15 per cent of dwellings in South Wigston are terraced houses. These are built to a high density, particularly to the south of the railway line. Houses in Wigston are predominately semi detached and detached.

3.10 In recent years, the Oadby and Wigston Crime and Disorder Reduction Partnership (CDRP) has worked closely with a number of key stakeholders including the Leicestershire Constabulary to reduce crime and disorder in the Borough. The Partnership has identified 4 main local priorities to address in the Borough which are; anti-social behaviour; acquisitive crime (crimes against property); drugs and alcohol; and, crimes against the person.

3.11 The 2001 Census identified that there is above average in-migration to the Borough from within the UK, but very low from outside the country. The neighbouring City of Leicester which also lies within the Leicester Principal Urban Area, has a high number of new National Insurance number registrations from overseas nationals, reaching a level four times higher than the national average.

3.12 The Borough’s non-white population is large by national standards at 17.5 per cent, compared to 11.3 per cent in England as a whole. In particular, the Borough records a higher share of Asian or British Asian people than the national average.

**The Centres of Wigston, Oadby and South Wigston**

3.13 Wigston is the Borough’s main town centre and contains the largest variety of shops, services and facilities. The town is centred around the partly pedestrianised Bell Street, The Arcade and Leicester Road to the north. Bull Head Street provides the town with a bypass and there are a number of small car parks scattered around the town. Wigston is one of only two town centres within the Leicester Principal Urban Area (the other being Beaumont Leys to the north of Leicester City) and therefore fulfills an important town centre function for residents living in the south of the Leicester Principal Urban Area.

3.14 Oadby is a large district centre with a smaller, but nevertheless good, range of shops, services and facilities which are mostly located along The Parade. Car parking is situated to the east and west and is easily accessed from the north and south of the town. Oadby is particularly influenced by the presence of two out of centre supermarkets on the A6. A third has recently been given planning permission although this is located close to the centre. Therefore, it is intended that the centre will benefit from linked trips made to the supermarket.
3.15 South Wigston is a medium sized district centre extending the length of Blaby Road. This results in the centre being strung out with the largest concentrations of shops, services and facilities located at either end. Many of the properties and retail units clearly date back to the origins of the settlement. South Wigston Library and Community Centre is located on Bassett Street to the south of Blaby Road. A large supermarket is located opposite Blaby Road Park at the eastern end of Blaby Road. South Leicestershire College, open from 2010, is also adjacent to the park further concentrating and reinvigorating the centre in this location.

3.16 Each of these centres are of equal importance to many local people. There is a tendency, particularly amongst older residents of Oadby and South Wigston, not to travel out of ‘their’ settlement to access other shops, services and facilities that are available within the Borough. This leads to each of the centres providing a similar range of opportunities, albeit at a different scale. This arrangement is a result of the way in which the three settlements have evolved and a perception that if needs are not met by the nearest centre it is unlikely that the other centres in the Borough will meet the needs either. It is also a result of the limited public transport services that operate between the three centres, particularly as far as older people are concerned, in comparison to the established links to the City of Leicester.

3.17 The centres, particularly Wigston, are not only influenced by their proximity to each other, but their proximity to Leicester City Centre and the Fosse Shopping Park in Blaby District. Both of these offer large amounts of retail floorspace and attract national retailers. Leicester City Centre offers a wide range of services and facilities. Nevertheless, the Borough’s centres are valued by the Borough’s residents. However, they have suffered from a lack of investment, particularly in relation to their public realm, quality of design and in terms of making the best use of sites within their spatial setting. This has an impact on footfall and the prospects for their future vitality and viability, the types of retailers interested in locating in the centres and the speed at which empty units are brought back into use.

The Environment

3.18 The Borough has good access to the open countryside via the Brocks Hill Country Park, the Green Wedge between Oadby and Wigston, the Green Wedge adjacent to the north east of Oadby, parks and open spaces, the River Sence, and the Grand Union Canal. Green Wedges are defined in the Glossary and Chapter 6.

3.19 There are other areas which contribute to the Borough’s Green Infrastructure such as Fludes Lane Woodland, Oadby Grange Country Park, Leicester Racecourse and Oadby and Glen Gorse Golf Courses. Furthermore, the Limedelves and part of the Grand Union Canal between Kilby and Foxton are classified as a Site of Special Scientific Interest and, in part, a Regionally Important Geological Site.

3.20 There are 321 allotment plots in the Borough which play an important role in contributing to the natural environment and in promoting healthy lifestyles. However, due to the urban nature of the Borough there is a considerable demand for additional allotment plots which cannot be met, with 131 people currently on the waiting list.
3.21 In total, there are 10 Conservation Areas which are influential in maintaining the townscape of the Borough. Nine of these were designated by the Oadby and Wigston Borough Council and benefit from individual Conservation Area Appraisals and a Conservation Area Supplementary Planning Document which together assist with their positive management. The Grand Union Canal Conservation Area was designated by Leicestershire County Council and also benefits from a Conservation Area Appraisal. There are 35 Listed Buildings and Structures present in the Borough. There are no identified Buildings at Risk. There are a number of parks and open spaces in the Borough although the potential exists to improve their quality, particularly in relation to equipped play and sports facilities.

**Housing**

3.22 In 2001, 93 per cent of the Borough’s total dwelling stock consisted of houses or bungalows with only 7 per cent consisting of flats, maisonettes and apartments. In terms of specific housing types, the single largest component is semi-detached dwellings with a 49 per cent share.

3.23 The average household size in Oadby and Wigston Borough was 2.45 people in 2001 which is above the Leicestershire average of 2.43 people. The Borough has a relatively small share of one person households (26 per cent), below the national average of 30 percent and the Leicestershire average of 27 per cent.

3.24 Overall the housing quality within the Borough is very good. Of the total housing stock, 85 per cent of dwellings are owner occupied, which is far above the regional and national averages of 72 per cent and 69 per cent respectively.

3.25 The Leicester and Leicestershire Strategic Housing Market Assessment (2007/08) identified that the Borough has a significant shortfall in affordable housing provision. Based upon the number of new dwellings that the Borough is required to provide up to 2026, the study identified that the Borough has a shortfall of 214 affordable dwellings per year. This equates to a shortfall of 238 per cent. Although the Core Strategy plan period is until 2026 and the study only covered the period to 2016, it does identify that there is presently a significant shortfall in affordable housing in the Borough.

3.26 Housing in Oadby and Wigston Borough also plays an important role in accommodating people who work in Leicester City and the wider County. Reasons for this include the Borough’s proximity to the wide range of employment opportunities that exist in Leicester City and the good reputation of schools in the Borough.
The Economy

3.27 The 2001 Census identifies that 40,522 of the Borough’s population (aged 16-74 years of age) are registered as eligible to work, although 2,663 of these were classified as full-time students and school children.

3.28 The Local Labour Market Bulletin gives a working age population for the Borough of 34,100. Of this figure, in February 2010, the Borough’s unemployment rate stood at 3.2 per cent. It was highest in South Wigston at 5.1 per cent and lowest in Oadby at 2.7 per cent. It was 3.2 per cent in Wigston. This compares to a Leicester and Leicestershire unemployment rate of 4.1 per cent and the national unemployment rate of 4.4 per cent.

3.29 The 2001 Census indicates that the Borough has a relatively weak knowledge economy with 65 per cent of the Borough’s residents qualified up to and including National Vocational Qualification Level 1 and 2 and 27 per cent qualified to Level 3, 4 and 5 equivalents. The Borough’s economy is also influenced by the fact that a proportion of residents, particularly the higher skilled, travel outside of the Borough to work. However, the Borough does have a growing local business culture. The sustainability of existing businesses is good, the qualification attainment rate amongst school leavers is good and the Borough has lower levels of unemployment and lower claimant rates than within the City and County generally.

3.30 These issues are, partly, a consequence of the Borough’s proximity to Leicester City because it is more difficult to retain some types of skills given the range of jobs and salaries available in Leicester City or other larger settlements such as Northampton or Nottingham.

3.31 The Borough has a number of identified employment areas. These are areas of land designated for uses defined as employment by the Use Classes Order. Much of the accommodation on the identified employment areas lacks the quality and flexibility required by modern industry. In addition the environment, general layout and accessibility is poor. Whilst there is relatively low turnover of businesses, there is a lack of interest in the units that do become available for new employment uses. This is largely due to the quality of units and the identified employment areas having poor accessibility to the larger trunk roads such as the M1 and M69 compared to other nearby districts.

3.32 As a result of this, there is frequent interest for the use of land within identified employment areas for non-employment uses. Despite this, it is important to retain employment land to meet local need arising from existing businesses wishing to expand and for smaller business units to support start-ups. There is limited demand for land in the Borough for storage and distribution type employment uses.

3.33 One significant undeveloped parcel of land which has previously been considered for employment uses is the Wigston Railway Triangle. It remains undeveloped due to the difficulties and costs associated with providing access over the railway into the site. Furthermore, Wigston Triangle is also a designated Local Wildlife Site due to the presence of some rare species important to the biodiversity of the Borough. Originally, only the south-eastern side had been designated but this has now been extended to the entire triangle.
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 has expanded its 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 the 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.

3.35 South Leicestershire College will relocate from Wigston to South Wigston from September 2010, allowing it to offer a broader range of courses, particularly in relation to business and sports development, and to have a positive impact on the local economy of South Wigston because of its proximity to the district centre.

3.36 Tourism in the Borough plays a small yet important role in the local economy in relation to the centres of Wigston, Oadby, South Wigston and Kilby Bridge as well as large areas of green space including Brocks Hill Visitors Centre and Country Park, Oadby Golf Course, Leicester Racecourse, Glen Gorse Golf Course and Oadby Grange Country Park.

Transport

3.37 The Borough is crossed by three radial highways that serve the City of Leicester, the A6, the A5199 and the B5366, while the B582 serves as an orbital route linking the three centres within the Borough. Since the completion of the Southern District Distributor Road, the A563 has created a link across the northern fringes of the Borough and provides access to the M1 and M69 motorways. Access to the A14 in Northamptonshire is provided by the A6 which passes through Oadby. The Borough’s roads do suffer from congestion, particularly at peak times.

3.38 Public transport within the Borough is in some locations relatively poor with a limited bus service operating between South Wigston and Oadby, Wigston and Oadby and between some residential areas, Parklands Leisure Centre, Brocks Hill Visitor Centre and Country Park and the Borough’s town and district centres. Generally however, public transport services to Leicester City from the town and district centres are relatively frequent.

3.39 The Borough has access to the Leicester to Birmingham railway line via South Wigston Station. This mode of transport provides a regular service to Leicester and onward to Nottingham and the north, as well as Nuneaton and Birmingham to the south west. Passengers can change at Leicester to access the Midland Mainline to London.

3.40 The Eastern District Distributor Road was originally a proposed transport allocation agreed by Leicestershire County Council and Leicester City Council to complete the City’s outer ring road between the M1 and M69 motorways and the A47, in Oadby. The Eastern District Distributor Road, it was considered, would help to relieve congestion on the A6 between Oadby and Leicester. However, the proposal has not come to fruition despite the route being safeguarded in a number of previous plans. It is now even less likely to come forward as the Eastern District Distributor Road, as proposed, because some of the route has been affected by development outside of the Borough of Oadby and Wigston.
Kilby Bridge

3.41 The hamlet of Kilby Bridge is located to the south of the Borough, within a 20 minute walk of Wigston town centre and is a part of the Grand Union Canal Conservation Area. The settlement is separated by the A5199 and is situated on the north bank of the Grand Union Canal. The River Sence is nearby and parts of the settlement are liable to flooding. The hamlet consists of a number of residential properties, small scale commercial car sales and a public house. Located slightly out of the main Kilby Bridge settlement, there is a small canal side moorings yard and a canal vessel maintenance yard.

3.42 Kilby Bridge is a unique settlement in the Borough and due to its character and setting; it is an attractive and valuable asset. To the east of the settlement, there is a Site of Special Scientific Interest of which part is a Regionally Important Geological site.

Issues and Challenges

3.43 The snapshot of the Borough gives rise to a number of issues and challenges, which are identified below:

3.44 The Community - Population and Demographics
• An ageing population;
• Culturally diverse - more Asian and British Asian people than the national average;
• Location within the Leicester Principal Urban Area immediately to the south of Leicester City;
• Spatial relationship between Wigston, Oadby and South Wigston.

3.45 The Centres of Wigston, Oadby and South Wigston
• Differing role and scale of each centre;
• Proximity to Leicester City and Fosse Shopping Park which provide a wide range of retail opportunities and services close to the Borough;
• Residents perception of what each centre offers in comparison to Leicester City Centre;
• Regeneration of the centres to improve their vitality, viability and spatial setting, the range of retail opportunities and services available and to increase footfall.

3.46 The Environment
• Access to the countryside for residents living in the Leicester Principal Urban Area;
• The presence of a broad range of Green Infrastructure, including green wedges;
• A shortage of allotments and limited opportunities to create new plots;

3.47 Housing
• The housing stock is influenced by the Borough’s location and role within the Leicester Principal Urban Area;
• The Borough is a desirable place to live;
• Higher than average household size and owner occupied housing indicates the presence of a greater number of families;
• A significant shortfall of affordable housing units.
3.48 The Economy
• A relatively low unemployment rate;
• A weak knowledge economy but a growing local business culture;
• The Borough’s economy is influenced by the presence of Leicester City;
• Identified employment areas are less attractive to businesses which is leading to pressure from other uses and a reduction in the amount of employment land;
• There is a need to retain employment land in the Borough to meet local need from existing businesses wishing to expand and for smaller business units to support start-up businesses.

3.49 Transport
• East west routes through the Borough, and beyond towards the M1 and M69, suffer congestion, particularly at peak times;
• There are reasonable public transport links from each of the centres to Leicester but limited public transport links between the centres of South Wigston and Oadby, and Wigston and Oadby.

3.50 Kilby Bridge
• There is an opportunity to improve and revitalise the character of Kilby Bridge which is the only settlement in the Borough outside of the Leicester Principal Urban Area;
• A need to protect Kilby Bridge’s environmental and biodiversity qualities;
• An opportunity for Kilby Bridge to play a greater role in terms of tourism and providing access to the countryside and the Grand Union Canal.

Oadby and Wigston Sustainable Community Strategy

3.51 Chapter 2 explains the relationships between the Core Strategy and the two Local Strategic Partnerships and Sustainable Community Strategies covering the Borough. Within the Borough, Local Strategic Partnership partners are working to deliver 19 priorities. Whilst all are likely to have some relevance to a spatial document as strategic as the Core Strategy, 12 priorities are directly relevant.

3.52 This section sets out the 12 Sustainable Community Strategy priorities that are directly relevant to the issues and challenges that are identified above, describes the relationships between them and sets out how the issues and challenges will be tackled by the Core Strategy, via its vision and spatial objectives.

The housing needs of the people of Leicestershire are met

3.53 The Core Strategy will identify sufficient land to accommodate the Borough’s housing requirement to 2026. It will aim to ensure that issues of design take account of the Borough’s location within the Leicester Principal Urban Area and that a broad range of housing types are provided to reflect the needs of the local community.

An Increase in the provision of Affordable Housing

3.54 The Core Strategy will aim to reduce the shortfall in affordable housing provision in the context of new development. This will need to be linked to the Borough’s additional housing requirement. It will also need to be informed by an assessment of viability, to ensure that the amount of new affordable housing can be viably provided. Whilst the Core Strategy can ensure that the shortfall in affordable housing does not worsen, it is less able to reduce the existing deficit.
Quality employment sites and premises are more widely available

3.55 The Core Strategy will aim to increase the quality of the employment land available in the Borough, particularly in relation to employment areas to meet the needs of existing businesses wishing to expand and business start ups. The Core Strategy will need to balance the availability of employment land and premises in the context of the overall strategy for employment land in the Leicestershire Housing Market Area which, for example, involves making available strategic employment sites associated with areas of major housing growth outside of the Borough.

A prosperous and dynamic economy driven by innovation
A highly skilled motivated and innovative population and more people in high value jobs

3.56 The Core Strategy will aim to provide the spatial planning context that will allow what is currently a rather weak knowledge economy to benefit from an increasingly strong local business culture. Within the centres of Wigston, Oadby and South Wigston this will be through the identification of land for new employment uses that will secure regeneration and facilitate a more prosperous and dynamic economy in the centres. Outside of the centres this will be achieved through the identification of land linked to additional housing growth. The Core Strategy will also support opportunities to maximise the role that the growth of the Borough’s educational institutions can play. However, the Core Strategy will also provide a degree of realism in relation to the extent that these priorities can be achieved in the Borough in comparison to other locations in the Leicestershire Housing Market Area, such as Loughborough.

The impact of traffic on communities and individuals is reduced
Growth of road congestion is reduced
Access to services and facilities is enhanced

3.57 The Core Strategy will aim to reduce the impact of traffic and road congestion by supporting the regeneration of the centres of Wigston, Oadby and South Wigston and ensuring that new development is located within them, or close to Wigston, the largest of the Borough’s three centres and which has the widest range of services and facilities. This will reduce peoples’ need to travel and maximise opportunities for people to use public transport, particularly when travelling between the centres of South Wigston and Oadby, and Wigston and Oadby, where public transport is currently most limited, but congestion is at its most severe. With this approach, the Core Strategy will help to improve accessibility to a range of services and facilities particularly for vulnerable people for whom access is a particular challenge. The Core Strategy will also aim to encourage people to walk or cycle as an alternative to using cars.

Increased resident satisfaction with the built environment and improved green infrastructure
An enhanced accessible natural environment with improved protection

3.58 The Core Strategy will aim to ensure that all new development is built to a high standard, particularly in the centres of Wigston, Oadby and South Wigston, the areas most sensitive to development and areas where significant new development will be proposed. The Core Strategy will identify Green Infrastructure assets and where they combine to form green infrastructure corridors through the Borough. It will identify means by which Green Infrastructure and the wider natural environment can be protected, improved, increased and where appropriate better accessed, particularly in relation to new development.
Newer developments are built to higher design, security and environmental standards and are better supported by services and infrastructure
Our contribution to climate change is reduced

3.59 The Core Strategy will aim to improve the quality in the design of buildings throughout the Borough both in relation to appearance and the environmental standards that they meet. In particular the Core Strategy will aim to ensure that sustainable design is an integral feature of all new development. The Core Strategy will aim to facilitate the regeneration of the centres of Wigston, Oadby and South Wigston to achieve high quality design, especially in relation to the public realm.

Key issues and challenges that will inform the Core Strategy’s Vision and Spatial Objectives

3.60 Having considered the key issues and challenges in the context of the priorities of the Oadby and Wigston Local Strategic Partnership and its Sustainable Community Strategy a number of key issues and challenges have been identified. These are the main things that the Core Strategy’s Vision and Spatial Objectives needs to take into account and they therefore form the basis for Chapter 4 of the Core Strategy. This will ensure that the Core Strategy and the Sustainable Community Strategy will work effectively together to ensure that the Borough’s community, economy and environment can flourish up to 2026.

Key Issues and Challenges to 2026

Reduce the shortfall in affordable housing
Housing types appropriate for the community
Housing design reflective of the Borough’s location
The regeneration of the centres of Wigston, Oadby and South Wigston
The quality of the built environment
Protection and enhancement of green infrastructure
Better availability and quality of employment land
A more prosperous and dynamic economy
A realistic increase in the number of people in high value jobs
Locate development so as to improve public transport and reduce car use
Reduce traffic congestion on east west routes
Sustainable design is integral to new development
Figure 2: From Spatial Portrait to Spatial Objectives

<table>
<thead>
<tr>
<th>The Centres of Oadby, Wigston and South Wigston</th>
<th>Economy</th>
<th>Housing</th>
<th>Environment (inc Kilby Bridge)</th>
<th>Transport</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPATIAL PORTRAIT - SUMMARY</td>
<td></td>
<td></td>
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<tr>
<td>- Lack of investment</td>
<td>- Poor quality employment areas</td>
<td>- Shortfall in affordable housing</td>
<td>- Need to conserve and enhance</td>
<td>- Poor access in national road network</td>
</tr>
<tr>
<td>- Ill-defined future role</td>
<td>- Low retention rates of skilled workers</td>
<td>- Low skill / low wage economy</td>
<td></td>
<td>- Congestion within the Borough</td>
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<td></td>
<td>- Poor access to services and facilities to be enhanced</td>
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<tr>
<td>SUSTAINABLE COMMUNITY STRATEGY – DIRECTLY RELEVANT PRIORITIES</td>
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<tr>
<td>- Impact of traffic on communities and individuals to be reduced</td>
<td>- Quality employment sites and premises to be more widely available</td>
<td>- Housing needs of the people of Leicestershire to be met</td>
<td>- Increased resident satisfaction with the built environment and Green Infrastructure</td>
<td>- Reduce road congestion</td>
</tr>
<tr>
<td>- Access to services and facilities to be enhanced</td>
<td>- A prosperous and dynamic economy driven by innovation</td>
<td>- An increase in the provision of affordable housing</td>
<td>- Enhance accessible natural environment</td>
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<td></td>
<td>- A highly skilled, motivated and innovative population</td>
<td>- New development to be built to higher design, security and environmental standards</td>
<td>- Contribute to reduction of the impact of climate change</td>
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<td>- More people in high value jobs</td>
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<td>KEY ISSUES AND CHALLENGES TO 2026</td>
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<tr>
<td>- Regeneration of the centres of Oadby, Wigston and South Wigston</td>
<td>- Better availability and quality of employment land</td>
<td>- Reduce the shortfall in affordable housing</td>
<td>- Housing design to reflecting the Borough’s location</td>
<td>- Local development to improve public transport and reduce car use</td>
</tr>
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<td></td>
<td>- A more prosperous and dynamic economy</td>
<td>- Housing types appropriate for the needs of the community</td>
<td>- Enhance the built environment</td>
<td>- Reduce traffic congestion on east/ west routes</td>
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<td></td>
<td>- A realistic increase in the number of people in high value jobs</td>
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<td>- Protection and enhancement of the Green Infrastructure</td>
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<td>- Ensure sustainable design is integral to new development</td>
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<tr>
<td>VISION</td>
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<tr>
<td>People aspire to live in Oadby and Wigston because it is a safe, clean and attractive place with a prosperous economy, vibrant town centres and healthy, empowered communities</td>
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<td>SPATIAL OBJECTIVES</td>
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<tr>
<td>- Growth of the Leicestershire Principal Urban Area</td>
<td>- Improve employment opportunities</td>
<td>- Sustainable design and infrastructure</td>
<td>- Protect and enhance Green Infrastructure</td>
<td>- An accessible Borough</td>
</tr>
<tr>
<td>- Regeneration of town and district centres</td>
<td></td>
<td>- Balanced Housing Market</td>
<td>- Green Wedges, Green Infrastructure corridors and the countryside</td>
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<tr>
<td>- Promote healthy lifestyles</td>
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<td>- Enhance local heritage</td>
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<td>- Empower a safe community</td>
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<tr>
<td>- Wigston town centre</td>
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<td>- Oadby district centre</td>
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<td>- S.Wigston district centre</td>
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Chapter 4: The Borough of Oadby and Wigston in 2026
– the Vision and our Spatial Objectives

4.1 The Vision and Spatial Objectives form the heart of the Core Strategy. They set the context under which the planning policy framework for Oadby and Wigston will operate, both within the Core Strategy Development Plan Document and other Local Development Documents within the Local Development Framework.

The Vision for Oadby and Wigston

4.2 The Vision for Oadby and Wigston has been agreed by the Local Strategic Partnership for the Borough with the involvement of the local community. The Local Strategic Partnership consists of representatives from the broad range of service providers that operate within the Borough, including Local Authority, Education, Health, Police and Fire Service.

4.3 The Vision is contained within the Sustainable Community Strategy for Oadby and Wigston and is also set out below:

People aspire to live in the Borough of Oadby and Wigston because it is a safe, clean and attractive place, with a prosperous economy, vibrant town centres and healthy empowered communities.

The Vision - A Spatial Perspective

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.

4.5 It is the role of the Local Development Framework, in particular the Core Strategy, to ensure that the spatial planning policy framework is in place to ensure that the Vision can be delivered:

Vibrant town centres.....

4.6 In 2026, Wigston and Oadby town centres are the heart of the Borough offering a range of quality shopping, employment, civic and leisure opportunities. The district centre of South Wigston contains a similar range of services, albeit on a smaller scale, and there is a strong network of local centres, all contributing to the overall sustainable mix of facilities throughout the Borough, reducing the need for local people to travel.
4.7 Local residents are proud of the centres of Wigston, Oadby and South Wigston. They are clean and have a high standard of public realm and vernacular architecture. The network of public squares and open spaces are always busy. Each centre has its own special character with direct links to the green infrastructure network throughout the Borough.

A prosperous economy.....

4.8 In 2026, new employment opportunities exist in Wigston and Oadby town centres, particularly in office accommodation. There are some new employment units in the urban areas of South Wigston and Wigston, in particular offering accommodation for small businesses with good public transport links across the Borough and reasonable access to the main highway network. This is allowing businesses on some of the older, poor quality industrial estates to relocate.

4.9 The provision of a range of housing and educational opportunities throughout the Borough has provided employers with a skilled workforce and has been particularly successful in retaining the skills of local people in the Borough. Fast, frequent and affordable public transport between the Borough and Leicester City Centre ensures that local residents enjoy the benefits of living so close to one of the United Kingdom’s major cities.

Healthy empowered communities.....

4.10 Oadby, Wigston and South Wigston are all prosperous and healthy communities in their own right. Residents have fair and equal access to services, feel a part of the local community and have excellent opportunities to support one another, participate and socialise. They enjoy living in the Borough because they have been involved in the process of change over the last 15 years or so. Residents have good access to a network of high quality cultural, educational and health facilities in the Borough itself and benefit from having direct access to specialist facilities in Leicester.

4.11 There is a diverse mix of housing types available and the emphasis on establishing more affordable homes throughout the Borough means that everyone has a secure home in which to live.

Safe, clean and attractive.....

4.12 In 2026, all new development in the Borough is of the highest standards of design, particularly in the centres of Oadby, Wigston and South Wigston and on new sites within and adjoining the urban area. Investment in the Borough’s Green Infrastructure has enhanced biodiversity and created a stronger understanding within local people about their role in the conservation of habitats and species and the links with the urban environment. The quality of Conservation Areas and other heritage assets has benefited from careful and positive management.

4.13 People feel safe on the streets and in their homes because design has been a key component in keeping anti social behaviour to an absolute minimum. All new development has integrated measures to conserve energy, achieve sustainable energy generation, minimise waste and to ensure the sustainable management of any waste that is produced.
4.14  Local residents will benefit from increased opportunities to access the open countryside, the River Soar and the Grand Union Canal, particularly in the vicinity of Crow Mills in South Wigston and Kilby Bridge in Wigston. There will continue to be a good range of leisure and recreational facilities including leisure centres, allotments, golf courses, a racecourse and playing fields.

The Spatial Objectives

4.15  In order to ensure that the Vision and Strategy can be effectively delivered, the Core Strategy sets out a number of Spatial Objectives. The Spatial Objectives focus on the key issues that need to be addressed to achieve the Vision. They consist of a ‘headline’ and detail as to why each objective is a key issue locally.

4.16  The Spatial Objectives play a key role in linking policies together to ensure that the Vision is delivered in the most sustainable, joined up and coherent manner. Therefore, the Spatial Objectives are presented under the key themes of the Vision.

**Vibrant town centres.....**

4.17  **Spatial Objective 1: Regeneration of Town and District Centres**
Town Centre Masterplans and associated policies and land allocations will deliver regeneration, investment and growth in the centres of Oadby, Wigston and South Wigston. These will be the focus for new development, particularly retail, local services, community facilities, housing and employment.

4.18  **Spatial Objective 2: Wigston Town Centre**
Reinforce the role of Wigston Town Centre as the Borough’s main town, in particular in terms of encouraging greater national retailer representation and civic function, whilst continuing to support the important role of small independent retailers which create a unique mix within the town.

4.19  **Spatial Objective 3: Oadby Town Centre**
Establish Oadby as a small Town Centre catering for smaller independent and specialist shops, cafes and restaurants to reflect its location close to the affluent Oadby Grange ward and University of Leicester’s Oadby Campus which provides residential accommodation for almost 2000 students situated in a student village.

4.20  **Spatial Objective 4: South Wigston District Centre**
Continue regeneration initiatives in South Wigston District Centre following the opening of a major supermarket and the significant investment in South Leicestershire College. Continue improvements to Blaby Road Park taking advantage of its location close to the Grand Union Canal. Facilitate the establishment of new housing and employment related development to attract and retain young professionals and prosperous households in South Wigston.
A prosperous economy…..

4.21 Spatial Objective 5: Improved Employment Opportunities
Existing employment areas will be protected for employment uses to ensure local employment opportunities for the Borough’s residents. New employment land will be provided in the Town Centres, in South Wigston and in the Direction for Growth at Wigston to provide opportunities for fresh employment areas and accommodation to meet the needs of local businesses wishing to grow and those wishing to establish new businesses in the Borough. There will be better access to the road network. The new employment areas will provide opportunities to consider relaxing the need to protect the existing employment areas for employment uses beyond 2026 and to investigate their use for alternative types of development more appropriate to the local area.

Healthy empowered communities…..

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.

4.23 Spatial Objective 7: A Balanced Housing Market
Ensure adequate affordable housing and a sustainable blend of choices to meet local need. The focus of new housing will be in Oadby, Wigston and South Wigston Centres to facilitate their regeneration. There will be one Direction for Growth to Wigston to support its function as the Borough’s main town in terms of national retailer representation and civic function.

4.24 Spatial Objective 8: Sustainable Design and Infrastructure
Contribute to regional, national and global initiatives to reduce greenhouse gas emissions; reduce flood risk; minimise waste; achieve sustainable waste management; and, develop renewable energy resources. Promote and implement sustainable high quality designs that reduce damaging emissions in our environment and are in keeping with the character of our Borough. Given the built up nature of the Borough, mixed use schemes and medium to high density land use will be encouraged on suitable sites. This will make the best use of land to accommodate a wide range of uses and infrastructure to support the local community and its economy.

4.25 Spatial Objective 9: An Accessible Borough
Enhance mobility to Leicester and within the Borough, particularly east-west links between South Wigston and Oadby via Wigston. Promote the use and development of ‘Smarter Choices’ and sustainable transport (including travel planning, working from home, public transport, cycling and walking). Ensure good access to facilities by delivering a highway network and transport system that is accessible, efficient and affordable to the entire community, as well as encouraging the reduction of private car use.
4.26 **Spatial Objective 10: Promoting Healthy Lifestyles**
Identify opportunities to provide new allotments in the Borough in order to tackle the existing deficit and to support healthy lifestyle projects, such as the Green Earth Community Garden Project and managing open spaces such as Fludes Lane. Encourage walking and cycling and provide access to community health services. Facilitate the development of improved, high quality leisure and recreation facilities throughout the Borough.

*Safe, clean and attractive…..*

4.27 **Spatial Objective 11: Empowering a Safe Community**
Work with the Local Strategic Partnerships to build a safe and cohesive Borough. Incorporate principles that reduce crime and improve community safety in all new development. Empower the community by establishing high quality public buildings and open spaces close to where people live; by delivering public and voluntary sector initiatives to promote social inclusion; and by promoting community cohesion through participation, interaction and understanding.

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, 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.

4.29 **Spatial Objective 13: Green Wedges and The Countryside**
Improve access for local people to our natural environment and key Green Infrastructure assets to enhance the value of their leisure time. Protect and enhance the Green Wedges by limiting development to appropriate uses, as well as safeguarding our open spaces for sport and other forms of recreation. Encourage small scale development in the countryside that provides for employment, leisure and residential development essential to the needs of the rural economy.

4.30 **Spatial Objective 14: Enhancing Local Heritage**
Encourage the enhancement and preservation of historically significant buildings, archaeological sites, conservation areas, parks and other cultural assets providing opportunities for people to access and understand our local heritage. Produce a Regeneration Scheme for Kilby Bridge to enhance access to and understanding of the Grand Union Canal and its environs whilst protecting the hamlet's heritage and biodiversity interest.
Chapter 5: Achieving Sustainable Development – Our Spatial Strategy

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;

• 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 per cent 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 an 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; and

• 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.

This Policy will assist in the delivery of all of the Spatial Objectives

5.1 The Spatial Strategy for the Borough of Oadby and Wigston derives from the Vision and Spatial Objectives. It is, therefore, underpinned by the Spatial Portrait of the Borough and the Vision and Priorities of the Oadby and Wigston Local Strategic Partnership and Leicestershire Together which are set out in their respective Sustainable Community Strategies.

5.2 The Spatial Strategy also takes account of the policy context relating to the Borough as set out in Chapter 2. One of the main policy drivers that has shaped the Spatial Strategy is the fact that the built up part of the Borough is wholly located within the Leicester Principal Urban Area. The Spatial Strategy reflects the key role that the Borough of Oadby and Wigston plays in shaping the Leicester Principal Urban Area, both in supporting the regeneration of Leicester and in the spatial relationship that exists between the Leicester Principal Urban Area and the main towns in Leicestershire. It is recognised that this relationship is of benefit to the whole of the Leicestershire Housing Market Area, including Oadby and Wigston, particularly in terms of supporting the local economy, strategic green infrastructure and shaping how people go about their daily lives.
5.3 All development should be consistent with the creation of balanced mixed communities and provide a safe and attractive environment in keeping with the surroundings.

Housing Growth

5.4 The Spatial Strategy makes provision for a minimum of 1,800 new dwellings (90 dwellings per annum) between 2006 and 2026. The need for this amount was fully evidenced through the process of the preparation of the revoked East Midlands Regional Plan and the amount is consistent with Oadby and Wigston Borough Council’s representations made in respect of this. Provision will be made for this level of growth within the various Development Plan Documents in the Local Development Framework.

5.5 Figure 3 shows the position with regard to the delivery of the total housing allocation for Oadby and Wigston. The table indicates the number of dwellings required to be delivered having taken account of completions and existing commitments. It shows where the remainder of the dwellings to be delivered will be provided in line with the Spatial Strategy for the Borough. Actual site allocations will be made in the Wigston and Oadby Town Centre Masterplan Area Action Plan Development Plan Document and in the Allocations Development Plan Document. Figure 5 illustrates these figures graphically as a housing trajectory (see also Appendix 1).

<table>
<thead>
<tr>
<th>Housing Requirement for the Borough of Oadby and Wigston: 2006-2026</th>
<th>1,800</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Completions: 1st April 2006 to 31st March 2009</td>
<td>285</td>
</tr>
<tr>
<td>Existing Housing Commitments as of 31st March 2009</td>
<td>479</td>
</tr>
<tr>
<td>Remaining Housing to be provided: 2009-2026</td>
<td>1,036</td>
</tr>
<tr>
<td>Housing opportunities identified in the Wigston and Oadby Town Centre Masterplan areas and within the South Wigston Masterplan area</td>
<td>393</td>
</tr>
<tr>
<td>Masterplan dwelling breakdown</td>
<td></td>
</tr>
<tr>
<td>Wigston</td>
<td>166</td>
</tr>
<tr>
<td>Oadby</td>
<td>81</td>
</tr>
<tr>
<td>S Wigston</td>
<td>146</td>
</tr>
<tr>
<td>Housing opportunities identified within the Leicester Principal Urban Area outside of the Wigston and Oadby Town Centre Masterplan areas and outside of the South Wigston Masterplan area</td>
<td>191 *</td>
</tr>
<tr>
<td>Direction for Growth adjoining the Leicester Principal Urban Area to the south east of Wigston</td>
<td>452</td>
</tr>
</tbody>
</table>

Figure 3: Oadby and Wigston Spatial Strategy – Approach to Housing Delivery

*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)

figures do not sum due to rounding

5.6 The Borough Council will apply the Plan Monitor Manage approach to deliver the Spatial Strategy.
5.7 Although the Strategic Housing Land Availability Assessment is likely to take into account many sites that would previously have come forward as windfalls, given the urban nature of the Borough and the location of the built up area entirely within the Leicester Principal Urban Area windfalls are still expected to come forward. For example, residential conversions and single dwellings in the curtilage of an existing dwelling.

5.8 Planning Applications involving proposals for windfalls should be considered in the context of Strategy Policy 1 which sets out the most sustainable approach to the location of residential development in the Borough. Consistent with paragraph 59 of Planning Policy Statement 3 Housing (2010), a windfall allowance has not been taken into account within the Spatial Strategy’s approach to housing delivery. Any windfalls coming forward from 1st April 2009 will therefore be additional to the Housing Requirement for the Borough of Oadby and Wigston of 1,800 dwellings between 2006 and 2026.

5.9 The Spatial Strategy provides sufficient flexibility to accommodate additional dwellings coming forward as windfalls. They will be taken into account through an annual review of the Strategic Housing Land Availability Assessment and the Borough Council will continue to Plan Monitor Manage the housing supply during the plan period through the preparation of an Annual Monitoring Report.
Employment Growth

5.10 A Leicester and Leicestershire Housing Market Area Employment Land Study was published in October 2008 with the involvement of all of the Leicestershire district councils, Leicestershire County Council, Leicester City Council and the Leicestershire Economic Partnership. Its aim was to pull together a number of other employment land studies (including an Oadby and Wigston Employment Land and Premises Assessment published in March 2006) and to establish a joint approach to employment land planning and delivery up to 2026.

5.11 The report concludes that being situated within the Leicester Principal Urban Area Oadby and Wigston forms part of the wider Leicester office, industrial and warehousing market. The supply demand gap analysis suggests an additional requirement for 11,500 square metres of offices and 9* hectares for industrial and warehousing development.

5.12 The scope for meeting these requirements within the Borough is limited. The main opportunities are: for up to 5,800 square metres of offices as proposed within the Masterplans for Oadby (1,125 square metres) and Wigston (4,675 square metres) town centres; 1.3* hectares of industrial and warehousing land (comprising 0.8 hectares at the Sports Field off Tigers Way completed in 2009 and 0.6 hectares at Land West off Magna Road, Magna Industrial Estate an outstanding allocation); and, through the more intensive use of the existing stock. The 3.1 hectare Wigston Railway Triangle site is constrained by the need for a railway bridge and cannot be considered as part of the available development land.

5.13 Based on the outcome of the Oadby and Wigston Employment Land and Premises Assessment published in March 2006, 25 per cent of employment land and premises should be provided as freehold because there is currently a lack of freehold land and premises available in the Borough.

5.14 In the absence of additional suitable land in the Borough, the balance of 5,700 square metres of offices and 7.6* hectares of industrial and warehousing land will be added to effective demand in the City of Leicester and the neighbouring districts of Blaby and Harborough. This demand is reflected within the proposed employment land allocations identified in the report for the New Business Quarter, Leicester and Sustainable Urban Extensions in Blaby and South Charnwood.

5.15 Therefore, the employment land requirement set out within the Spatial Strategy is consistent with the outcomes of this study.

*figures do not sum due to rounding
Regenerating Identified Employment Areas

5.16 The Borough’s Identified Employment Areas accommodate development falling within Use Classes B1, B2 or B8. The areas have developed and evolved over a number of decades and the premises are often not appropriate for more technology or knowledge based activities. To bring them up to an appropriate standard will require significant and comprehensive regeneration. The State of Oadby and Wigston report published in October 2008 notes that the Borough’s economy is small in scale, productivity is low and there has been a gradual decline in earnings and employment in recent years. However, the Borough’s economy is underpinned by a strong local business culture. There are high levels of skilled residents, many of whom are employed outside of the Borough due to a weak knowledge economy in Oadby and Wigston. It is a priority of the Oadby and Wigston Local Strategic Partnership to improve the economic performance of the Borough. In 2009 the Borough Council published an Economic Development Strategy with initiatives that will support the Borough’s economy.

5.17 The Oadby and Wigston Employment Land and Premises Assessment, published in March 2006, found that the majority of businesses in the Borough are small with only 10 per cent employing more than 50 people. As paragraph 3.32 of the Spatial Portrait identified there is a particular need for small business units in the Borough and therefore provision of smaller units should be a priority when regenerating existing employment land and/or when establishing new employment land.

5.18 The poor availability of suitable land and premises is seen as a constraint to growth and companies are particularly concerned about the poor environment and image of employment areas and congestion problems, both within Identified Employment Areas and more generally across the Borough. This has led to poor take up of employment land and premises for employment uses; a consequential increase in non employment uses in the Identified Employment Areas; and a decline in the overall quantity and quality of employment land within the Borough.

5.19 The Leicester and Leicestershire Housing Market Area Employment Land Study, published in October 2008, indicates that a large proportion of the industrial and commercial stock was developed prior to 1970.

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 New Business Quarter, Leicester and Sustainable Urban Extensions in Blaby and South Charnwood.
5.21 Given this background, the Spatial Strategy provides the flexibility for a detailed review of land and premises within the Borough on non identified and Identified Employment Areas to inform the Allocations Development Plan Document. It is planned that a study will be commissioned of all of the Identified Employment Areas within the Borough to determine an implementation plan in relation to sites where environmental and other improvements would regenerate the employment areas to provide a climate to counter the trends identified in the State of Oadby and Wigston report.

5.22 The study will also identify sites where it may be more appropriate to stop protecting the Identified Employment Areas and to allow a change to other uses. It will inform the Allocations Development Plan Document in terms of the amount of replacement employment land that is to be provided as part of the Direction for Growth and the type of employment land that should be provided, in particular the split between B1 and B2 employment land taking into account that which is to be or has already been lost, demand for new employment land and the nature of the mix of uses within which the new employment land is to be located.

5.23 An overriding principle in relation to the Direction for Growth is the need to establish a balance between the 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 at 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.

5.24 In order to achieve the regeneration of the Identified Employment Areas a high standard of design and landscaping will be required in relation to all employment development. Some of the Identified Employment Areas in the Borough are located very close to residential areas. In such cases employment development should not have a detrimental impact upon those residential areas.

5.25 Waste management uses can have similar characteristics to those industrial uses best suited to Identified Employment Areas. Consistent with Planning Policy Statement 10 (July 2005) and the Leicester and Leicestershire Waste Development Framework waste management uses may be suitably located within Identified Employment Areas.

5.26 For development likely to result in the contamination of land, water or air, particular consideration will be given to proposals to mitigate the effects upon future occupants and/or the environment through the Development Control process.

Growth of the Centres of Oadby, Wigston and South Wigston

5.27 The Spatial Strategy is set around the principle that the centres of Oadby, Wigston and South Wigston will be the focus for new development up to 2026. This means they will accommodate a significant amount of growth up to 2026 and that development elsewhere in the Borough should have regard to the Spatial Objectives associated with these centres. This will assist in their regeneration which is a key principle upon which this Core Strategy is based, reflecting the Vision and Spatial Objectives.
5.28 In order to achieve this strategy Oadby and Wigston Borough Council has already prepared Masterplans for all three centres. The Borough Council has also ensured that the Masterplans have been incorporated into the Local Development Framework in order to assist with their effective implementation and therefore, delivery of the Spatial Strategy. The Masterplans for Wigston and Oadby have been incorporated into the Area Action Plans process from the outset and the Masterplan for South Wigston will be incorporated into the Allocations Development Plan Document process (which will cover the whole Borough with the exception of the centres of Oadby and Wigston).

5.29 The Masterplans make provision for a wide range of different uses including almost 40 per cent of the remainder of residential development and the majority of the new employment land to be provided in the Borough. Furthermore, additional retail, services, cultural and civic facilities will be supported. The Masterplans also take account of public realm, traffic and transport issues in order to make spending time in the centres a more pleasant experience for the local community. They also aim to create a complementary offer between all centres to ensure that they do not begin to compete with each other and that they can operate within the wider retail hierarchy. Wigston is the largest of the three centres and the Spatial Strategy aims to reinforce this role through the approach to housing delivery in the Borough set out in Figure 4.

5.30 Given the importance of all three centres to the delivery of the Spatial Strategy, the Borough Council is committed to working with its partners to deliver the Masterplans and associated policy framework through mechanisms such as the Local Strategic Partnership and its associated Local Infrastructure Partnership. Development Briefs will also be prepared and if necessary, compulsory purchase powers will be used to assemble sites.

Growth of the Principal Urban Area outside of the Centres of Oadby, Wigston and South Wigston

5.31 The Spatial Strategy supports housing development on suitable land within the Leicester Principal Urban Area outside of the centres of Oadby, Wigston and South Wigston. This reflects the Spatial Objectives to provide new housing development in locations that are easily accessible to the centres in order to support their regeneration.

5.32 However, as well as housing, these locations play an important role in supporting a wide range of other uses, for example, Identified Employment Land, employment premises, local shops, places of worship, public houses, doctor’s surgeries and dental practices. Often it is important that these facilities are available locally and contribute towards a mix of land uses within the Principal Urban Area. Therefore, whilst the encouragement of new housing development in these locations forms an important element of the Spatial Strategy, the Development Control process will provide the mechanism for ensuring a sustainable mix of uses in the Leicester Principal Urban Area outside of the centres of Oadby, Wigston and South Wigston and that where necessary and appropriate, non residential uses are retained, and new non residential uses established, to maintain this mix of uses.
5.33 The Strategic Housing Land Availability Assessment is the main way in which the Borough Council identifies the capacity of the Leicester Principal Urban Area to accommodate new housing growth and this is kept up to date on an annual basis. However, due to the nature of the Leicester Principal Urban Area, even with such a detailed assessment, it is very difficult to identify how much land is likely to come forward up to 2026.

5.34 Given the uncertainty over being able to plan for future housing land availability within the Leicester Principal Urban Area it is acknowledged that the estimate of dwellings to be delivered in the Principal Urban Area outside of the centres of Oadby, Wigston and South Wigston will be subject to change either through sites accommodating more development than anticipated, detailed evidence to be prepared for the Allocations Development Plan Document indicating that sites are unsuitable, or unanticipated windfall sites.

5.35 However, the Spatial Strategy is flexible enough to be able to accommodate some fluctuation. The effect of any significant higher housing delivery on infrastructure will be closely monitored through the Annual Monitoring Report and should be taken into account when determining future housing provision for the Borough.

5.36 With regard to unanticipated windfall sites, a key consideration in relation to the development control process will be an assessment of the extent to which proposals are consistent with, and will not hinder, the spatial strategy and the overall approach to housing delivery in the Borough as set out in Figure 4.

Direction for Growth to the South East of Wigston

5.37 The Direction for Growth will form an extension to the Leicester Principal Urban Area within the Borough of Oadby and Wigston. This is necessary because it is not appropriate or possible to accommodate all of the housing growth to be provided in the Borough within the Leicester Principal Urban Area and because there is a need to provide some new employment land in the Borough, as previously demonstrated in figure 4 and paragraphs 5.16 to 5.26.

5.38 The term Direction for Growth is used within this Core Strategy to describe the identification of greenfield land on the edge of the Leicester Principal Urban Area for mixed use development. It is significantly smaller in comparison to the Sustainable Urban Extensions that are likely to be provided in a number of district council areas. However, despite this distinction the general principles in relation to Sustainable Urban Extensions will still apply in that development, infrastructure and stakeholders will be required to come together to provide a highly sustainable development.

5.39 For consistency, given that in the context of the Leicester and Leicestershire Housing Market Area the Direction for Growth in the Borough is not of sufficient size to be considered a ‘strategic allocation’ in terms of the Core Strategy, it will be allocated in the Allocations Development Plan Document. A Masterplan and/or Development Brief will also be required. No development should take place on the land identified for the Direction for Growth until the land has been allocated and the Masterplan and/or Development Brief approved.

5.40 In preparing the Core Strategy a number of different options for accommodating a Direction for Growth were identified. These took account of location and the number of separate Directions for Growth that might be required. The refinement of these options into the Spatial Strategy has been influenced through consultation, preparation and analysis of evidence.
5.41 The requirement for only one Direction for Growth was established early on in the process of preparing the Core Strategy. The amount of housing growth to be provided in the Borough would not require significant levels of development adjoining the Leicester Principal Urban Area and evidence relating to infrastructure provision and the sustainable accommodation of greenfield growth indicated that a single Direction for Growth would offer the most sustainable approach.

5.42 The Spatial Strategy incorporates a Direction for Growth to the south east of Wigston because this best fits with the Vision and Spatial Objectives for the Borough of Oadby and Wigston.

5.43 Wigston Town Centre is identified as the Borough’s main town. It has the greatest potential for growth and the Town Centre Masterplan makes provision to reinforce this by encouraging greater national retailer representation and civic function, whilst continuing to support independent retailers in Wigston. A complementary role for Oadby is proposed, catering for smaller independent and specialist shops, cafes and restaurants.

5.44 The Direction for Growth to the south east of Wigston lies within a fifteen minute walk of Wigston Town Centre and, combined with the housing growth proposed for Wigston Town Centre itself within the Town Centre Masterplan, will directly contribute towards the Vision and Spatial Objectives for Wigston Town Centre and the Borough as a whole.

5.45 An Assessment of Highways and Transportation Implications for Oadby and Wigston Borough and Harborough District was published in April 2009 with the involvement of Leicestershire County Council, Leicester City Council and The Highways Agency. It identifies the Direction for Growth to the south east of Wigston as having the potential to accommodate growth without having significant negative impacts on the wider highway network.

5.46 The Assessment identified the following benefits of providing the Direction for Growth to the south east of Wigston:

- improvement to existing bus priority provision which is a key element of being able to provide competitive advantage over the car;
- direct access to University, Hospital, major education facilities and employment opportunities;
- direct links to the Borough’s largest centre (Wigston) with an associated higher level of local facilities. The provision of local services can help reduce the need to travel and the urban fringe areas of the Welford Road corridor are within comfortable walking and cycling distance of Wigston Town centre;
- the Borough’s only rail station is within relatively close proximity and readily accessible by cycle; and
- additional traffic generation on to the Welford Road corridor does not impact the existing significant air quality issues concentrated on the London Road/A6 corridor although some impact on the Welford Road Air Quality Management Area would be generated.
5.47 The Assessment identified that any development adjoining the Leicester Principal Urban Area would require some mitigation works and these will need to be consistent with the mitigation strategies and overall approach set out in the Assessment. Any development which would create significant new traffic generation directly onto Newton Lane would likely need to provide improvements to the Newton Lane/Welford Road junction. There is limited ability to provide physical enhancements at this junction for side road movements without requiring third party land. As a result, development which incorporated a direct linkage to the Welford Road would be advantageous.

5.48 Consistent with Wigston being the Borough’s main town, there is currently better capacity within existing infrastructure to accommodate a Direction for Growth and also better opportunities to develop new infrastructure in support of housing growth. A Leicester and Leicestershire Authorities Growth Infrastructure Assessment was published in May 2009 with the active involvement of a wide range of local authorities and service providers.

5.49 It identified, for example, that there is currently greater capacity in the existing schools and colleges in Wigston to accommodate growth. In addition, a Direction for Growth to the south east of Wigston will be closer to the state of the art facilities that will be offered at the new South Leicestershire College in South Wigston from 2010. These facilities will provide learning and skills development opportunities for a wide cross section of the community.

5.50 The Growth Infrastructure Assessment also identified as a significant challenge, the costs of assembling the necessary funding for the establishment of new infrastructure to support growth and the need for carefully planned solutions. The Spatial Strategy achieves this by linking growth in Wigston, the Borough’s main town, to the growth of the Leicester Principal Urban Area on land to the south east of Wigston. Therefore, any additional infrastructure requirements can be established so as to support the regeneration and growth of Wigston Town Centre and the Direction for Growth.

5.51 The Direction for Growth to the south east of Wigston will be within easy walking distance of Kilby Bridge. It therefore relates directly to the Strategic Objective of enhancing access to and understanding of the Grand Union Canal and its environs through the provision of a Regeneration Scheme which should be prepared for this area (see Core Strategy Policy 3). A River Soar and Grand Union Canal Strategy was published in June 2009 with the involvement of all local authorities responsible for the stretch between Kilby Bridge and Loughborough Meadows, Leicestershire County Council, British Waterways and a number of other organisations. This forms the basis for linking growth to the south east of Wigston to a major green infrastructure asset running through Leicester and Leicestershire and for directing funding towards enhancement of its value both in terms of biodiversity and access to the natural environment.
5.52 Similarly, the Direction for Growth to the south east of Wigston will be within easy walking distance of Limedelves Site of Special Scientific Interest and Barn Pool Meadow Local Wildlife Site, part of which is also designated a Regionally Important Geological Site. These sites form part of the environs to the Grand Union Canal Site of Special Scientific Interest which should also be given consideration within the Regeneration Scheme.

5.53 Currently, the sites are lacking favourable management which could be improved to maximise their landscape and biodiversity value. The Direction for Growth, therefore, provides an opportunity for them to play a much greater role in the context of strategic green infrastructure within the Borough and the wider area. Benefits to green infrastructure could include improvement to water quality, improved habitat management for priority species (as identified in the Council’s Biodiversity Action Plan) and increase in biodiversity gain. Such opportunities are identified in the Borough Council’s Green Infrastructure Plan. The Allocations Development Plan Document along with the Masterplan and/or Development Brief related to the Direction for Growth must include measures to achieve these benefits, limit any potential harmful effects on the sites and if necessary to mitigate against them.

5.54 The Spatial Strategy also takes account of the wider context in terms of growth to the south and south east of Leicester. The revoked East Midlands Regional Plan required the vast majority of growth in Harborough District to be located at Market Harborough and adjacent to the Leicester Principal Urban Area. Although the spatial strategy for Harborough District is yet to be agreed development in these locations is likely to put additional pressure on the A6 which is already congested, particularly through Oadby and towards Leicester City Centre.

5.55 The Spatial Strategy to locate development to the south east of Wigston will reduce the pressure placed on the A6 arising from development in the Borough. This will allow the necessary level of growth to be delivered in the general locations described above with the least possible disruption to existing infrastructure.

5.56 It should be noted that a number of other locations within the Borough were considered to accommodate a Direction for Growth but, following consultation, were disregarded either due to significant constraints and/or because they did not contribute towards the Spatial Strategy to the same extent as land to the south east of Wigston.

5.57 The Borough has suffered in the past because a limited number of small housing developments have only made very small contributions to new infrastructure provision either on or off site. They contribute little to the principles of sustainable development. Although development of the scale of a Sustainable Urban Extension is not appropriate in Oadby and Wigston, the Borough Council is keen that similar principles of sustainability are applied to any greenfield development adjoining the Leicester Principal Urban Area.

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 per cent of the total housing allocation) together with in the region of 2.5 hectares – 3.5 hectares of employment land is considered to be of an appropriate scale.

5.59 This level of development is consistent with the Spatial Strategy that the focus for development will be in the centres of Oadby, Wigston and South Wigston and for housing development, also within the remainder of the Leicester Principal Urban Area. However, it also allows for the Direction for Growth to be of a sufficient scale to achieve provision of infrastructure, local services and facilities on site as well as strengthening provision off site.
5.60 Evidence supporting the Core Strategy, such as the Landscape Character Assessment and the Assessment of Highways and Transportation Implications also indicates that a Direction for Growth of this scale would be sustainably accommodated adjoining the Leicester Principal Urban Area to the south east of Wigston.

Phasing of Development and the use of Brownfield and Greenfield Land

5.61 The Spatial Strategy is based on the principle that the focus for development will be on the centres of Wigston, Oadby and South Wigston. Initially, this is likely to require some intervention and partnership working to get some of the sites underway.

5.62 Therefore, in order to effectively achieve the Spatial Strategy it is important that development is primarily focused on the centres of Wigston, Oadby and South Wigston and elsewhere within the Leicester Principal Urban Area. This will ensure that efforts can be concentrated on improving the quality and levels of services and facilities along with directing investment towards infrastructure provision in the centres before significant development at the Direction for Growth takes place. In order to achieve this, development within the Direction for Growth should not start until 2017.

5.63 The Allocations Development Plan Document and if necessary a specific Development Brief and/or Masterplan for the Direction for Growth will include the following information:

- guidance on remaining infrastructure required to accommodate the Direction for Growth both on site and off site including within Wigston Town Centre
- the position with regard to the Borough Council’s approach to housing delivery. If, for example, the housing opportunities identified within the Leicester Principal Urban Area outside of the Wigston and Oadby Town Centre Masterplan areas and outside of the South Wigston Masterplan area have not come forward as expected, then consideration could be given to increasing the amount of housing proposed for the Direction for Growth. This demonstrates the flexible approach that this Spatial Strategy provides
- guidance on the density and mix of uses that will be expected to comprise the Direction for Growth including the amount of employment land required, the type of employment uses that will be catered for and how employment uses will be integrated into the wider development
- guidance on access to and movement through the Direction for Growth and the location of the various uses.

5.64 The Spatial Strategy is also based on the principle that housing growth will come forward relatively evenly up to 2026, at around 90 dwellings per annum. This is set out in the housing trajectory in Appendix 1 and shown in Figure 4. For the first 7 years (2010/11 to 2016/17) this will be delivered through housing opportunities identified within the Leicester Principal Urban Area. Initially, it is anticipated that this will arise mainly from housing opportunities identified within the Leicester Principal Urban Area outside of the Wigston and Oadby Town Centre Masterplan areas and outside of the South Wigston Masterplan area. Given that it is anticipated to take some time to complete the Wigston and Oadby Town Centre Masterplan Area Action Plans, the Allocations Development Plan Document and to assemble sites, housing opportunities identified in the Wigston and Oadby Town Centre Masterplan areas and within the South Wigston Masterplan area are anticipated to come forward from 2014. This is consistent with the Spatial Strategy to 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.
5.65 For the last 9 years (2017/18 to 2025/26) housing growth will arise from the Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston.

5.66 The Spatial Strategy offers some flexibility to account for the impact of the recession that began in 2008 by accounting for housing growth that is likely to involve larger or more difficult sites towards the middle and end of the plan period. Housing growth in the earlier years is likely to arise from smaller sites and sites currently underway. Nevertheless, a dip in the number of completions is still expected but, given the location of the Borough in relation to the Leicester Principal Urban Area, this is likely to right itself once the state of the economy begins to improve.

5.67 Generally residential development should be built to an average of 40 dwellings per hectare or more on sites of 0.3 hectares and above. This is consistent with the standards that have previously been applied in the Borough and is reflective of its location entirely within the Leicester Principal Urban Area where higher densities should be achieved, for example, because of generally better access to public transport and more opportunities for cycling and walking.

5.68 However, this figure should be seen as a benchmark, within town and district centres it is likely that will be exceeded, particularly where apartments are developed. In some parts of the Borough a lower figure may occasionally be appropriate where the landscape or townscape character justifies this. This approach to density will ensure that the Borough Council meets and exceeds its target to provide at least 60 per cent of new development on previously developed land. With the Direction for Growth accounting for 25 per cent of the Borough’s total housing allocation, 75 per cent is proposed to be developed on brownfield land.

5.69 The possibility of contamination from a previous use will be one of the factors taken into account in assessing the suitability of land. It is important to ensure that any contamination is dealt with as part of the re-development process, to ensure there are no adverse effects on future occupants and/or the environment. If it is possible that contamination may be present on a site, further more detailed investigation will be required.

Key Diagram

5.70 The Key Diagram (Figure 5) provides a graphical illustration of the Spatial Strategy, illustrating the various locations for development and amounts of development proposed up until 2026. The Key Diagram fulfils an important role in demonstrating the spatial relationship that exists between the Borough, Leicester City and neighbouring districts, particularly in the context of the Leicester Principal Urban Area. The Key Diagram also demonstrates the relationship that exists between some of the other policies in the Core Strategy and the Spatial Strategy, for example, Green Wedges, Sustainable Transport and Accessibility and the Countryside. It should be noted that the Key Diagram is not to scale and is diagramatic. The Allocations Development Plan Document will identify specific land allocations and boundaries on the Proposals Map.
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, 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.

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, 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.

This policy will assist in the delivery of Spatial Objective 1 Regeneration of Town and District Centres; Spatial Objective 2 Wigston Town Centre; Spatial Objective 3 Oadby Town Centre; Spatial Objective 4 South Wigston District Centre; Spatial Objective 5 Improved Employment Opportunities; Spatial Objective 7 A Balanced Housing Market and Spatial Objective 8 Sustainable Design and Infrastructure.
5.71 As emphasised by the Government in Planning Policy Statement 4 Planning for Sustainable Economic Growth (December 2009), the key objective for town and district centres is to promote their vitality and viability. This is achieved through the planned growth, promotion and enhancement of existing centres and by encouraging a wide range of services in a high quality environment that are accessible to all.

5.72 Town and district centres will seek to enhance consumer choice by;
• making provision for a range of shopping, leisure and local services, which allow genuine choice to meet needs of the entire community, in particular socially excluded groups;
• supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and,
• improving accessibility, ensuring that existing or new development is, or will be, accessible and well served by a choice of transport modes.

5.73 In January 2007, Taylor Young, in conjunction with BE Group and Faber Maunsell and in association with White Young Green, were commissioned by the Borough Council to prepare Town Centre Masterplan Area Action Plans for the centres of Oadby and Wigston and a Masterplan for South Wigston centre. The three centres of Wigston, Oadby and South Wigston are distinctly different from one another and perform a variety of functions that provide;
• a number of diverse range of shops and services;
• are centres of employment for the Borough;
• provide entertainment and leisure facilities; and
• are a focus for public transport links.

5.74 Consistent with the Spatial Strategy, development will be focused in the Borough’s existing town and district centres in order to strengthen and regenerate them. Promotion and management of change will be achieved through the emerging Town Centre Masterplan Area Action Plans that have been prepared for Wigston and Oadby, and the South Wigston Masterplan which will be incorporated into the Allocations Development Plan Document. Alongside regeneration of employment land within town and district centres, residential development will be encouraged. The Spatial Strategy seeks the provision of 393 new dwellings spread across the centres of Wigston, Oadby and South Wigston, as well as providing locations for new employment land.

5.75 The emerging Town Centre Masterplan Area Action Plans for Wigston and Oadby and the South Wigston Masterplan will include policies and proposals to develop and manage the evening and night time economy. In particular, these will focus on establishing a range of complimentary uses which appeal to a wide range of age and social groups; which contribute towards the regeneration of the centres; and, which are consistent with the Council’s Statement of Licensing Policy.

5.76 In terms of retail provision within the Borough, Wigston town centre has the most. The Spatial Strategy identifies Wigston as the Borough’s main town and key centre for development. Due to Wigston’s position in the retail hierarchy and its nearby location to the Direction for Growth, it plays a key role in the sustained and continued growth of the Borough of Oadby and Wigston.
5.77 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.

5.78 Through the implementation of the Town Centre Masterplan Area Action Plans, the Borough Council will be seeking the establishment of Oadby district centre into a small town centre, focusing on provision of services for local people as well as provision of shops, services and facilities that would serve a more specialist market. Therefore, the progression of Oadby centre into a small town centre will not detract from Wigston’s role as the Borough’s main town centre. Both centres will be unique in style, design, amenities and provision and will work in tandem with one another.

5.79 In line with Government policy and the Borough’s Spatial Strategy, any development that takes place within the town or district centres will need to use land efficiently, where appropriate, through implementation of high density schemes. Any proposals comprising mixed uses and the reuse of previously developed land will generally be supported. Mixed use proposals could include retail, employment, residential, community, leisure, cultural and tourism facilities. Although development is to be focused within town and district centres, local centres still play a key role in everyday quality of life. These smaller centres provide access to essential but more limited services, for residents that do not have easy and efficient access to town and district centres, whether it is through choice or lack of transport links.

5.80 All centres within the Borough and some significant centres outside of the Borough have been characterised using definitions set out in Planning Policy Statement 4 Planning for Sustainable Economic Growth (December 2009), as illustrated below;

<table>
<thead>
<tr>
<th>City Centres</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Centres</td>
<td>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.</td>
</tr>
<tr>
<td>District Centres</td>
<td>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.</td>
</tr>
<tr>
<td>Local Centres</td>
<td>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.</td>
</tr>
</tbody>
</table>

Figure 6: Characterisation of Centres
5.81 The various definitions establish a Retail Hierarchy. The Spatial Objectives and Spatial Strategy place a great deal of emphasis on the role of the Borough’s town and district centres in delivering the Core Strategy and therefore it is important that the retail hierarchy for the Borough of Oadby and Wigston is consistent with the retail hierarchy that exists in the Leicester Principal Urban Area and in the south of Leicestershire. This will ensure that the various centres can relate to one another spatially, maintain their vitality and viability whilst providing a different offer to the local community.

<table>
<thead>
<tr>
<th>City Centre</th>
<th>Leicester City Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Centres</td>
<td>Wigston; Beaumont Leys; Market Harborough</td>
</tr>
<tr>
<td>District Centres</td>
<td>Oadby; South Wigston; Blaby; Broughton Astley; Narborough Road; Melton Road and Belgrave Road; Evington Road; Uppingham Road</td>
</tr>
<tr>
<td>Local Centres within the Borough</td>
<td>Little Hill; Rosemead Drive; Leicester Road; Gloucester Crescent; Kelmarsh Road; Glen Road and Highcroft Avenue; Carlton Drive and Castleton Road; Severn Road; Queens Drive</td>
</tr>
<tr>
<td>Local Centres outside of the Borough</td>
<td>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 Road and Gainsborough Road</td>
</tr>
</tbody>
</table>

Figure 7: List of Retail and Shopping Centres within and Beyond the Borough Boundary
Note: Regional and Sub Regional Shopping Centres consist of Fosse Park, St George’s Retail Park, Grove Farm Triangle
5.82 In order to be successful in the future and withstand competition from neighbouring facilities, the centres have to evolve and move forward. Despite the significant growth of ‘out of town’ retailing and ‘online’ internet shopping, high street retailers within the town and district centres have continued to prosper and currently account for 50 per cent of total money spent by consumers, which is almost identical to the share in 1998. This inevitably means new and improved retail floorspace that better accommodates the needs and demands of modern retailing is needed, as well as suitable, sustainable, effective and efficient public or ‘green’ transport links.

5.83 Consistent with the Leicestershire Local Transport Plan, the Borough Council is seeking to tackle the six key priorities, directly, in the town and district centres. The priorities are:

- tackling congestion, both currently and in the future;
- access to facilities, especially for the most deprived;
- reducing road casualties and improving air quality, with particular emphasis on the link between congestion and air quality;
- reducing the impact of traffic; and
- transport assets.

These are enshrined within the emerging Town Centre Masterplan Area Action Plans for Wigston and Oadby and the South Wigston Masterplan.

5.84 Town and district centre boundaries will be defined within relevant town centre Masterplan Area Action Plans and the Allocations Development Plan Document.

5.85 The sequential approach to site selection, as set out in Planning Policy Statement 4 Planning for Sustainable Economic Growth (December 2009), will be applied for all new proposed retail development that is not within an existing centre nor allocated within the Allocations Development Plan Document. For sites that are located outside of existing centres, developers will need to take account of the impact assessment framework as also defined in Planning Policy Statement 4 Planning for Sustainable Economic Growth (December 2009).
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.

This policy will assist in the delivery of Spatial Objective 1 Regeneration of Town and District Centres; Spatial Objective 2 Wigston Town Centre; Spatial Objective 3 Oadby Town Centre, Spatial Objective 4 South Wigston District Centre; Spatial Objective 5 Improved Employment Opportunities; Spatial Objective 6 Growth of the Principal Urban Area; Spatial Objective 8 Sustainable Design and Infrastructure; Spatial Objective 9 An Accessible Borough; Spatial Objective 14 Enhancing Local Heritage.

5.86 Proposals for new regeneration schemes and initiatives that lead to large scale change will be identified and coordinated in association with the Local Strategic Partnership and its associated Local Infrastructure Partnership, to ensure that key stakeholders and representatives of the wider local community are involved throughout the planning and implementation process.

5.87 The key areas within the Borough for retail provision and potential large scale new development or regeneration schemes are the town centre of Wigston, and the two district centres of Oadby and South Wigston, as illustrated within the Retail Hierarchy. Town Centre Masterplan Area Action Plans will be brought forward for the centres of Wigston and Oadby and a Masterplan that has been prepared for South Wigston will be taken forward through the Allocations Development Plan Document.

5.88 Much of the University of Leicester’s student accommodation, conferencing facilities and sports and recreational facilities are based at their campus in Oadby. The Borough 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.
5.89  Regeneration schemes elsewhere in the Borough will be encouraged through Masterplanning and/or Development Briefs. Such planning will provide an organised, streamlined and sustainable approach that will prevent ad hoc development out of context with the general character and structure of the area, from being detrimental or unproductive. Some Masterplans may be able to be adopted as Area Action Plans by the Borough Council and form part of the Local Development Framework, where appropriate.

5.90  In large scale developments or schemes that are proposed, such as the Direction for Growth to the south east of Wigston, proposals will need to include a mix of uses and take account of any existing local landscape or townscape character. Mixed use should include residential dwellings, on site employment opportunities, recreation and leisure, community facilities and convenience provision. Such a mix of uses will contribute to sustainable development as set out in government guidance and will play a role in reducing the effects of carbon dioxide and other greenhouse gases on climate change.

5.91  Although development on previously developed land and buildings may be related to some existing infrastructure, provision of new and/or improvements and enhancements to existing community infrastructure may be required to ensure carrying capacities are not breached. Community Infrastructure is defined in Core Strategy Policy 10 and the Glossary.

5.92  Kilby Bridge is the Borough’s only rural settlement and is located in the floodplain of the River Sence. It contains a number of uses which do not contribute positively towards the character of the settlement. Therefore, it is important that only appropriate development, such small scale leisure, tourism and canal based development occurs within the settlement in the future. A Regeneration Scheme should be prepared for Kilby Bridge and its environs covering these issues, plus Strategic Green Infrastructure issues including The Grand Union Canal and Limedelves Site of Special Scientific Interest, Barn Pool Meadow Local Wildlife Site and its associated Regionally Important Geological Site and linkages between the Direction for Growth and Kilby Bridge. More detail regarding a Kilby Bridge Regeneration Scheme and its implementation will be provided in the forthcoming Allocations Development Plan Document.

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.
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.

5.93 It is essential that all new development can be successfully integrated into existing transport and highways infrastructure and has minimal detriment to the local area. In line with the Borough’s Spatial Strategy, new development is to be directed to the most sustainable locations, for example, the town and district centres, the Leicester Principal Urban Area and the Direction for Growth.

5.94 The Direction for Growth to the south east of Wigston is the most sustainable location for such a development, when set in the context of the overall Spatial Strategy for the Borough. This is evidenced by the fact that Wigston is identified as the Borough’s main town and the Assessment of Highways and Transportation Implications for Oadby and Wigston Borough and Harborough District (2009) concludes that this part of the Leicester Principal Urban Area has the greatest potential for growth with minimal impact on the existing highways network and air quality.

5.95 As emphasised within The Transport White Paper, The Future for Transport published in 2004, increasing demand for transport must be managed. Whilst accepting that good transport is vital to a successful thriving economy and facilitating better access and greater mobility, the evidence stresses the need to balance the increasing demand for travel against protecting the environment effectively and improving the quality of life for everyone. The Spatial Strategy for the Borough achieves this aim by making provision for main routes to the strategic road network outside of the Borough, such as the M1, M69 and A14, to be accessed when necessary. It also encourages development and use of public transport links which will increase capacity on the highway network.

5.96 The revoked East Midlands Regional Plan included the Regional Transport Strategy which focused on encouraging the development of sustainable travel patterns through; reducing the need to travel, especially by car; managing traffic growth and congestion; improving opportunities for walking and cycling; promoting a step change improvement to the reliability, capacity, quality, accessibility and coverage of the public transport network; making better use of existing transport networks through better management; and, only developing additional highway capacity when all other measures have been considered. These principles are important locally in the Borough of Oadby and Wigston and The Core Strategy, other Development Plan Documents within the Local Development Framework, the Local Transport Plan and the Local Strategic Partnership will work together to deliver them.
5.97 Leicestershire County Council’s policy document, the 6Cs (6 County/City Authorities – see Glossary) 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.

5.98 This Policy will contribute towards the spatial objectives relating to public transport in the Borough which include improving east west public transport links between South Wigston, Wigston and Oadby, ensuring that new development is integrated into this link and establishing fast and frequent public transport links to key services, facilities and the retail centre of Leicester. The Spatial Strategy which focuses development within the town and district centres, the Leicester Principal Urban Area and a Direction for Growth to Wigston directly supports achievement of these spatial objectives by ensuring that growth occurs in the main population centres adjoin the public transport routes.

5.99 It is also of note that the Wigston Town Centre Masterplan incorporates a proposal for a public transport interchange 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.

5.100 South Wigston Railway Station provides links to Nottingham, Derby and London via Leicester and to Nuneaton and Birmingham. Increasing the number of services stopping at South Wigston would boost the use of rail as a method of public transport by those living and working in the Borough. The Core Strategy supports this principle by ensuring that growth is directed to locations that will increase the potential pool passengers wishing to use train services through:

- Initiatives connected to the regeneration of South Wigston, such as the relocation of South Leicestershire College to the centre
- the Spatial Strategy which focuses development in the centre of South Wigston, the Leicester Principal Urban Area and the Direction for Growth to the south east of Wigston which is within cycling distance of the railway station

5.101 Travel Plans aim to ensure the delivery of sustainable transport objectives including ‘smarter choices’, the reduction of car usage and increased use of public transport, walking and cycling as part of new development. They should be submitted alongside any planning application that is likely to have significant transport implications such as employment, leisure, educational and major residential developments. Therefore, a Transport Assessment and/or a Travel Plan may be required to accompany some planning applications, in particular those that would constitute a major application.

5.102 This policy enables the protection of routes that will allow the future expansion and enhancement of transport infrastructure in the Borough. The Eastern District Distributor Road is one such link that has been identified in previous plans but has not been delivered.

5.103 Whilst there are currently no plans to progress the Eastern District Distributor Road, Leicestershire County Council, as the local highway authority, wish to see the continued safeguarding of this route within the Borough. This is because the County and City highway authorities face significant challenges in continuing to develop local transport systems. At a strategic level this includes, amongst other things, supporting and deliver housing and economic growth, improving peoples’ access to services whilst reducing impacts on the environment and seeking to minimise the effects of climate change. At a local level, there are issues regarding traffic conditions on Stoughton Drive South and on the A6 between Leicester and Oadby.
5.104 Nationally, transport policy has evolved considerably since the Highways Authority last reviewed the position with regard to the Eastern District Distributor Road. Leicestershire County Council and Leicester City Council are in the very early stages of thinking about future transport policy and strategy through the next Local Transport Plans. The Highways Authority considers that the completion of a route along the Eastern District Distributor Road line within the Borough might help to meet strategic challenges and address local issues. This could be as either a general traffic route and/or one that helps to deliver improved public transport, walking and cycling. However, future work will be required to provide evidence to underpin policy and strategy choices (for example through a Leicester Principal Urban Area wide transport study).

5.105 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 ‘potential transport route’. The potential transport route will be allocated in the Allocations Development Plan Document.

Core Strategy Policy 5

Green Infrastructure

The Borough Council will seek a net gain in Green Infrastructure through the protection and enhancement of assets and the creation of new multifunctional areas of green space.

The Borough Council will:
• safeguard and enhance Strategic Green Infrastructure corridors connecting locations of natural heritage, green space, biodiversity and other environmental interest;
• actively promote the creation of new Strategic Green Infrastructure corridors and the restoration, recreation and enhancement of existing Green Infrastructure corridors and the biodiversity that they support, particularly where the opportunity exists through new development;
• seek opportunities to link fragmented habitats, protect vulnerable habitats and integrate biodiversity within communities;
• protect and conserve species and sites of ecological and geological significance; and
• work in partnership to enhance the value of Strategic Green Infrastructure corridors that are also of significance outside of the Borough, such as the Grand Union Canal and River Sence.

To enable optimum conditions for the creation and protection of wildlife species and habitats, development must accord with the Borough Council’s Biodiversity Action Plan and Nature Conservation Strategy.

This policy will assist in the delivery of Spatial Objective 9 An Accessible Borough; Spatial Objective 10 Promoting Healthy Lifestyle; Spatial Objective 12 Protecting and Enhancing Green Infrastructure; Spatial Objective 13 Green Wedges and the Countryside; and, Spatial Objective 14 Enhancing Local Heritage.
Natural England defines Green Infrastructure as “networks of multi-functional green space and natural elements that intersperse and connect our cities, towns and villages” and play a key role in delivering sustainable communities. Green Infrastructure also plays an important role in terms of climate change mitigation (e.g. through carbon storage) and climate change adaptation (e.g. through moderating urban temperature extremes). Further guidance on climate change is provided in Core Strategy Policy 8: Climate Change and Renewable Energy.

Green Infrastructure is regarded as a vital part of urban infrastructure and a positive way of conceptualising green space planning. The Borough Council’s aim is to increase the quality of its natural green assets as well as to ensure a net gain in its quantity.

Well designed and integrated Green Infrastructure is essential in improving environmental quality, health, wellbeing and community cohesion. It also offers significant opportunity for exercise, sport and informal recreation. Green infrastructure should contribute to and enhance the quality of life of existing and future residents and visitors to the Borough. Opportunities to achieve this include:

- providing a focus and attractive environment for the increased population proposed within the three cities growth area, and specifically in the Borough of Oadby and Wigston;
- providing improvements that respect existing landscape character and that will assist in attracting and retaining inward investment;
- protecting and enhancing existing biodiversity, creating new areas for biodiversity and reversing the fragmentation of habitats by restoring the connectivity between them;
- providing continued, new and enhanced links to the countryside; and,
- coordinating the use of green space to optimise its use for leisure, biodiversity, drainage, flood management and other socio economic activities.

In the Borough of Oadby and Wigston the Green Infrastructure consists of many diverse elements. It includes the countryside around the Leicester Principal Urban Area, the Green Wedges and areas of open space that run from the countryside into the Leicester Principal Urban Area, river corridors, canals and railway lines. These Strategic Green Infrastructure Corridors are illustrated in Figure 8.

Current provision of Green Infrastructure within the Borough includes formal and informal open spaces, cemeteries, sports fields, golf courses, Leicester Racecourse, local wildlife sites, local nature reserves, country parks and allotment sites.

The Natural England Accessible Natural Green Space Standard is widely regarded as being the best fit to Green Infrastructure planning. This has been taken into account in setting the local standards in the Borough Council’s Open Space, Sport and Recreation Facility Study, published in 2009.

Green Infrastructure can contribute to the high quality natural and built environment that fosters sustainable communities. Biodiversity is protected by ensuring Green Infrastructure is networked through corridors of green space. As well as biodiversity, Green Infrastructure includes sites of ecological, geological and historical interest. Within the Borough of Oadby and Wigston these sites include:
Sites of Special Scientific Interest (SSSI)
- The Grand Union Canal and Limedelves Site Of Special Scientific Interest, located east of Kilby Bridge between Kilby and Foxton

Regionally Important Geological Sites (RIGS)
- Kilby Bridge Pit Regionally Important Geological Site, located between Wigston and Kilby Bridge, east of Welford Road.

5.113 The Borough of Oadby and Wigston has two important advantages in terms of promoting biodiversity as part of Green Infrastructure. Firstly it has urban, suburban and rural habitats in close proximity and secondly two Green Wedges, which bring these habitats closer together. This enables species to use features within all these elements of the rural and urban landscape.

5.114 The main habitats and species that comprise the Borough’s Green Infrastructure Assets, and which have been identified through the Phase 1 Habitat Survey and Biodiversity Audit published in 2005 include:

Habitats
- Veteran trees
- Trees of special interest (those with the potential for bat roosts)
- Hedgerows
- Woodland
- Ponds
- Wildlife Sites
- Sites of Special Scientific Interest
- Nature Reserves
- Gardens
- Grand Union Canal
- River Sence
- Washbrook

Species
- Otters
- Water voles
- Farmland Birds
- Bats
- Great crested newts
- Marbled White Butterfly
- Brown Hares

5.115 Furthermore, all proposals for development should accord with the Borough Council’s Biodiversity Action Plan and Nature Conservation Strategy. The Biodiversity Action Plan highlights the important habitats and species in the Borough that contribute to the United Kingdom’s biodiversity conservation targets. The Nature Conservation Strategy, published in 2007, sets out the framework of nature conservation targets to focus on the Borough Council’s commitment to safeguarding nature conservation within the Borough. It encourages the use of native species (ideally of local provenance) in the establishment of new habitats and Green Infrastructure.
5.116 In order to build on this framework, a Green Infrastructure Plan (2009) has been prepared. This provides a detailed compilation of the various components of Green Infrastructure within the Borough and identifies the new Green Infrastructure that is required in the Borough in order to accommodate growth up to 2026. It establishes what needs to be done and by when, who needs to do it and what the priorities for action are. Where possible it identifies capital and, where appropriate, revenue costs together with sources of funding. It is intended that the Green Infrastructure Plan will contribute towards the delivery and implementation of this policy and that it will assist in the determination of planning applications in the Borough.

5.117 The Green Infrastructure Plan consists of important evidence for the Local Development Framework to ensure that the environmental and social importance of the network of green infrastructure continues to serve the population of the Borough.

5.118 The proposed Direction for Growth south east of Wigston should establish new Green Infrastructure corridors to link growth to the existing Green Infrastructure network. All new Green Infrastructure corridors should tie in with, connect and enhance existing corridors of green space, for example, the nearby Grand Union Canal and River Sence corridors. Provision of new Green Infrastructure is an important contribution that developers can make when sites are developed. For example, to improve the robustness of the Green Infrastructure or restore it where this is necessary. The Community Infrastructure Policy in Chapter 7 provides more guidance on this.

5.119 The Spatial Strategy aims to develop links between areas of Green Infrastructure into Wigston, Oadby and South Wigston and also into Leicester City. Similarly, proposals for Kilby Bridge should retain or enhance linkages to the Grand Union Canal and River Sence, and take into account the River Soar and Grand Union Canal Strategy.

5.120 The Borough has two Green Wedges: the Oadby and Wigston Green Wedge separating the townships of Oadby and Wigston and the Oadby, Thurnby, Stoughton Green Wedge encompassing the land to the northern boundary of the Borough. These ensure that green corridors through the Borough and into neighbouring districts are maintained. Green Wedge Strategies (Oadby and Wigston Green Wedge Strategy (2004) and the Oadby, Thurnby, Stoughton Green Wedge Strategy (2005) provide the Borough with a framework for managing the green wedges.
Figure 8: Strategic Green Infrastructure
Chapter 6: The Natural Environment

Core Strategy Policy 6

Green Wedges

The objectives of Green Wedges are to:

- retain the open and undeveloped character of the Green Wedges;
- retain and create green networks between the countryside and open spaces within the urban area; and
- retain and enhance public access to the Green Wedges, especially for recreation.

The following land uses will be acceptable in Green Wedges, provided that they are consistent with these objectives:

- agriculture, horticulture and allotments not accompanied by retail development;
- outdoor leisure, recreation and sporting facilities;
- forestry;
- footpaths, bridleways and cycle ways; and
- burial grounds.

Road proposals or dedicated public transport routes will only be acceptable where there is no alternative route available outside the Green Wedge and provided appropriate mitigation measures are implemented to minimise any adverse impacts on the amenity of the specific Green Wedge.

The detailed boundaries of the Green Wedges within the Borough will be identified in the Allocations Development Plan Document. Any review of the boundaries should be undertaken through the Local Development Framework process and in partnership with relevant neighbouring Councils.

This policy will assist in the delivery of Spatial Objective 13: Green Wedges and the Countryside

6.1 The purpose of Green Wedges is to protect important areas of open land which influence the form and direction of urban development; to ensure that open land extends outwards between the existing and planned development limits of the urban areas; preserve strategic landscape and wildlife links between the countryside and urban open spaces; prevent the coalescence and maintain the physical identity of settlements adjoining the main urban areas; and, allow recreation and access to the countryside. To support these aims, the Borough Council prepared the Oadby and Wigston Green Wedge Management Strategy in 2004. A Management Strategy for the Oadby, Thurnby, Stoughton Green Wedge was prepared in partnership with the Stepping Stones Countryside Management Project in 2005.
6.2 As a small and predominately urban Borough, our landscape plays a major role in shaping the character of the environment, both stimulating leisure and tourism and supporting the overall ‘quality of life’. The Oadby and Wigston Landscape Character Assessment (2005) identifies a number of landscape character areas across the Borough and it is important that both the quality and distinctive characteristics of these areas are conserved and enhanced when new development occurs. Therefore, in order to ensure that any new development respects this character and enhances it, new development affecting the Green Wedges should relate well to the existing landscape and be sympathetic to its surroundings.

6.3 In relation to the Green Wedges specifically, their existing area should be maintained, in particular because of the valuable role they play in preserving the identity of the urban areas. Green Wedge boundaries will be safeguarded unless an identified need for new development, which cannot be accommodated within the existing urban area, justifies the need to review them.

6.4 Green Wedges provide an excellent gateway to link the urban area to the countryside. In the instance of the Green Wedge separating Wigston and Oadby, not only does it separate the two urban settlements, it also provides the Green Infrastructure necessary to access the countryside to the south of the Borough. Management of Green Infrastructure in the Borough is dealt with in Policy 5: Green Infrastructure.

6.5 With regard to the Direction for Growth, existing Green Wedge boundaries will be amended, if evidence suggests a necessity to do so, through the Borough’s Allocations Development Plan Document.
Core Strategy Policy 7

The Countryside

Land outside the Leicester Principal Urban Area, defined limits to development and Green Wedges will be defined as Countryside. The openness and intrinsic qualities of the Countryside will be protected. The Borough Council will promote good management of the Countryside whilst allowing it to adapt to the identified needs of the community.

Some forms of development may be required in the Countryside. Development justified as necessary in the Countryside must be appropriate in terms of layout, scale, height, materials, form, impact and siting. Development should not adversely affect landscape, wildlife, the ecological, geological, environmental, archaeological or historic resources of the specific site and the surrounding areas.

Development causing adverse impacts in the Countryside will only be permitted where there is a justifiable need which outweighs these impacts and where a Landscape Character Assessment has been undertaken to ensure that all detrimental impacts that a development may cause have been assessed and can be mitigated.

This policy will assist in the delivery of Spatial Objective 13: Green Wedges and the Countryside

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.

6.7 This policy provides protection against inappropriate development in the countryside and establishes the criteria for the types of development that may be appropriate. New development in the countryside will only be permitted where a justifiable need can be demonstrated consistent with the principles set out in Planning Policy Statement 7: Sustainable Development in Rural Areas (August 2004), for example, development that will enhance the rural economy and when viable, support the delivery of affordable dwellings for identified local need. Where development does take place in the countryside it must be sympathetically designed and located so as to provide as little disturbance as possible to the open nature of the countryside and to protect the various Green Infrastructure asset that it supports.

6.8 Although the Borough of Oadby and Wigston is predominantly urban, land to the south and east within the local authority boundary plays an important role in providing the residents of the Borough and the wider Leicester Principal Urban Area access to open countryside. The majority of the Borough’s population live within the built up areas around the centres of Wigston, Oadby and South Wigston. However, it is also imperative that where appropriate, necessary forms of development to meet the needs of residents in rural areas are supported.

6.9 As a small and predominately urban Borough, our landscapes plays a major role in shaping the character of our environment, both stimulating leisure and tourism and supporting the overall ‘quality of life’. The Oadby and Wigston Landscape Character Assessment (2005) identifies a number of landscape character areas across the Borough and it is important that both the quality and distinctive characteristics of these areas are conserved and enhanced when new development occurs. Therefore, in order to ensure that any new development respects this character and enhances it, new development affecting the Green Wedges should relate well to the existing landscape and be sympathetic to its surroundings.

6.10 The exact limits to development in the countryside, for example, in relation to the Direction for Growth and Kilby Bridge will be defined in the Allocations Development Plan Document.
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

All new development will be required to demonstrate how it reflects current nationally prescribed 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 Sustainability Statement demonstrating how (potential) carbon dioxide emissions will be reduced and by how much.

Further information will be contained in the 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: Protecting and 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 Borough 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 Document will also take account of the most up to date renewable energy generation and carbon dioxide emission reduction targets.

6.14 Planning Policy Statement: Planning and Climate Change Supplement to Planning Policy Statement 1 (December 2007) 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 Borough 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

6.15 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 per cent by 2010, 44 per cent by 2013, 60 per cent 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.
6.16 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).

<table>
<thead>
<tr>
<th>Code Level</th>
<th>Minimum percentage reduction in dwelling emission rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1 (★)</td>
<td>10</td>
</tr>
<tr>
<td>Level 2 (★★)</td>
<td>18</td>
</tr>
<tr>
<td>Level 3 (★★★)</td>
<td>25</td>
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<tr>
<td>Level 4 (★★★★)</td>
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<tr>
<td>Level 5 (★★★★★)</td>
<td>100</td>
</tr>
<tr>
<td>Level 6 (★★★★★★)</td>
<td>‘Zero Carbon Home’</td>
</tr>
</tbody>
</table>

Figure 9: 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

6.17 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

6.18 Non-residential developments contribute to approximately 40 per cent 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.

6.19 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.

6.20 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

70
6.21 The standards that can be achieved by a building are:

- Pass
- Good
- Very Good
- Excellent

6.22 The implementation of BREEAM standards in new development will help the Borough 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.

6.23 The Code for Sustainable Homes and BREEAM standards are currently examples of nationally prescribed 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

6.24 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 prescribed best practice sustainable buildings standards.

6.25 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

6.26 Planning Policy Statement 22: Renewable Energy (August 2004), 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.
6.27 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 (2008) was produced to provide evidence of the local feasibility and potential for renewable and low carbon technologies to supply new development.

6.28 The study looked at the potential for:
- Wind energy
- Hydro power
- Bio-mass energy (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)

6.29 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.

6.30 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.

6.31 When relating to climate change, reference should also be made to Core Strategy Policy 5 Green Infrastructure, Core Strategy Policy 9 Flood Risk and the Water Environment and Core Strategy Policy 14 Design and Sustainable Construction where they relate to climate change.
Core Strategy Policy 9

Flood Risk and the Water Environment

Development proposals should take into account the potential impact of climate change on water resources, water quality and on the level of flood risk posed, as detailed in the Strategic Flood Risk Assessment. Development should be made safe without increasing 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: Protecting and Enhancing Green Infrastructure

6.32 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 on 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.
6.33 Planning Policy Statement 25 Development and Flood Risk (March 2010) sets out national policy regarding managing flood risk. It 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 (November 2007). 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 Planning Policy Statement 25 Development and Flood Risk (March 2010). 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.

6.34 The Council’s Strategic Flood Risk Assessment (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 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 two 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 Strategy Policy 1 Spatial Strategy for Development) and is the basis on which the Sequential and Exception Tests will be applied.

6.35 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.

6.36 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**

6.37 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.
6.38 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.

6.39 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.

6.40 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

6.41 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

6.42 Oadby and Wigston Borough Council has prepared a Water Cycle Study Scoping Report which provides a baseline understanding of the strategic water related issues in the Borough, based upon other evidence based documents. A Detailed Water Cycle Study will 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.
Chapter 7: Infrastructure and the Built Environment

Core Strategy Policy 10

Community Infrastructure

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 the Local Infrastructure Plan.

Developer contributions will be sought and used to ensure that new development meets the appropriate and necessary on and off site infrastructure requirements which are required to support the development and mitigate or compensate for the impact of the development on existing community interests and the local environment.

This policy will assist in the delivery of Spatial Objectives 8: Sustainable Design and Infrastructure, Spatial Objective 9: An Accessible Borough and Spatial Objective 10: Promoting Healthy Lifestyles.

7.1 New development creates additional pressures on a locality by increasing the need for or pressure on facilities such as healthcare provision, schools, highways, public transport and the environment – the community infrastructure. This policy aims to ensure that infrastructure or facilities delivered as a result of developer contributions are to time and to the appropriate quality and, overall, reflect the impact of the development on the local community and environment.

7.2 The Borough Council has worked in partnership with Leicestershire County Council, Leicester City Council and other Leicestershire district councils to prepare a Leicester and Leicestershire Housing Market Area Authorities Growth Infrastructure Plan. This was commissioned from Roger Tym and Partners and the Plan was produced in 2009. The Plan identifies the infrastructure implications of housing and jobs growth in the Leicester and Leicestershire Housing Market Area to 2026. It shows, at a high level, the cumulative infrastructure requirements that arise from growth; how much the infrastructure costs; and how the infrastructure might be funded. It also looks at how the infrastructure requirements of growth might be delivered. Preparation of the Plan involved a wide range of consultation and involvement from both primary and secondary infrastructure providers.

7.3 The Leicester and Leicestershire Housing, Planning and Infrastructure Group are responsible for taking forward the Plan, particularly with respect to prioritising infrastructure delivery in the context of available funding streams. However, their emphasis is likely to be directed towards Leicester City and Sustainable Urban Extensions where the vast majority of growth in the Housing Market Area to 2026 is expected to be delivered.

7.4 In the Borough of Oadby and Wigston a Local Infrastructure Partnership has been established as a sub group of the Local Strategic Partnership. This is a relatively fluid grouping, seeking to involve those partners and infrastructure providers who are appropriate for each discrete development.
7.5 The Local Infrastructure Partnership has prepared a Local Infrastructure Plan. This provides a more detailed and locally focused perspective of the cumulative infrastructure requirements that arise from growth in the Borough. The plan is in conformity with and complements the Leicester and Leicestershire Housing Market Area Authorities Growth Infrastructure Plan. It builds on the Spatial Objectives and the Core Strategy policies to establish what needs to be done and by when, who needs to do it and what the priorities for action are. Where possible, it identifies capital and, if appropriate, revenue costs together with sources of funding.

7.6 The Borough Council has prepared a Green Infrastructure Plan which has a similar role and function to the Local Infrastructure Plan, but deals specifically with Green Infrastructure. This will provide a local context to the 6Cs Growth Point Green Infrastructure Strategy that is being prepared at a regional level. This aims to protect, enhance and extend networks of green spaces and natural elements in and around the three cities of Leicester, Nottingham and Derby, connecting with their surrounding towns and villages.

7.7 The Local Infrastructure Plan and the Green Infrastructure Plan have identified those aspects of infrastructure that are essential in order to support development and mitigate or compensate the impact of the new development on existing community interests. These are identified in Appendix 2.

7.8 The plans have also identified those aspects of infrastructure that are optional. These will be identified in a Developer Contributions Supplementary Planning Document.

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. 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.
7.10 Examples of infrastructure which may be sought through developer contributions include:
- affordable or specialist housing needs;
- open space and play facilities;
- sporting and leisure centre facilities;
- local education investment provision;
- highways and public transport improvements;
- healthcare provision and social services;
- local waste management and recycling;
- environmental works including benefits to local biodiversity, the cultural and historic environment and other Green Infrastructure;
- new provision of repairs and/or improvements to community buildings
- public art in the community;
- crime prevention and community safety provision; and
- flood protection.

7.11 The Developer Contributions Supplementary Planning Document will incorporate a review of all existing policy and guidance relating to developer contributions in the Borough of Oadby and Wigston. The involvement of Local Strategic Partnerships and the local community will be sought to ensure that the requirements of all partners, infrastructure providers and communities are taken into account. Where relevant, the Supplementary Planning Document will identify thresholds of development that may require the provision of, and developer contributions towards, infrastructure.

7.12 The Community Infrastructure Levy 2010 was enacted on Tuesday 6 April 2010 and therefore the Borough Council will consider its position with regards to how it will take the Community Infrastructure Levy 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 Community Infrastructure Levy Charging Regime, a separate legal document will be subject to an independent examination.
Core Strategy Policy 11

Affordable Housing

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

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 per cent
- Wigston – 20 per cent
- South Wigston – 10 per cent

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.

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 per cent 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 per cent of affordable housing should be for social rent and 20 per cent for intermediate housing.

The targets for affordable housing and tenure split will be subject to regular monitoring and measured against changes in the housing market and local circumstances.

* 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 per cent target for Wigston.
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 Strategic Housing Market Assessment) 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. New housing in the Borough will 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 per cent.

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 (June 2010).

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 per cent for intermediate needs (definitions of each tenure are contained in the Glossary). The Borough 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 (e.g. 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 per cent; Wigston – 20 per cent and South Wigston – 10 per cent.
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. The Developer Contributions Supplementary Planning Document will 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 per cent 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 Housing (June 2010) advocates that local planning authorities should set a plan-wide target in local development documents for the amount of affordable housing to be provided. Between 2009 and 2026 the overall Borough-wide target 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 per cent 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. 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 they fact than many of the sites developed for housing are often small in size.

7.24 Although Planning Policy Statement 3 Housing (June 2010) 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 (January 2005).


7.27 Where 100 per cent 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.
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 6: Growth of the Principal Urban Area, Spatial Objective 7: A Balanced Housing Market and, Spatial Objective 8: Sustainable Design and Infrastructure

7.30 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.
7.31 All new residential development should seek to address the need for differing household sizes and the needs of 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.

7.32 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.

7.33 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. 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, this is 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. The study assumed that to respond, the dominant household types in the Borough’s new residential developments should seek to provide the following dwelling types at the stated percentages.
In terms of ethnic makeup, although the Borough is predominantly White British, a significant section of the community is Asian (mainly of 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.

**Extra Care Housing**

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.

<table>
<thead>
<tr>
<th>Household type likely to need the unit type and size</th>
<th>Approximate shape of housing stock required in 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small to medium units (1 and 2 bed flats, 2 bed houses, 2 bed bungalows)</td>
<td>Single person households&lt;br&gt;Couples with no children&lt;br&gt;Older couples/single households</td>
</tr>
<tr>
<td>Medium to large units (3 to 4 plus bedroom houses)</td>
<td>Families with children</td>
</tr>
</tbody>
</table>

Figure 10: Projected household and optimum housing stock up to 2016
Source: Leicester and Leicestershire Strategic Housing Market Assessment (2008)
Life time Homes Standard

7.37 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 for 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 Regulations. However, the Government is currently promoting the Standards through the Code for Sustainable Homes with the overall aim of all housing being built to meet the Standards from 2013. Details regarding the current 16 design features which make up the Standards can be found at www.lifetimehomes.org.uk.

Special and Adapted Accommodation Needs

7.38 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.

7.39 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.
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.

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

• 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 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 upon 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

7.40 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.

7.41 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 now revoked East Midlands Regional Plan.

7.42 For Oadby & Wigston, the Gypsy and Traveller Accommodation Needs Assessment identified a need arising for 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.
7.43 In relation to Travelling Showpeople there is no net additional requirement in the Borough identified at this time.

7.44 The Core Strategy must also contain a criteria based policy for the provision of Gypsy, Traveller and Travelling Showpeople sites. This should be used to guide the allocation of sites to meet identified accommodation needs and unexpected demand. 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 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.

7.45 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).

7.46 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.

7.47 Core Strategy Policy 8 Climate Change and Renewable Energy requires new residential development to demonstrate how it reflects current nationally prescribed 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.
Core Strategy Policy 14

Design and 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;
• 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, and Spatial Objective 11: Empowering a Safe Community

7.48 In essence design is a creative process. It is a cross-cutting issue which permeates nearly all other policy areas. Design in planning should be about making places good for people to use in terms of functionality, durability, accessibility and viability. High quality and inclusive design should reflect local character and distinctiveness and be the basis for shaping balanced, safe, healthy and integrated communities. It is important to recognise that design is not just about the visual and functional aspects of a development but also its influence on social and environmental aspects.
7.49 Core Strategy 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.

7.50 The cross-cutting nature of design is particularly emphasised through National planning policy. Several Planning Policy Statements contain guidance about the importance of inclusive design and the benefits that can be gained from making good design integral to new development and refurbishment. Those Planning Policy Guidance/Statements that provide design advice that is key to the delivery of the spatial strategy include:

- Planning Policy Statement 1 Delivering Sustainable Development (January 2005) advocates a considered and consistent approach to design policies, based on a thorough understanding of a local area especially it’s defining characteristics and needs;
- Planning Policy Statement 3 Housing (June 2010) states that good design is fundamental to the development of high quality new housing and thus contributes to the creation of sustainable mixed communities;
- Planning Policy Statement 4 Planning for Sustainable Economic Growth (December 2009) reiterates the importance of high quality inclusive design in relation to development in town centres and, in particular, the public realm;
- Planning Policy Guidance 13 Transport (March 2001) highlights how design has a part to play in shaping patterns of development which can help reduce the need to travel, reduce the length of journeys and making access to jobs, shopping and leisure facilities easier by non-car modes of transport.

7.51 By Design, Urban Design in the Planning System (2000) is the Government’s companion guidance to that contained in Planning Policy Guidance/Statements on issue of design. By Design, sets out seven key urban design objectives that are fundamental to guiding new development:

<table>
<thead>
<tr>
<th>Character</th>
<th>To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuity and enclosure</td>
<td>To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas</td>
</tr>
<tr>
<td>Quality of the public realm</td>
<td>To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people</td>
</tr>
<tr>
<td>Ease of movement</td>
<td>To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport</td>
</tr>
<tr>
<td>Legibility</td>
<td>To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around</td>
</tr>
<tr>
<td>Adaptability</td>
<td>To promote adaptability through development that can respond to changing social, technological and economic conditions</td>
</tr>
<tr>
<td>Diversity</td>
<td>To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs</td>
</tr>
</tbody>
</table>

Figure 11: Seven Key Urban Design Objectives
7.52 By Design, Urban Design in the Planning System (2000) was prepared by the Commission for Architecture and Built Environment (CABE) which is a statutory body established in 1999 to provide guidance and advice on matters of design in relation to buildings, parks and open spaces.

7.53 In line with Government Circular 01/2006 Guidance on Changes to the Development Control System, all applications for new development must be supported by a Design and Access Statement. The Borough Council will expect the Design and Access Statement to show how all design issues covered in the policy have been met in developing the proposal. The level of detail required will vary according to the scale and nature of the development.

7.54 Applicants for major and complex proposals, as defined by the Borough Council, will be required to produce either a masterplan or development brief to accompany a planning application, in order to clearly demonstrate how the development process will deliver a high quality development with an appropriate sense of place. In some cases, such proposals may alternatively be dealt with through an Area Action Plan.

7.55 Design codes and concept statements can also be utilised to aid understanding of a proposal and clarify compliance with the policy. Annex B of Planning Policy Statement 3 Housing (June 2010) describes design codes as “a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and built upon a design vision such as a masterplan or other design and development framework for a site or area.” Concept statements are simple documents, usually only a page or two in length, that show how the design has been developed. Concept statements do not address the details of design, and the development of the statements themselves does not require design expertise. They do, however, offer a way of getting the basic principles right.

**Sustainable Construction**

7.56 Developments should be adaptable and designed to reduce vulnerability to the effects of climate change, throughout the proposed lifetime of the development. The use of sustainable building materials and the re-use of materials in all developments will be encouraged, as will the use of recycled aggregates in the construction of buildings. This will be subject to the impact on the amenity of the local environment, taking into account the existing character of the area. Developers should seek to optimise design, layout and orientation of development to minimise energy use. Reference should also be made to Core Strategy Policy 8 Climate Change and Renewable Energy where it relates to sustainable construction.

7.57 In Policy RWS 1.1 of the Regional Waste Strategy for the East Midlands (January 2006), local development documents are required to encourage re-use and recycling in design, construction and demolition, in particular planning applications for developments which are likely to generate substantial volumes of waste through their development should include a waste audit.

7.58 Further guidance in relation to specific areas, sites and development on design issues and requirements for masterplans and development briefs will be contained in the planned Allocations Development Plan Document, Town Centre Masterplan Area Action Plans, Guidelines for New Development Supplementary Planning Guidance. Further supplementary design policy or advice is likely to be prepared during the life of the Core Strategy, for example, a Public Realm Strategy. Developers are reminded to ensure current site specific design guidance is taken into account prior to submission of an application.
7.59 Reference should also be made to the following Core Strategy policies where they relate to design: Core Strategy Policy 1 Spatial Strategy; Core Strategy Policy 2 Development in the Centres of Oadby, Wigston and South Wigston; Core Strategy Policy 3 Regeneration Schemes; Core Strategy Policy 5 Green Infrastructure; Core Strategy Policy 7 The Countryside; Core Strategy Policy 8 Climate Change and Renewable Energy; Core Strategy Policy 11 Affordable Housing; Core Strategy Policy 12 Housing Needs of the Community; Core Strategy Policy 13 Provision of Gypsy and Traveller Sites; Core Strategy Policy 15 Landscape and Character; and, Core Strategy Policy 16 Community Facilities and Places of Worship.

Core Strategy Policy 15

Landscape and Character

All development proposals will be considered against the need to protect and enhance the distinctive landscape and historic character of the Borough. They should reflect the prevailing quality, character and features such as settlement pattern, views, biodiversity and local distinctiveness.

The Borough Council will take into account any potential impacts on the character and quality of the landscape and built environment, particularly where this relates to nationally designated areas or features of landscape and cultural significance. Landscape Character Assessments, Conservation Area Appraisals and Management Plans will be prepared and used to improve the quality of development, to assess potential impacts and support the enhancement of landscape as part of site restoration.

The Leicestershire Historic Landscape Characterisation will be taken into account when proposals are being considered.

The Borough Council will encourage the preservation and enhancement of the distinctive character and appearance of archaeological sites, listed buildings and buildings of local importance, Conservation Areas and other cultural assets that are of significant value.

The preservation and enhancement of local distinctiveness will be enabled by the publication of a list which identifies key local buildings, structures and features which are not eligible for listing under the statutory regime but contribute to the local character. Special consideration should be given to development or works which would likely prejudice known sites of archaeological interest.

The historic character and ecological value of the Grand Union Canal Conservation Area will be protected.

This policy will assist in the delivery of Spatial Objective 8 Sustainable Design and Infrastructure and Spatial Objective 14: Enhancing Local Heritage
7.60 Listed buildings are of national importance, representing the best of our historic and architectural built heritage. The Borough of Oadby and Wigston contains 38 listed structures and it is vital that any works affecting them or other buildings of local importance is guided by appreciation for both their importance and planning controls that apply. There is a presumption in favour of retaining and preserving listed buildings and features of architectural or historic interest, with the best way of securing their future is usually to keep them in active use.

7.61 Conservation Areas exist to assist the preservation and enhancement of areas of particular architectural or historic interest. Legislation requires that special attention is paid to this objective in exercising planning control and, therefore, the Borough Council has prepared Conservation Areas Appraisals and management plans for all of its designated Conservation Areas. The character of Conservation Areas is often the product of various elements such as the mixture and style of buildings, the extent and form of open spaces and the natural elements such as trees and hedges.

7.62 The demolition of buildings within Conservation Areas can have a damaging effect by removing structures that contribute to their character or leaving unsightly gaps in the built-up area. Hence, as with listed buildings, it is appropriate to employ a presumption in favour of retention. Where a building makes little or no contribution to the street scene, demolition may be considered where detailed plans for the site’s redevelopment have been approved, to ensure that the scheme will conserve and enhance the character of the area.

7.63 The Conservation Areas Supplementary Planning Document (September 2008) identifies the boundaries of the Borough of Oadby and Wigston’s nine Conservation Areas, including the Grand Union Canal Conservation Area which includes the settlement of Kilby Bridge.

7.64 The Borough Council have prepared a Landscape Character Assessment for the Borough which also incorporates a townscape character assessment for all of the urban areas within the Borough. All proposals for development should take the Conservation Areas Appraisals and Landscape Character Assessment into account as well as undertaking more detailed site assessment appraisals, where necessary. Figure 12 indicates the landscape types and sub areas within the Borough.

7.65 Development proposals should not only be informed by and sympathetic to townscape and landscape character, but also contribute towards the regeneration, restoration, maintenance and conservation of the area affected.
Figure 12: Landscape Character Assessment

Landscape Types and Sub Areas
- Urban Areas
- Wigston South
- Wigston East
- Oadby Grange
- Oadby and Wigston Green Wedge
- Thurnby and Oadby Green Wedge
- Stoughton
- Sence Valley
- Upper Soar North
- Upper Soar South
Core Strategy Policy 16

Community Facilities and Places of Worship

Community facilities and places of worship will be supported where;
• there is good access by pedestrian routes, cycle routes and public transport;
• sufficient car parking is already available or can be provided to meet the needs of the development;
• residential amenity can be protected from any detrimental impact in terms of noise, traffic and hours of use;
• the external appearance of the building can provide a sense of place and can positively reflect the character and appearance of its surroundings.

Generally, town centres, district centres and local centres will be the most appropriate locations for community facilities and places of worship.

Where there is an unmet identified need for a community facility or place of worship, permission for changes of use from D1 or D2 will not be permitted unless the location is not suitable to meet the specific requirements of the community facility or place or worship and/or the criteria above cannot be met.

This policy will assist in the delivery of Spatial Objective 1: Regeneration of Town and District Centres, Spatial Objective 2: Wigston Town Centre, Spatial Objective 3: Oadby Town Centre, Spatial Objective 4: South Wigston District Centre, Spatial Objective 6: Growth of the Principal Urban Area, Spatial Objective 8: Sustainable Design and Infrastructure, Spatial Objective 9: An Accessible Borough, Spatial Objective 10 Promoting Healthy Lifestyles and Spatial Objective 11: Empowering a Safe Community

7.66 Community facilities include facilities such as community halls, health centres, schools and cultural facilities such as museums, 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 Borough 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 Borough 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.

7.67 Town Centre Masterplan Area Action Plans, development briefs and Supplementary Planning Documents should seek to meet any identified needs for community facilities or places of worship.

7.68 Land or buildings currently classified as D1 and D2 under the Use Classes Order (D1 is Non residential institutions such as schools, church halls and places of worship, D2 is assembly and leisure uses such as cinemas, concert halls and sports halls) will not be granted planning permission for alternative uses where it could meet previously unmet demand for places of worship.
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 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 to 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.

This policy will assist in the delivery of Spatial Objective 8: Sustainable Design and Infrastructure, Spatial Objective 9: An Accessible Borough, Spatial Objective 10: Promoting Healthy Lifestyles, Spatial Objective 11: Empowering a Safe Community, Spatial Objective 12: Protecting and Enhancing Green Infrastructure, Spatial Objective 13: Green Wedges and The Countryside, Spatial Objective 14: Enhancing Local Heritage.
7.69 Open space, sport, recreation and leisure all underpin peoples’ quality of life, with well designed and implemented planning policy for such being fundamental in delivering the broader Government objectives of supporting urban renaissance; supporting rural renewal; promotion of social inclusion and community cohesion; health and well being; and, promoting more sustainable development.

7.70 This policy aims to ensure that leisure and recreational facilities are located in areas of greatest need and in line with the Spatial Strategy. This will enable a variety of activities to be developed and linked to the various green and community infrastructure proposals contained within the Core Strategy. This will widen opportunities for people living in the Borough to access leisure and recreation more easily without the need to travel long distances and will also contribute towards healthier lifestyles. Access by sustainable means, for example, cycle ways and improved safer walking routes, as well as improved public transport links are vital in order to provide access for the entire community.

7.71 Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (July 2002) requires that an open space, sport and recreation facilities study is carried out. In 2008 JPC Consultants were commissioned to undertake an audit for the Borough of Oadby and Wigston with the overall aim of producing a report that researched, analysed and produced conclusions on the Borough’s open spaces, play provision and built facilities. The study undertook assessment and audits of quantity and quality and plotted all open space, sports and recreational facilities in the Borough to identify the needs of residents, the potential for increased use, as well as, to establish an effective strategy for open space, sports and recreational facilities at a local level.

7.72 From the report a number of standards emerged with regards to provision for both open space and built facilities, set out in the table below. Together, each of the typologies referred to in the table, combine to form the Borough’s open space, sport and recreational facilities, as referred to in the policy.

<table>
<thead>
<tr>
<th>Typology</th>
<th>Quantity Standard</th>
<th>Access Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks and Recreation Grounds</td>
<td>0.50 hectares per 1000 residents</td>
<td>800 metres (15 minute straight line walk)</td>
</tr>
<tr>
<td>Outdoor Sports Space</td>
<td>1.0 hectares per 1000 residents</td>
<td>480 metres (10 minute straight line walk)</td>
</tr>
<tr>
<td>Children and Young Peoples Space</td>
<td>0.30 hectares per 1000 residents</td>
<td>Junior provision – 450 metres (just under a 10 minute straight line walk) Youth Provision – 800 metres (15 minutes straight line walk)</td>
</tr>
<tr>
<td>Informal Open Space</td>
<td>0.50 hectares per 1000 residents</td>
<td>480 metres (10 minute straight line walk)</td>
</tr>
<tr>
<td>Natural Green Space</td>
<td>0.80 hectares per 1000 residents</td>
<td>480 metres (10 minute straight line walk)</td>
</tr>
<tr>
<td>Allotments</td>
<td>0.50 hectares per 1000 residents</td>
<td>480 metres (10 minute straight line walk)</td>
</tr>
<tr>
<td>Sports Halls</td>
<td>1 x 4 lane court hall per 13,984 residents</td>
<td>10 minute drive time</td>
</tr>
<tr>
<td>Swimming Pools</td>
<td>1 x 4 lane (25 metre) per 20,702 residents</td>
<td>10 minute drive time</td>
</tr>
<tr>
<td>Small Halls / Community Venues</td>
<td>1 per 2,500 persons</td>
<td>10 minute walk time</td>
</tr>
</tbody>
</table>

Figure 13: Quality and Access Standards for open space, sport and recreational facilities in Oadby and Wigston
Source: The Open Space, Sport and Recreational Facilities Study (2009)
7.73 The standards are for minimum levels of provision and will be taken into account in the implementation of the policy. All proposed residential development and some non-residential development, such as, educational facilities will be required to contribute to play and open space provision. The typologies of both open space and built facilities have been developed using guidance within the Assessing Needs and Opportunities: A Companion Guide to PPG17 (September 2001).

7.74 The Open Space, Sport and Recreational Facilities Study identifies areas of deficiency and surplus in provision and quality of open space, sports and recreational facilities. This will be used to inform where resources arising from new development will be focused.

7.75 All new development in the Borough should contribute to provision of play and open space, whether directly on-site or through developer contributions which can be used off-site. This is considered further in Core Strategy Policy 10 Community Infrastructure.

7.76 The Accessible Natural Green Space Standard (ANGST), adopted by English Nature, requires that;
- no person should live more than 300 metres from an area of natural green space;
- there is provision of at least 2 hectares of natural green space per 1,000 residents;
- there should be at least one accessible 20 hectare site within 2,000 metres of one’s home;
- there should be one accessible 100 hectare site within 5,000 metres of one’s home; and
- there should be one accessible 500 hectare site within 10,000 metres of one’s home.

7.77 The Accessible Natural Green Space Standard has been taken into account in setting the standards within the Open Space, Sport and Recreation Facilities Study (2009).

7.78 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 5.105 and the Borough’s main Green Infrastructure assets are defined in paragraph 5.113.

7.79 Currently, the area around Kilby Bridge consists of scattered residential, commercial and light industrial development, most of which are associated with the canal. With the area likely to become under increasing pressure, consideration will be given to establishing a settlement boundary in the Allocations Development Plan Document. This will safeguard the area from detrimental expansion into the surrounding countryside and loss of valuable green space.

7.80 In order to provide a planned approach for the Kilby Bridge area, a regeneration scheme will be developed for the settlement and the adjoining area incorporating the Grand Union Canal. This approach will enable consistent growth of the area that meets community needs and ensures the individual character is not diminished. In addition, the potential to incorporate development related to tourism and the canal would revitalise this southern area of Borough and provide employment and leisure opportunities for local people.
Chapter 8: Delivery and Monitoring Frameworks

8.1 This chapter provides the Delivery and Monitoring Frameworks for the Core Strategy Policies. These are set out under the key themes of the Vision and the various Spatial Objectives.

8.2 With regard to the Delivery Framework, the schedules identify the key outcomes that the policies will deliver, brief details of how it is intended that the outcomes will be delivered and the organisations that will be responsible for delivery of the outcomes.

8.3 The Monitoring Framework will allow the Borough Council to evaluate the extent to which the policies are delivering the vision and spatial objectives of the Core Strategy. The schedule sets out the Indicators and Targets the will be used to monitor performance.

8.4 Monitoring can indicate where further action may be required, particularly where implementation is dependent on partnership working. Effective monitoring is an essential component in achieving sustainable development and communities. The indicators and targets used to monitor the Core Strategy will be reported upon within the Annual Monitoring Report. The Annual Monitoring Report will also be the process through which targets and indicators will be kept up to date. Therefore, the most up to date Annual Monitoring Report should be read alongside the Chapter.

8.5 The Local Infrastructure Partnership has developed a Local Infrastructure Plan that 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 has also been prepared to fulfil a similar role for issues relating to Green Infrastructure.

Vibrant town centres.....

Delivery Framework for Spatial Objective 1: Regeneration of Town and District Centres

8.6 Town Centre Masterplans and associated policies and land allocations will deliver regeneration, investment and growth in the centres of Oadby, Wigston and South Wigston. These will be the focus for new development, particularly retail, local services, community facilities, housing and employment.
<table>
<thead>
<tr>
<th><strong>Key outcomes sought in Policies</strong></th>
<th><strong>How will these be delivered?</strong></th>
<th><strong>Who is responsible for implementation and delivery?</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocation of land for new development, in particular retail, local services, community facilities, housing and employment.</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; Economic Development Company; Joint working with Leicester City and neighbouring districts</td>
</tr>
<tr>
<td>Development focused in the centres of Oadby, Wigston and South Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company; Developers</td>
</tr>
<tr>
<td>The development and redevelopment of suitable previously developed land and buildings within the centres of Wigston, Oadby and South Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; Developers</td>
</tr>
<tr>
<td>The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; developers; Economic Development Company</td>
</tr>
<tr>
<td>Reinforce the role of Wigston as the Borough’s main town</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Economic Development Company</td>
</tr>
<tr>
<td>High quality public transport links that provide fast and frequent links between the Direction for Growth, Wigston Town Centre and Leicester City Centre</td>
<td>Section 278 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</td>
<td>Local Strategic Partnership, Oadby and Wigston Borough Council; Leicestershire County Council; Public transport providers; Leicestershire and Leicester City Highway Authorities</td>
</tr>
<tr>
<td>Development prioritised within the Leicester Principal Urban Area</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company; developers; Sub Regional Partnerships</td>
</tr>
<tr>
<td>Key existing economic assets safeguarded</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; through the design and development of sites managed by the development management process</td>
<td>Oadby and Wigston Borough Council; developers; Economic Development Company</td>
</tr>
</tbody>
</table>
### Indicators and Targets for Spatial Objective 1: Regeneration of Town and District Centres

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net additional homes provided in town and district centres</td>
<td>393 dwellings (2009-2026)</td>
</tr>
<tr>
<td>Amount of additional retail provision in town and district centres</td>
<td>20,428 square metres (gross) of convenience and comparison floorspace (2009-2026)</td>
</tr>
<tr>
<td>Amount of additional office provision in town and district centres</td>
<td>5,800 square metres (gross) of office floorspace (2009-2026)</td>
</tr>
<tr>
<td>Percentage of new and converted dwellings on previously developed land</td>
<td>75%</td>
</tr>
<tr>
<td>Amount of employment land lost to residential development</td>
<td>To be established in the study of Identified Employment Areas, Town Centre Masterplan Area Action Plan Development Plan Documents and Allocations Development Plan Documents</td>
</tr>
<tr>
<td>Net loss of retail uses in the primary retail areas of the centres of Oadby, Wigston and South Wigston as defined in the Town Centre Masterplan Area Action Plan Development Plan Documents and Allocations Development Plan Documents</td>
<td>No net loss</td>
</tr>
</tbody>
</table>

### Spatial Objective 2: Wigston Town Centre

8.7 Reinforce the role of Wigston Town Centre as the Borough’s main town, in particular in terms of encouraging greater national retailer representation and civic function, whilst continuing to support the important role of small independent retailers which create a unique mix within the town.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocation of land for new development, in particular retail, local services, community facilities, housing and employment.</td>
<td>Wigston Town Centre Masterplan Area Action Plan Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; Prospect Leicestershire; Joint working with Leicester City and neighbouring districts</td>
</tr>
<tr>
<td>Development focused in the centre of Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company; developers</td>
</tr>
<tr>
<td>The development and redevelopment of suitable previously developed land and buildings within Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
</tbody>
</table>
The implementation of the proposals within the Wigston Town Centre Masterplan area

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net additional homes provided in Wigston town centre</td>
<td>166 dwellings (2009-2026)</td>
</tr>
<tr>
<td>Amount of additional retail provision in Wigston town centre</td>
<td>13,330 square metres (gross) of convenience and comparison floorspace (2009-2026)</td>
</tr>
<tr>
<td>Amount of additional office provision in Wigston town centre</td>
<td>4,675 square metres (gross) of office floorspace (2009-2026)</td>
</tr>
<tr>
<td>Percentage of new and converted dwellings on previously developed land</td>
<td>75%</td>
</tr>
<tr>
<td>Net loss of retail uses in the primary retail areas of the centre Wigston as defined in the Town Centre Masterplan Area Action Plan Development Plan Document</td>
<td>No net loss</td>
</tr>
</tbody>
</table>

Reinforce the role of Wigston as the Borough’s main town

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>High quality public transport links that provide fast and frequent links between the Direction for Growth, Wigston Town Centre and Leicester City Centre</td>
<td>Section 278 contributions; Section 106 Contributions; Wigston Town Centre Masterplan Area Action Development Plan Document – allocation of public transport interchange plan involvement of public transport providers and Leicestershire County Council to establish services</td>
</tr>
<tr>
<td>Development prioritised within the Leicester Principal Urban Area</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Document</td>
</tr>
</tbody>
</table>

Indicators and Targets for Spatial Objective 2: Wigston Town Centre
Spatial Objective 3: Oadby Town Centre

8.8 Establish Oadby as a small Town Centre catering for smaller independent and specialist shops, cafes and restaurants to reflect its location close to the affluent Oadby Grange ward and University of Leicester’s Oadby Campus which provides residential accommodation for almost 2000 students situated in a student village.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocation of the land for new development, in particular retail, local services, community facilities, housing and employment</td>
<td>Oadby Town Centre Masterplan Area Action Plan Development Plan Documents</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; Economic Development Company; Joint working with Leicester City and neighbouring districts</td>
</tr>
<tr>
<td>Development focused in the centre of Oadby</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company: developers</td>
</tr>
<tr>
<td>The development and redevelopment of suitable previously developed land and buildings within Oadby</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>The implementation of the proposals within the Oadby Town Centre Masterplan area</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; developers; Economic Development Company</td>
</tr>
<tr>
<td>Development prioritised within the Leicester Principal Urban Area</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Document</td>
<td>Oadby and Wigston Borough Council; developers; Economic Development Company; Sub Regional Partnerships</td>
</tr>
</tbody>
</table>

Indicators and Targets for Spatial Objective 3: Oadby Town Centre

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net additional homes provided in Oadby town centre</td>
<td>81 dwellings (2009-2026)</td>
</tr>
<tr>
<td>Amount of additional retail provision in Oadby town centre</td>
<td>5,213 square metres (gross) of convenience and comparison floorspace (2009-2026)</td>
</tr>
<tr>
<td>Amount of additional office provision in Oadby town centre</td>
<td>1,125 square metres (gross) of office floorspace (2009-2026)</td>
</tr>
<tr>
<td>Percentage of new and converted dwellings on previously developed land</td>
<td>75%</td>
</tr>
<tr>
<td>Net loss of retail uses in the primary retail areas of the centre of Oadby as defined in the Town Centre Masterplan Area Action Plan Development Plan Document</td>
<td>No net loss</td>
</tr>
</tbody>
</table>
Spatial Objective 4: South Wigston District Centre

8.9 Continue regeneration initiatives in South Wigston District Centre following the opening of Tesco supermarket and the significant investment in South Leicestershire College. Continue improvements to Blaby Road Park taking advantage of its location close to the Grand Union Canal. Facilitate the establishment of new housing and employment related development to attract and retain young professionals and prospering households in South Wigston.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocation of land for new development, in particular retail, local services, community facilities, housing and employment.</td>
<td>Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; Economic Development Company; Joint working with Leicester City and neighbouring districts</td>
</tr>
<tr>
<td>Development focused in the centre of South Wigston</td>
<td>Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Development management process</td>
</tr>
<tr>
<td>The development and redevelopment of suitable previously developed land and buildings within South Wigston</td>
<td>Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; Sub Regional Partnerships</td>
</tr>
<tr>
<td>Development prioritised within the Leicester Principal Urban Area</td>
<td>Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Sub Regional Partnerships</td>
</tr>
</tbody>
</table>

Indicators and Targets for Spatial Objective 4 South Wigston District Centre

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net additional homes provided in South Wigston district centre</td>
<td>146 dwellings (2009-2026)</td>
</tr>
<tr>
<td>Amount of additional retail provision in South Wigston district centre</td>
<td>1,885 square metres (gross) of convenience and comparison floorspace (2009-2026)</td>
</tr>
<tr>
<td>Percentage of new and converted dwellings on previously developed land</td>
<td>75%</td>
</tr>
<tr>
<td>Net loss of retail uses in the primary retail areas of the centres of Oadby, Wigston and South Wigston as defined in the Allocations Development Plan Documents</td>
<td>No net loss</td>
</tr>
</tbody>
</table>
A prosperous economy…..

Spatial Objective 5: Improved Employment Opportunities

8.10 Existing employment areas will be protected for employment uses to ensure local employment opportunities for the Borough’s residents. New employment land will be provided in the Town Centres, in South Wigston and in the Direction for Growth at Wigston to provide opportunities for fresh employment areas and accommodation to meet the needs of local businesses wishing to grow and those wishing to establish new businesses in the Borough. There will be better access to the road network. The new employment areas will provide opportunities to consider relaxing the need to protect the existing employment areas for employment uses beyond 2026 and to investigate their use for alternative types of development more appropriate to the local area.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,800 square metres of office floor space in the centres of Wigston and Oadby between 2009 and 2026</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers; Economic Development Company</td>
</tr>
<tr>
<td>1.3ha of industrial and warehousing land between 2009 and 2026</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers; landowners</td>
</tr>
<tr>
<td>25% of new employment land and premises to be provided as freehold</td>
<td>Development management process</td>
<td>Oadby and Wigston Borough Council; developers and landowners</td>
</tr>
<tr>
<td>Development focused in the centres of Oadby, Wigston and South Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company, developers</td>
</tr>
<tr>
<td>The development and redevelopment of suitable previously developed land and buildings within the centres of Wigston, Oadby and South Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses</td>
</tr>
<tr>
<td>Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston</td>
<td>Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; Developers; Severn Trent; Environment Agency</td>
</tr>
<tr>
<td>Task</td>
<td>Responsible Parties</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Reinforce the role of Wigston as the Borough’s main town</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses</td>
</tr>
<tr>
<td>Provide in the regions of 2.5 to 3.5 hectares of B1 and/or B2 employment land within the Direction for Growth</td>
<td>Allocations Development Plan Document; development management process; Development Brief</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Replace poor quality employment land located within the existing Identified Employment Areas in the Borough</td>
<td>Study to identify amount of poor quality employment land that requires replacement; Allocations Development Plan Document; development management process</td>
<td>Local Strategic Partnership; Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>High quality public transport links that provide fast and frequent links between the Direction for Growth, Wigston Town Centre and Leicester City Centre</td>
<td>Section 106 Contributions; Wigston Town Centre Masterplan Area Action – allocation of public transport interchange Plan involvement of public transport providers and Leicestershire County Council to establish services</td>
<td>Local Strategic Partnership, Oadby and Wigston Borough Council; Leicestershire County Council; Public transport providers; Leicestershire and Leicester City Highway Authorities</td>
</tr>
<tr>
<td>Development prioritised within the Leicester Principal Urban Area</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company; developers; Sub Regional Partnerships</td>
</tr>
<tr>
<td>Key existing economic assets safeguarded</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; through the design and development of sites managed by the development management process</td>
<td>Oadby and Wigston Borough Council; developers; Economic Development Company</td>
</tr>
<tr>
<td>The regeneration of the Identified Employment Areas in the Borough</td>
<td>Undertake a study to identify regeneration needs of Identified Employment Areas and implementation of a scheme to secure their regeneration; Allocations Development Plan Document; site development briefs; development management process</td>
<td>Local Strategic Partnership; Economic Development Company; Oadby and Wigston Borough Council; developers and landowners</td>
</tr>
<tr>
<td>Provision of employment land for smaller businesses and existing employment uses</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company</td>
</tr>
<tr>
<td>Identified Employment Areas retained for employment use (until replacement employment land delivered)</td>
<td>Development management process; Allocations Development Plan Document; site development briefs; Saved Local Plan policy</td>
<td>Oadby and Wigston Borough Council; Economic Development Company</td>
</tr>
<tr>
<td>Existing employment land outside of Identified Employment Areas retained for employment use (where this is the most sustainable approach)</td>
<td>Allocations Development Plan Document; Development management process; Saved Local Plan policy</td>
<td>Oadby and Wigston Borough Council</td>
</tr>
</tbody>
</table>
### Indicators and Targets for Spatial Objective 5: Improved Employment Opportunities

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount of additional office provision – by size and type</td>
<td>5,800 square metres (gross) of office floor space (2009-2026)</td>
</tr>
<tr>
<td>Amount of additional industrial and warehousing land – by size and type</td>
<td>1.3 hectares (2009-2026)</td>
</tr>
<tr>
<td>Loss of identified employment land to other uses</td>
<td>No loss</td>
</tr>
<tr>
<td>% new employment land and premises provided as freehold</td>
<td>25%</td>
</tr>
<tr>
<td>Amount of B1 and/or B2 employment land within Direction for Growth</td>
<td>To be determined through study of all Identified Employment Areas in the Borough and allocated in Allocations Development Plan Document</td>
</tr>
<tr>
<td>Number of buses per hour between Wigston town centre and Leicester City Centre</td>
<td>To be established in the Wigston Town Centre Masterplan Area Action Plan Development Plan Document</td>
</tr>
<tr>
<td>Number of buses per hour between Wigston town centre and Direction for Growth</td>
<td>To be established in the Wigston Town Centre Masterplan Area Action Plan Development Plan Document</td>
</tr>
<tr>
<td>% of new and converted dwellings on previously developed land</td>
<td>75%</td>
</tr>
</tbody>
</table>
Healthy empowered communities…..

Spatial Objective 6: Growth of the Principal Urban Area

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 a mass rapid transit system such as a tram line to Wigston, if necessary.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston</td>
<td>Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency</td>
</tr>
<tr>
<td>Provide a proportion of B1 and/or B2 employment land within the Direction for Growth</td>
<td>Allocations Development Plan Document; development management process; Development Brief</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>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</td>
<td>Allocations Development Plan Document; development management process; Developer contributions</td>
<td>Local Strategic Partnership; Oadby and Wigston Borough Council; developers; Registered Social Landlords</td>
</tr>
<tr>
<td>High quality public transport links that provide fast and frequent links between the Direction for Growth, Wigston Town Centre and Leicester City Centre</td>
<td>Section 106 Contributions; Wigston Town Centre Masterplan Area Action Development Plan Documents; allocation of public transport interchange Plan involvement of public transport providers and Leicestershire County Council to establish services</td>
<td>Local Strategic Partnership, Oadby and Wigston Borough Council; Leicestershire County Council; Public transport providers; Leicestershire and Leicester City Highway Authorities</td>
</tr>
<tr>
<td>Direct new development in the most sustainable locations</td>
<td>Town Centre Masterplan Areas Action Plan Development Plan Document; Allocations Development Plan Document; through the design and development of sites managed by the development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
</tbody>
</table>
Indicators and Targets for Spatial Objective 6: Growth of the Principal Urban Area

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net additional homes provided in Direction for Growth</td>
<td>452 dwellings (2009-2026)</td>
</tr>
<tr>
<td>Amount of affordable housing provided within the Direction for Growth</td>
<td>In excess of 20% (20% to be intermediate housing) To be confirmed through affordable housing viability assessment for Direction for Growth</td>
</tr>
<tr>
<td>Amount of B1 and/or B2 employment land within Direction for Growth</td>
<td>In the region of 2.5 to 3.5 hectares. To be confirmed through study of all Identified Employment Areas in the Borough</td>
</tr>
<tr>
<td>Number of buses per hour between Leicester City Centre, Wigston town centre and Direction for Growth</td>
<td>To be established in the Wigston Town Centre Masterplan Area Action Plan Development Plan Documents</td>
</tr>
</tbody>
</table>

Spatial Objective 7: A Balanced Housing Market

8.12 Ensure adequate affordable housing and a sustainable blend of choices to meet local need. The initial focus of new housing will be in Oadby, Wigston and South Wigston Town Centres to facilitate their regeneration. There will be one Direction for Growth in Wigston to support its function as the Borough’s main town in terms of national retailer representation and civic function.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provision of 1,800 dwellings between 2006 and 2026</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Development focused in the centres of Oadby, Wigston and South Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company: developers</td>
</tr>
<tr>
<td>The development and redevelopment of suitable previously developed land and buildings within the centres of Wigston, Oadby and South Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; developers; Economic Development Company</td>
</tr>
<tr>
<td>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</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston</td>
<td>Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency</td>
</tr>
<tr>
<td>Reinforce the role of Wigston as the Borough’s main town</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses</td>
</tr>
<tr>
<td>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</td>
<td>Allocations Development Plan Document; development management process; developer contributions</td>
<td>Local Strategic Partnership; Oadby and Wigston Borough Council; developers; Registered Social Landlords; Leicestershire County Council</td>
</tr>
<tr>
<td>A target of 30% affordable housing in Oadby, 20% in Wigston and 10% in South Wigston on sites of 10 dwellings or more. Of the affordable housing percentage target being provided, 80% should be social rented and 20% should be intermediate</td>
<td>Development management process; Affordable Housing Viability Assessment; individual site viability assessment</td>
<td>Oadby and Wigston Borough Council; developers; Registered social landlords</td>
</tr>
<tr>
<td>A range of housing types, unit sizes and tenures to meet the identified housing needs of different groups in the community</td>
<td>Development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Dwellings designed with the capability of being able to meet the needs of all occupiers</td>
<td>Development management process; Design and Access Statement;</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Allocation of at least 1 residential pitch for Gypsies and Travellers</td>
<td>Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers; Gypsies and Travellers representative organisations</td>
</tr>
</tbody>
</table>
Indicators and Targets for Spatial Objective 7: A Balanced Housing Market

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net additional homes provided</td>
<td>2006-2026: 1,800 equates to 90 dwellings per annum</td>
</tr>
<tr>
<td>Percentage of dwellings completed at an average density of 40 dwellings per hectare or more</td>
<td>100% of dwellings to be completed at an average density of 40 dwellings per hectare or higher on viable and appropriate sites of 0.3ha and above</td>
</tr>
<tr>
<td>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</td>
<td>450 dwellings</td>
</tr>
<tr>
<td>Amount of affordable housing provided within the Direction for Growth</td>
<td>in excess of 20% (20% to be intermediate housing). To be confirmed through individual affordable housing viability assessment for Direction for Growth.</td>
</tr>
<tr>
<td>Size of dwelling (by number of bedrooms)</td>
<td>See Strategic Housing Market Assessment (2008)</td>
</tr>
<tr>
<td>Life Time Homes Standard</td>
<td>All homes to meet Life Time home standard by 2013</td>
</tr>
<tr>
<td>Number of pitches provided for Gypsies and Travellers</td>
<td>At least 1 (up to 2012)</td>
</tr>
<tr>
<td>Percentage of new and converted dwellings on previously developed land</td>
<td>75%</td>
</tr>
</tbody>
</table>

Spatial Objective 8: Sustainable Design and Infrastructure

8.13 Contribute to regional, national and global initiatives to reduce greenhouse gas emissions; reduce flood risk; minimize waste; achieve sustainable waste management; and, develop renewable energy resources. Promote and implement sustainable high quality designs that reduce damaging emissions in our environment and are in keeping with the character of our Borough. Given the built up nature of the Borough mixed use schemes and medium to high density land use will be encouraged on suitable sites. This will make the best use of land to accommodate a wide range of uses and infrastructure to support the local community and its economy.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
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<tbody>
<tr>
<td>Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston</td>
<td>Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency</td>
</tr>
<tr>
<td>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</td>
<td>Allocations Development Plan Document; development management process; developer contributions; development brief</td>
<td>Local Strategic Partnership; Oadby and Wigston Borough Council; Developers; Registered Social Landlords</td>
</tr>
<tr>
<td>Development prioritised within the Leicester Principal Urban Area</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company; developments; Sub Regional Partnerships</td>
</tr>
</tbody>
</table>
### Layouts that ensure good principles of sustainable design, make the most economical use of land and respect the local context and community safety

- Development management process; Guidelines for New Development Supplementary Planning Document, Design and Access Statements; Landscape Character Assessments, Conservation Area Appraisals and Management Plans
- Oadby and Wigston Borough Council; Leicestershire Constabulary; Natural England; English Heritage; Environment Agency; CABE; developers

### An average density of 40 dwellings or more per hectare on sites of 0.3 ha and above

- Development management process
- Oadby and Wigston Borough Council; developers

### Community Infrastructure provided to meet the needs of new development

- Developer contributions; Local Strategic Partnership to coordinate involvement of local infrastructure providers, working with developers to provide necessary infrastructure
- Local Strategic Partnership; Oadby and Wigston Borough Council; local infrastructure providers; developers

### High quality, design, vitality and economic potential of new development

- Development management process
- Oadby and Wigston Borough Council; CABE; Economic Development Company; developers

### Small scale shopping opportunities to meet the everyday needs of local people

- Development management process; developers
- Oadby and Wigston Borough Council; developers

### All new developments should be high in quality, design, vitality and economic potential

- Allocations Development Plan Document; Town Centre Masterplan Area Action Plan Development Plan Document, through the design and development of sites managed by the development management process;
- Oadby and Wigston Borough Council; developers

### Improved pedestrian and road safety

- Development management process
- Oadby and Wigston Borough Council; Leicestershire County Council; Leicestershire and Leicester City Highway Authorities

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

- Allocations Development Plan Document; through the design and development of sites managed by the development management process; Sustainability Statement; revised Renewable Energy Technology and Energy Efficiency Supplementary Planning Document
- Oadby and Wigston Borough Council; developers; ENABLE

### A Sustainability Statement demonstrating how potential carbon dioxide emissions will be reduced to accompany relevant planning applications

- Through the design and development of sites managed by the development management process; Sustainability Statement; revised Renewable Energy Technology and Energy Efficiency Supplementary Planning Document
- Oadby and Wigston Borough Council; developers; Energy Providers

### Re-use of materials and recycled aggregates in the construction of buildings

- Through the design and development of sites managed by the development management process; Sustainability Statement; Guidelines for New Development Supplementary Planning Document
- Oadby and Wigston Borough Council; developers
<p>| Risk of flooding not increased by new development | Allocations Development Plan Document; through the design and development of sites managed by the development management process; Guidelines for New Development Supplementary Planning Document; Flood Risk Assessment; Water Cycle Strategy | Oadby and Wigston Borough Council; developers; Environment Agency |
| 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 management process; Guidelines for New Development Supplementary Planning Document; Flood Risk Assessment; Water Cycle Strategy | Oadby and Wigston Borough Council; Developers; Leicestershire County Council; Leicester City Council (Minerals and Waste Planning Authorities) |
| Adequate measures to ensure that development does not lead to contamination of ground water supplies or watercourses | Through the design and development of sites managed by the development management process; Guidelines for New Development Supplementary Planning Document; Flood Risk Assessment; Water Cycle Strategy | Oadby and Wigston Borough Council; developers; Environment Agency |
| Sustainable Urban Drainage systems incorporated within new or renovated developments | Allocations Development Plan Document; through the design and development of sites managed by the development management process; Guidelines for New Development Supplementary Planning Document; Flood Risk Assessment; Water Cycle Strategy | Oadby and Wigston Borough Council; developers; Environment Agency |
| New development achieves a reduction in waste generated | Through the design and development of sites managed by the development management process; Guidelines for New Development Supplementary Planning Document; Sustainability Statement | Oadby and Wigston Borough Council; Developers; Leicestershire County Council; Leicester City Council (Minerals and Waste Planning Authorities) |
| Reduce the reliance upon the use of the private car | Allocations Development Plan Document; through the design and development of sites managed by the development management process; Guidelines for New Development Supplementary Planning Document | Oadby and Wigston Borough Council; developers |
| 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 management process; Guidelines for New Development Supplementary Planning Document; Landscape Character Assessments, Conservation Area Appraisals and Management Plans | Oadby and Wigston Borough Council; developers; Natural England; English Heritage; Leicestershire County Council |
| Developer contributions towards the provision or improvement of open space, sport and recreational facilities | Development management process; Developer Contributions Supplementary Planning Document | Oadby and Wigston Borough Council; developers; Sport England |</p>
<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of dwellings completed at an average density of 40 dwellings per hectare or higher</td>
<td>100% of dwellings to be completed at an average density of 40 dwellings per hectare or higher on viable and appropriate sites of 0.3ha and above</td>
</tr>
<tr>
<td>Amount of affordable housing provided within the Direction for Growth</td>
<td>In excess of 20% (20% to be intermediate housing) To be confirmed through individual affordable housing viability assessment for Direction for Growth</td>
</tr>
<tr>
<td>Amount of energy provided by on or near site renewable energy systems for appropriate types of new development</td>
<td>Minimum of 10%</td>
</tr>
<tr>
<td>Number of Sustainability Statements demonstrating how potential carbon dioxide emissions will be reduced accompanying relevant planning applications</td>
<td>100%</td>
</tr>
<tr>
<td>Number of dwellings attaining latest national targets for energy efficiency in line with the BREEAM classifications or Code for Sustainable Homes</td>
<td>100%</td>
</tr>
<tr>
<td>Number of planning permissions granted contrary to the advice of the Environment Agency</td>
<td>0</td>
</tr>
<tr>
<td>Number of Sustainable Drainage Systems incorporated in new or renovated developments where appropriate</td>
<td>100%</td>
</tr>
</tbody>
</table>
Spatial Objective 9: An Accessible Borough

8.14 Enhance mobility to Leicester and within the Borough, particularly east-west links between South Wigston and Oadby via Wigston. Promote the use and development of ‘Smarter Choices’ and sustainable transport (including travel planning, working from home, public transport, cycling and walking). Ensure good access to facilities by delivering a highway network and transport system that is accessible, efficient and affordable to the entire community, as well as encouraging the reduction of private car use.

### Key outcomes sought in Policies

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increased accessibility especially using public transport, walking and cycling</td>
<td>Through developer contributions on new development; Developer Contributions Supplementary Planning Document.</td>
<td>Local Strategic Partnership, Oadby and Wigston Borough Council; Leicestershire County Council; Public transport providers; Leicestershire and Leicester City Highway Authorities; developers</td>
</tr>
<tr>
<td>Development focused in the centres of Oadby, Wigston and South Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company; developers</td>
</tr>
<tr>
<td>The development and redevelopment of suitable previously developed land and buildings within the centres of Wigston, Oadby and South Wigston</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>The implementation of the proposals within the Wigston and Oadby Town Centre Masterplan areas</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; Economic Development Company; developers</td>
</tr>
<tr>
<td>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</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wig</td>
<td>Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency</td>
</tr>
<tr>
<td>Reinforce the role of Wigston as the Borough’s main town</td>
<td>Work of the Local Strategic Partnership; involvement of town centre retailers and businesses; development management process</td>
<td>Oadby and Wigston Borough Council; Local Strategic Partnership; town centre retailers and businesses; developers</td>
</tr>
<tr>
<td>High quality public transport links that provide fast and frequent links between the Direction for Growth, Wigston Town Centre and Leicester City Centre</td>
<td>Section 106 Contributions; Wigston Town Centre Masterplan Area Action Development Plan Document; allocation of public transport interchange; involvement of public transport providers and Leicestershire County Council to establish services</td>
<td>Local Strategic Partnership, Oadby and Wigston Borough Council; Leicestershire County Council; Public transport providers; Leicestershire and Leicester City Highway Authorities</td>
</tr>
<tr>
<td>Development prioritised within the Leicester Principal Urban Area</td>
<td>Town Centre Masterplan Area Action Plan Development Plan Documents; Allocations Development Plan Document</td>
<td>Oadby and Wigston Borough Council; Economic Development Company; Sub Regional Partnerships</td>
</tr>
<tr>
<td>Layouts that ensure good principles of sustainable design, make the most economical use of land and respect the local context and community safety</td>
<td>Development management process; Guidelines for New Development Supplementary Planning Document, Design and Access Statements; Landscape Character Assessments, Conservation Area Appraisals and Management Plans</td>
<td>Oadby and Wigston Borough Council; Leicestershire Constabulary; Natural England; English Heritage; Environment Agency; CABE; developers</td>
</tr>
<tr>
<td>Core Strategy</td>
<td>Community Infrastructure provided to meet the needs of new development</td>
<td>Developer contributions; Local Strategic Partnership to coordinate involvement of local infrastructure providers, working with developers to provide necessary infrastructure; Developer Contributions Supplementary Planning Document</td>
</tr>
<tr>
<td>----------------</td>
<td>------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Achieve access standards in relation to open space, sport and recreational facilities</td>
<td>Allocations Development Plan Document; development management process</td>
</tr>
<tr>
<td></td>
<td>Reduction in the need to travel</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Guidelines for New Development Supplementary Planning Document; Transport Assessment/Travel Plan; Sustainability Statement</td>
</tr>
<tr>
<td></td>
<td>Encourage green travel modes</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Guidelines for New Development Supplementary Planning Document; Transport Assessment/Travel Plan</td>
</tr>
<tr>
<td></td>
<td>Retain and improve accessibility to Green Wedges, particularly for recreation</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; through standards set out in the Open Space, sport and recreation facilities study; Green Wedge Management Plans; Green Infrastructure Strategy</td>
</tr>
<tr>
<td></td>
<td>Improve east to west public transport links</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process</td>
</tr>
<tr>
<td></td>
<td>Safeguard the Potential Transport Route (formerly referred to as the Eastern District Distributor Road).</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process;</td>
</tr>
</tbody>
</table>
### Indicators and Targets for Spatial Objective 9: An Accessible Borough

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount of new development within 30 minutes public transport time of a Doctors Surgery, a hospital, a primary school, a secondary school; areas of employment and major retail centres</td>
<td>100%</td>
</tr>
<tr>
<td>Number of buses per hour between the centres of Wigston, Oadby and South Wigston and Leicester City Centre</td>
<td>To be established in the Wigston and Oadby Town Centre Masterplan Area Action Plan Development Plan Document and the Allocations Development Plan Document</td>
</tr>
<tr>
<td>Number of buses per hour between the centres of Wigston, Oadby and South Wigston</td>
<td>To be established in the Wigston and Oadby Town Centre Masterplan Area Action Plan Development Plan Document and the Allocations Development Plan Document</td>
</tr>
<tr>
<td>Number of Travel Plans submitted with Planning Applications, in relation to relevant proposals</td>
<td>100%</td>
</tr>
<tr>
<td>Accessibility of open space sport and recreational facilities</td>
<td>See detailed targets set out in the Open Space, Sport and Recreational Facilities Study</td>
</tr>
<tr>
<td>Amount of open space, sport and recreational facilities lost to new development</td>
<td>0</td>
</tr>
<tr>
<td>Percentage of dwellings completed at an average density of 40 dwellings per hectare or higher</td>
<td>100% of dwellings to be completed at an average density of 40 dwellings per hectare or higher on viable and appropriate sites of 0.3ha and above</td>
</tr>
<tr>
<td>Percentage of new and converted dwellings on previously developed land</td>
<td>75%</td>
</tr>
</tbody>
</table>
Spatial Objective 10: Promoting Healthy Lifestyles

8.15 Identify opportunities to provide new allotments in the Borough in order to tackle the existing deficit and to support healthy lifestyle projects such as the Green Earth Community Garden Project and managing open spaces such as Fludes Lane Woodland. Encourage walking and cycling and provide access to community health services. Facilitate the development of improved, high quality leisure and recreation facilities that are available throughout the Borough.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide one direction for growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston</td>
<td>Allocations Development Plan Document; development management process; Developer Contributions Supplementary Planning Document</td>
<td>Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency</td>
</tr>
<tr>
<td>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</td>
<td>Allocations Development Plan Document; development management process; developer contributions; Developer Contributions Supplementary Planning Document</td>
<td>Local Strategic Partnership; Oadby and Wigston Borough Council; developers; Registered Social Landlords</td>
</tr>
<tr>
<td>Community Infrastructure provided to meet the needs of new development</td>
<td>Developer contributions; Local Strategic Partnership to coordinate involvement of local infrastructure providers, working with developers to provide necessary infrastructure</td>
<td>Local Strategic Partnership; Oadby and Wigston Borough Council; local infrastructure providers; developers</td>
</tr>
<tr>
<td>Key existing social and cultural assets safeguarded</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Landscape Character Assessment; Conservation Area Appraisal and Development Control Guidance</td>
<td>Oadby and Wigston Borough Council; developers; English Heritage</td>
</tr>
<tr>
<td>Achieve access standards in relation to open space, sport and recreational facilities</td>
<td>Allocations Development Plan Document; development management process; Developer Contributions Supplementary Planning Document</td>
<td>Oadby and Wigston Borough Council; developers; Sport England</td>
</tr>
<tr>
<td>Open space, sport and recreational facilities protected from development</td>
<td>Allocations Development Plan Document; development management process; Developer Contributions Supplementary Planning Document</td>
<td>Oadby and Wigston Borough Council; Sport England</td>
</tr>
<tr>
<td>Use of quantity, quality and access standards in relation to open space, sport and recreational facilities</td>
<td>Oadby and Wigston Town Centre Masterplan Area Action Plan Development Plan Document; Allocations Development Plan Document; development management process</td>
<td>Oadby and Wigston Borough Council; Sport England; developers</td>
</tr>
</tbody>
</table>
Indicators and Targets for Spatial Objective 10: Promoting Healthy Lifestyles

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity of, Quality of and Accessibility of open space sport and recreational facilities</td>
<td>See detailed targets set out in the Open Space, Sport and Recreational Facilities Study</td>
</tr>
<tr>
<td>Amount of open space, sport and recreational facilities lost to new development</td>
<td>0</td>
</tr>
<tr>
<td>Amount of eligible open spaces managed to Green Flag Award Standard</td>
<td>2</td>
</tr>
</tbody>
</table>

Safe, clean and attractive…..

Spatial Objective 11: Empowering a Safe Community

8.16 Work with the Local Strategic Partnerships to build a safe and cohesive Borough. Incorporate principles that reduce crime and improve community safety in all new development. Empower the community by establishing high quality public buildings and open spaces close to where people live; by delivering public and private sector initiatives to promote social inclusion; and, by promoting community cohesion through participation, interaction and understanding.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide one Direction for Growth adjoining the Leicester Principal Urban Area on land to the south east of Wigston</td>
<td>Allocations Development Plan Document; development management process; site development brief</td>
<td>Oadby and Wigston Borough Council; developers; Severn Trent; Environment Agency</td>
</tr>
<tr>
<td>Layouts that ensure good principles of sustainable design, make the most economical use of land and respect the local context and community safety</td>
<td>Development management process; Guidelines for New Development Supplementary Planning Document, Design and Access Statements, Landscape Character Assessments, Conservation Area Appraisals and Management Plans</td>
<td>Oadby and Wigston Borough Council; Leicestershire Constabulary; Natural England; English Heritage; Environment Agency; CABE; developers</td>
</tr>
<tr>
<td>Community Infrastructure provided to meet the needs of new development</td>
<td>Developer contributions; Local Strategic Partnership to coordinate involvement of local infrastructure providers, working with developers to provide necessary infrastructure; Developer Contributions Supplementary Planning Document</td>
<td>Local Strategic Partnership; Oadby and Wigston Borough Council; local infrastructure providers; developers</td>
</tr>
</tbody>
</table>
Indicators and Targets for Spatial Objective 11: Empowering a Safe Community

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved Local Safety</td>
<td>Decrease in violent offences in public spaces per 1000 population</td>
</tr>
<tr>
<td>Percentage of dwellings completed at an average of 40 dwellings per hectare or higher</td>
<td>100 per cent of dwellings to be completed at an average of 40 dwellings per hectare or higher on viable and appropriate sites of 0.3ha and above</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net gain in Green Infrastructure</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Green Infrastructure Strategy</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Enable optimum conditions for the creation and protection of wildlife species and habitats</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Biodiversity Action Plan; Green Infrastructure Strategy; Flood Risk Assessment</td>
<td>Oadby and Wigston Borough Council; developers; Natural England</td>
</tr>
<tr>
<td>Green links between the Direction for Growth, the Grand Union Canal and the River Sence retained and enhanced</td>
<td>Through the design and development of sites managed by the development management process; site development brief; Biodiversity Action Plan; Green Infrastructure Strategy; Flood Risk Assessment; Kilby Bridge Regeneration Scheme</td>
<td>Oadby and Wigston Borough Council; Developers; British Waterways; partnership working with the River Soar and Grand Union Canal Steering Group</td>
</tr>
<tr>
<td>Green Infrastructure provided to link new development to existing Green Infrastructure corridors</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Green Infrastructure Strategy</td>
<td>Oadby and Wigston Borough Council; Developers; Sub Regional Partnerships; ENABLE; developers</td>
</tr>
<tr>
<td>Key existing biodiversity and environmental assets safeguarded</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Biodiversity Action Plan</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
</tbody>
</table>
Indicators and Targets for Spatial Objective 12: Protecting and Enhancing Green Infrastructure

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net gain in Green Infrastructure</td>
<td>To be determined through the local Green Infrastructure Plan</td>
</tr>
<tr>
<td>Improved Local Biodiversity – active management of local sites (NI 197)</td>
<td>To be determined through the local Green Infrastructure Plan</td>
</tr>
<tr>
<td>Losses and additions to biodiversity habitat</td>
<td>See detailed targets set out in the Oadby and Wigston Local Infrastructure Plan and the Local Green Infrastructure Plan</td>
</tr>
</tbody>
</table>

Spatial Objective 13: Green Wedges and The Countryside

8.18 Improve access for local people to our natural environment and key Green Infrastructure assets to enhance the value of their leisure time. Protect and enhance the Green Wedges by limiting development to appropriate uses, as well as safeguarding our open spaces for sport and other forms of recreation. Encourage small scale development in the countryside that provides for employment, leisure and residential development essential to the needs of the rural economy.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure Green Wedges are maintained</td>
<td>Allocations Development Plan Document; Green Wedge Management Plans</td>
<td>Oadby and Wigston Borough Council; Joint working with Leicestershire County Council; Leicester City and neighbouring districts</td>
</tr>
<tr>
<td>Green Infrastructure provided to link new development to existing Green Infrastructure corridors</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Green Infrastructure Strategy</td>
<td>Oadby and Wigston Borough Council; developers; Sub Regional Partnerships; ENABLE</td>
</tr>
<tr>
<td>Key existing biodiversity and environmental assets safeguarded</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; site development briefs; Biodiversity Action Plan</td>
<td>Oadby and Wigston Borough Council; developers; ENABLE</td>
</tr>
<tr>
<td>Retention of the open and undeveloped character of Green Wedges</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; through standards set out in the Open Space, Sport and Recreation Facilities Study; Green Wedge Management Plans</td>
<td>Oadby and Wigston Borough Council; Joint working with Leicestershire County Council; Leicester City and neighbouring districts</td>
</tr>
<tr>
<td>Retention of the openness and intrinsic qualities of the Countryside</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Landscape Character Assessment</td>
<td>Oadby and Wigston Borough Council; developers; Natural England</td>
</tr>
<tr>
<td>Preservation and enhancement of distinctive cultural assets that are of significant value to the Borough</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Landscape Character Assessment; Conservation Area Appraisals and Development Control Guidance</td>
<td>Oadby and Wigston Borough Council; developers; Natural England; English Heritage</td>
</tr>
<tr>
<td>Protection of the historic character and ecological value of the Grand Union Canal Conservation Area</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Kilby Bridge Regeneration Scheme</td>
<td>Oadby and Wigston Borough Council; developers; English Heritage; British Waterways; Leicestershire County Council</td>
</tr>
</tbody>
</table>

**Indicators and Targets for Spatial Objective 13: Green Wedges and The Countryside**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Implementation of River Soar and Grand Union Canal Strategy</td>
<td>Progress and funding to support various actions relating to Kilby Bridge</td>
</tr>
<tr>
<td>The Number of Conservation Area Appraisals and Management Plans (Supplementary Planning Documents) adopted</td>
<td>9 (All Conservation Areas in the Borough) *Grand Union Canal Conservation Area designated by Leicestershire County Council</td>
</tr>
<tr>
<td>Net gain in Green Infrastructure</td>
<td>To be determined through the local Green Infrastructure Plan</td>
</tr>
<tr>
<td>Improved Local Biodiversity – active management of local sites (NI 197)</td>
<td>To be determined through the local Green Infrastructure Plan</td>
</tr>
<tr>
<td>Percentage of inappropriate development in Green Wedges</td>
<td>0%</td>
</tr>
<tr>
<td>Percentage of inappropriate development in the Countryside</td>
<td>0%</td>
</tr>
</tbody>
</table>
Spatial Objective 14: Enhancing Local Heritage

8.19 Encourage the enhancement and preservation of historically significant buildings, archaeological sites, conservation areas, parks and other cultural assets providing opportunities for people to access and understand our local heritage. Produce a Regeneration Scheme for Kilby Bridge to enhance access to and understanding of the Grand Union Canal and its Environs whilst protecting the hamlet’s heritage and biodiversity interest.

<table>
<thead>
<tr>
<th>Key outcomes sought in Policies</th>
<th>How will these be delivered?</th>
<th>Who is responsible for implementation and delivery?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layouts that ensure good principles of sustainable design, make the most economical use of land and respect the local context and community safety</td>
<td>Development management process; Guidelines for New Development Supplementary Planning Document, Design and Access Statements; Landscape Character Assessments, Conservation Area Appraisals and Management Plans</td>
<td>Oadby and Wigston Borough Council; Leicestershire Constabulary; Natural England; English Heritage; Environment Agency; CABE; developers</td>
</tr>
<tr>
<td>Green Infrastructure provided to link new development to existing Green Infrastructure Corridors</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Green Infrastructure Strategy</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Key existing biodiversity and environmental assets safeguarded</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Biodiversity Action Plan; Green Infrastructure Strategy; site development briefs</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Key existing social and cultural assets safeguarded</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Landscape Character Assessment; Conservation Area Appraisals and Development Control Guidance</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
<tr>
<td>Preservation and enhancement of distinctive cultural assets that are of significant value to the Borough</td>
<td>Allocations Development Plan Document; through the design and development of sites managed by the development management process; Landscape Character Assessment; Conservation Area Appraisals and Development Control Guidance; Kilby Bridge Regeneration Scheme</td>
<td>Oadby and Wigston Borough Council; developers</td>
</tr>
</tbody>
</table>
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 management process; Kilby Bridge Regeneration Scheme

Oadby and Wigston Borough Council; developers; Leicestershire County Council; British Waterways

Sustainable growth of appropriate tourism in the Borough

Work with partners to identify appropriate tourism opportunities and to develop proposals; development management process

Local Strategic Partnership; Oadby and Wigston Borough Council; British Waterways; Leicestershire County Council

Revitalisation of the Grand Union Canal

Establish and develop proposals through partnership working with the River Soar and Grand Union Canal Steering Group; Kilby Bridge Regeneration Scheme

River Soar and Grand Union Canal Steering Group; Oadby and Wigston Borough Council; British Waterways; Leicestershire County Council

**Indicators and Targets for Spatial Objective 14: Enhancing Local Heritage**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of dwellings completed at an average density of 40 dwellings per hectare or higher</td>
<td>100% of dwellings to be completed at an average density of 40 dwellings per hectare or higher on viable and appropriate sites of 0.3ha and above</td>
</tr>
<tr>
<td>Net gain in Green Infrastructure</td>
<td>To be determined through the local Green Infrastructure Plan</td>
</tr>
<tr>
<td>Improved Local Biodiversity – active management of local sites (NI 197)</td>
<td>To be determined through the local Green Infrastructure Plan</td>
</tr>
<tr>
<td>Implementation of River Soar and Grand Union Canal Strategy</td>
<td>Progress and funding to support various actions relating to Kilby Bridge</td>
</tr>
<tr>
<td>The Number of Conservation Area Appraisals and Management Plans (Supplementary Planning Documents) adopted</td>
<td>9</td>
</tr>
<tr>
<td>Amount of eligible open spaces managed to Green Flag Award Standard</td>
<td>2</td>
</tr>
<tr>
<td>Percentage loss of statutory Listed Buildings</td>
<td>0%</td>
</tr>
</tbody>
</table>
Appendix 1:

Housing Trajectory

The Housing Trajectory provides a breakdown of how and when the total housing requirement is intended to be delivered in the Borough up to 2026. This is broken down by year and identifies completed dwellings; committed dwellings; and projected deliverable dwellings.

Projected deliverable dwellings are consistent with the remaining housing to be provided between 2009 and 2026 as indicated in Figure 3. A graphical interpretation of the Housing Trajectory is provided in Figure 4.

The Housing Trajectory will be monitored annually as part of the Annual Monitoring Report.
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</thead>
<tbody>
<tr>
<td>Allocated Sites</td>
<td>2</td>
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<tr>
<td>Unallocated Sites</td>
<td>54</td>
<td>30</td>
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<tr>
<td>TOTAL ALLOCATIONS</td>
<td>56</td>
<td>30</td>
<td>54</td>
<td></td>
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<td>100</td>
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<tr>
<td>Completed Dwellings</td>
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<td></td>
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<td>100</td>
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</tr>
<tr>
<td>Remaining Allocations (Britford Avenue, 20 sites, Source SHLAA 2005)</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td></td>
<td></td>
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<tr>
<td>Sites with Planning Permission (including outline Planning Permission)</td>
<td>77</td>
<td>76</td>
<td>77</td>
<td>76</td>
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<td>76</td>
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<td></td>
</tr>
<tr>
<td>TOTAL COMMITMENTS</td>
<td>166</td>
<td>150</td>
<td>166</td>
<td>150</td>
<td>150</td>
<td>150</td>
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<tr>
<td>SHLAA Sites (excluding Britford Avenue remaining Allocation)</td>
<td></td>
<td></td>
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<td></td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Housing opportunities identified in the Wigston and Quibby Town Centre Masterplan area and within the South Wigston Masterplan area</td>
<td>16</td>
<td>16</td>
<td>33</td>
<td>33</td>
<td>33</td>
<td>33</td>
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<tr>
<td>Direction for Growth adjoining the Leicester Principal Urban Area at Wigston</td>
<td>4</td>
<td>4</td>
<td>5</td>
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<td>30</td>
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<tr>
<td>TOTAL PROJECTIONS</td>
<td>20</td>
<td>20</td>
<td>38</td>
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<tr>
<td>OVERALL TOTAL</td>
<td>176</td>
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<td>Required Dwellings</td>
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<td>100</td>
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</tr>
<tr>
<td>HOUSING REQUIREMENT FOR THE BOROUGH OF QUADRY AND WIGSTON 2005-2026</td>
<td>54</td>
<td>30</td>
<td>70</td>
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<tr>
<td>YEAR NUMBER</td>
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<td>19</td>
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<td>21</td>
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<tr>
<td>RUNNING TOTAL COMPARED TO REQUIREMENT</td>
<td>62</td>
<td>92</td>
<td>162</td>
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</tr>
</tbody>
</table>
Appendix 2:

Infrastructure Plan

Appendix 2 has been included to illustrate the items of infrastructure that have been identified as essential to support the delivery of growth in the Borough within the Local Infrastructure Plan 2009-2010.

The Oadby and Wigston Local Infrastructure Plan 2009-2010 has been produced as a separate document and submitted as part of the evidence base to support the Core Strategy. The Local Infrastructure Plan will be reviewed annually and will be developed in line with all up to date local, regional and national policy guidance.
<table>
<thead>
<tr>
<th>Infrastructure required</th>
<th>Essential (committed / non-committed)</th>
<th>Cost</th>
<th>Phasing</th>
<th>Responsibility for delivery</th>
<th>Possible funding sources including existing commitments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oadby</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Iliffe Park Refurbishment</td>
<td>Essential (committed)</td>
<td>£70,000</td>
<td>2009 – 2010</td>
<td>OWBC</td>
<td>Playbuilder Grant Funding Oadby Forum Big Lottery</td>
</tr>
<tr>
<td>Sandhurst Street, PAL International site, 8 affordable units</td>
<td>Essential (committed)</td>
<td>TBC</td>
<td>2009 – 2010</td>
<td>Waterloo Housing Group</td>
<td>Developer Contributions</td>
</tr>
<tr>
<td>Churchill Close garage block, 20 affordable units</td>
<td>Essential (committed)</td>
<td>TBC</td>
<td>2009 – 2010</td>
<td>OWBC</td>
<td>Homes and Communities Agency funding Developer contributions</td>
</tr>
<tr>
<td>Sure Start Children’s Centre, (location to be confirmed)</td>
<td>Essential (committed)</td>
<td>£250,000</td>
<td>2009 – 2010</td>
<td>Leicestershire County Council</td>
<td>Sure Start Capital Grant</td>
</tr>
<tr>
<td>New Inn Pub, London Road, 12 affordable houses</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>2010 – 2012</td>
<td>Riverside Housing</td>
<td>Homes and Communities Agency funding Developer contributions</td>
</tr>
<tr>
<td>New Cemetery</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>2006 – 2026</td>
<td>OWBC</td>
<td>OWBC Developer contributions</td>
</tr>
<tr>
<td>Replacement Surgery for existing Practice*</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>Site not yet identified so timing difficult to estimate</td>
<td>Practice / developer</td>
<td>PCT / Practice / other developments on site – to be explored. Some PCT financial commitment some time ago but may be insufficient to meet current needs</td>
</tr>
</tbody>
</table>
### Core Strategy
Part of the Oadby and Wigston Local Development Framework

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Commitment Status</th>
<th>Cost</th>
<th>Time Period</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extension of existing Primary School to accommodate growth</td>
<td>Essential (non-committed)</td>
<td>£1,300,000</td>
<td>2006 – 2026</td>
<td>OWBC Leicestershire County Council Developer contributions</td>
</tr>
<tr>
<td>Extension of existing Secondary school to accommodate growth</td>
<td>Essential (non-committed)</td>
<td>£1,700,000</td>
<td>2006 – 2026</td>
<td>OWBC Leicestershire County Council Developer Contributions</td>
</tr>
</tbody>
</table>

### Wigston

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Commitment Status</th>
<th>Cost</th>
<th>Time Period</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Steeples Mews, 16 affordable units</td>
<td>Essential (committed)</td>
<td>£1,500,000</td>
<td>2008 – 2009</td>
<td>Nottingham Communities Housing Association Housing Corporation Grant Funding £200,000 Developer contributions</td>
</tr>
<tr>
<td>Ecobs Garden Centre, Horsewell Lane, 27 affordable units</td>
<td>Essential (committed)</td>
<td>£4,000,000</td>
<td>2009 – 2010</td>
<td>Waterloo Housing Group Homes and Communities Agency funding Developer contributions</td>
</tr>
<tr>
<td>Wigston Fields Community Centre</td>
<td>Essential (committed)</td>
<td>£543,000</td>
<td>2009 – 2010</td>
<td>OWBC Leicestershire County Council OWBC</td>
</tr>
<tr>
<td>Willow Place, off Long Street, 6 affordable units</td>
<td>Essential (committed)</td>
<td>TBC</td>
<td>2010</td>
<td>Waterloo Housing Group Homes and Communities Agency funding Developer contributions</td>
</tr>
<tr>
<td>Replacement Surgery for 4 existing practices*</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>Site not yet identified so timing difficult to estimate</td>
<td>Practice / developer PCT / Practice / Developer other developments on site – to be explored. no commitments to date</td>
</tr>
<tr>
<td>Project Description</td>
<td>Funding Category</td>
<td>Funding Amount</td>
<td>Time Period</td>
<td>Responsible Bodies</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------------</td>
<td>------------------------</td>
<td>---------------</td>
<td>------------</td>
<td>------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Public Transport Interchange</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>TBC</td>
<td>TBC</td>
</tr>
<tr>
<td><strong>South Wigston</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Leicestershire College, Canal Street</td>
<td>Essential (committed)</td>
<td>£40,000,000</td>
<td>2008 – 2010</td>
<td>South Leicestershire College</td>
</tr>
<tr>
<td>Development of Bobbin Factory on Canal Street to include children’s centre, youth centre and adult facilities and office space over four floors</td>
<td>Essential (committed)</td>
<td>£2,000,000</td>
<td>2009 – 2011</td>
<td>South Leicestershire College OWBC</td>
</tr>
<tr>
<td>Replacement surgery for existing practice*</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>Site identified – should approval be given could be completed year 2012</td>
<td>Practice / developer</td>
</tr>
<tr>
<td><strong>Leicester Principal Urban Area / Borough Wide Infrastructure</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCT 8 to 8 Centre*</td>
<td>Essential (committed)</td>
<td>TBC</td>
<td>2009 – 2010</td>
<td>8 to 8 Provider</td>
</tr>
<tr>
<td>Waste management for new developments, dependent upon their nature and size.</td>
<td>Essential (non-committed)</td>
<td>£48.95 per additional dwelling as of 1st April 2009</td>
<td>2009 – 2026</td>
<td>Leicestershire County Council</td>
</tr>
<tr>
<td>Public transport links between Oadby and Wigston</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>TBC</td>
<td>Leicestershire County Council OWBC</td>
</tr>
<tr>
<td>Enhancement of policing infrastructure**</td>
<td>Essential (non-committed)</td>
<td>Capital TBC</td>
<td>TBC</td>
<td>Leicestershire Police Authority; developer contributions</td>
</tr>
</tbody>
</table>

**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.
### Wigston Direction for Growth

<table>
<thead>
<tr>
<th>Project Description</th>
<th>World (non-committed)</th>
<th>TBC</th>
<th>2017 – 2026</th>
<th>Central Networks Developer</th>
<th>Central Networks Developer contributions</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Primary Sub-Station</td>
<td>Essential</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>OWBC</td>
<td>OWBC Developer contributions</td>
</tr>
<tr>
<td>Community / Youth Centre</td>
<td>Essential</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>Severn Trent Developer</td>
<td>Severn Trent Developer contributions</td>
</tr>
<tr>
<td>Water provision / sewerage contingency</td>
<td>Essential</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>OWBC</td>
<td>Developer contributions</td>
</tr>
<tr>
<td>Biodiversity gain for natural habitat</td>
<td>Essential</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>OWBC</td>
<td>Developer contributions</td>
</tr>
<tr>
<td>New open space</td>
<td>Essential</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>OWBC</td>
<td>Developer contributions</td>
</tr>
<tr>
<td>Public transport provision to Wigston, Leicester, Wigston schools and South Leicestershire College in South Wigston</td>
<td>Essential</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>Leicestershire County Council OWBC</td>
<td>Leicestershire County Council Developer contributions</td>
</tr>
<tr>
<td>Road improvements / new infrastructure, walking and cycling improvements to Wigston, Leicester, schools in Wigston and South Leicestershire College in South Wigston</td>
<td>Essential</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>Leicestershire County Council OWBC</td>
<td>Leicestershire County Council Developer contributions</td>
</tr>
<tr>
<td>Waste management for new developments, dependent upon their nature and size.</td>
<td>Essential (non-committed)</td>
<td>£48.95 per additional dwelling as of 1st April 2009</td>
<td>2009 – 2026</td>
<td>Leicestershire County Council</td>
<td>Leicestershire County Council Developer</td>
</tr>
<tr>
<td>---</td>
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<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Mitigation measures of junction at A5199 Leicester Road / Welford Road / Moat Street / Newton Lane including bus priority measures</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>OWBC Leicestershire County Council</td>
<td>Leicestershire County Council Developer contributions</td>
</tr>
<tr>
<td>Public transport initiatives such as Smarter Choices to encourage bus use and more sustainable modes of travel</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>OWBC Leicestershire County Council</td>
<td>OWBC Leicestershire County Council Developer contributions</td>
</tr>
<tr>
<td>Additional allotments</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>2021 – 2026</td>
<td>OWBC</td>
<td>Developer contributions OWBC</td>
</tr>
<tr>
<td>Improved Management and extent of Barnpool Meadow Local Wildlife Site</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>OWBC Landowner Leicestershire Wildlife Trust Local Wildlife Site Review Panel</td>
<td>OWBC Developer Contributions</td>
</tr>
<tr>
<td>Improved Management and water quality of the aquifer between Barnpool Meadow Local Wildlife Site and the Grant Union Canal and Limedelves SSSI</td>
<td>Essential (non-committed)</td>
<td>TBC</td>
<td>2017 – 2026</td>
<td>OWBC Landowner Natural England The Environment Agency</td>
<td>OWBC Natural England Developer Contributions</td>
</tr>
</tbody>
</table>
**Core Strategy**

Part of the Oadby and Wigston Local Development Framework

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<table>
<thead>
<tr>
<th></th>
<th>Essential (non-committed)</th>
<th>TBC</th>
<th>2017 – 2026</th>
<th>OWBC Landowner Natural England</th>
<th>OWBC Natural England Developer Contributions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved Management and water quality of the Grant Union Canal and Limedelves SSSI</td>
<td></td>
<td></td>
<td></td>
<td>Natural England</td>
<td></td>
</tr>
<tr>
<td>Establish footpath links relating to Strategic Green Infrastructure Corridors, in particular between Kilby Bridge and Brocks Hill Country Park via Newton Lane</td>
<td>Essential (non-committed)</td>
<td></td>
<td></td>
<td>Leicestershire County Council Access Forum</td>
<td>British Waterways Developer contributions</td>
</tr>
</tbody>
</table>

*Subject to Primary Care Trust (PCT) investment prioritisation process.

Note: all costs are estimates and are therefore subject to change. The Oadby and Wigston Borough Council Capital Programme was approved by Council on 26 February 2009. It is reviewed annually.

This Local Infrastructure Plan schedule sets out all essential infrastructure development. Within the essential category, the development is listed as committed or non-committed. Essential (committed) represents infrastructure that is needed to ensure sustainability of growth proposed in the Borough and funding for the development is committed. Essential (non-committed) represents infrastructure needed to ensure sustainability of growth proposed in the Borough but funding is not-committed.
Appendix 3:

List of Saved Local Plan Policies to be superseded by the Core Strategy
<table>
<thead>
<tr>
<th><strong>Core Strategy Policy</strong></th>
<th><strong>Saved Local Plan Policy superseded</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 1: Spatial Strategy for Development in the Borough of Oadby and Wigston</td>
<td>L20, H3</td>
</tr>
<tr>
<td>Policy 2: Development in the centres of Oadby, Wigston and South Wigston</td>
<td>No policies identified</td>
</tr>
<tr>
<td>Policy 3: Regeneration Schemes</td>
<td>No policies identified</td>
</tr>
<tr>
<td>Policy 4: Sustainable Transport and Accessibility</td>
<td>T1, T2, T4, T6, T13, T15, T17</td>
</tr>
<tr>
<td>Policy 5: Green Infrastructure</td>
<td>C2, C3, C4, C5, C7</td>
</tr>
<tr>
<td>Policy 6: Green Wedges</td>
<td>L11</td>
</tr>
<tr>
<td>Policy 7: The Countryside</td>
<td>L15, L16</td>
</tr>
<tr>
<td>Policy 8: Climate Change and Renewable Energy</td>
<td>C8</td>
</tr>
<tr>
<td>Policy 9: Flood Risk and the Water Environment</td>
<td>C9, C11, C12</td>
</tr>
<tr>
<td>Policy 10: Community Infrastructure</td>
<td>T14</td>
</tr>
<tr>
<td>Policy 11: Affordable Housing</td>
<td>H2</td>
</tr>
<tr>
<td>Policy 12: Housing Needs of the Community</td>
<td>H16</td>
</tr>
<tr>
<td>Policy 13: Provision of Gypsy and Traveller Sites</td>
<td>No policies identified</td>
</tr>
<tr>
<td>Policy 14: Sustainable Construction and Design</td>
<td>No policies identified</td>
</tr>
<tr>
<td>Policy 15: Landscape and Character</td>
<td>L3, L9, L14</td>
</tr>
<tr>
<td>Policy 16: Community Facilities and Places of Worship</td>
<td>SV3, SV4, SV5</td>
</tr>
<tr>
<td>Policy 17: Open Space and Facilities for Leisure, Recreation and Tourism</td>
<td>R2, R4, R12, R21</td>
</tr>
</tbody>
</table>
Appendix 4: Glossary
Appendix 4: Glossary

**Affordable Housing Viability Assessment:** study to inform existing and future planning policy with regard to the delivery of affordable housing. Specifically, the Affordable Housing Viability Assessment examines the impacts on development viability of applying existing and potential affordable housing percentages, unit thresholds and tenures on residential development sites.

**Affordable housing:** Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

**Allocations Development Plan Document:** The Allocations Development Plan Document is a key document that will identify land for uses such as: housing; employment; community facilities; mixed use (e.g. a combination of the above); tourism, open space and recreation; town / district / local shopping centres; and, other land uses. The sites that are identified through the Allocations Development Plan Document must be in line with the principles of the Core Strategy.

**Annual Monitoring Report:** The annual monitoring report will assess the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented. It forms part of the local development framework.

**Area Action Plans:** provide a planning framework for areas of change or conservation.

**Balanced Housing Market:** A Housing Needs survey may be used to identify any imbalances between housing needs, choice of tenure, existing capacity to meet housing demand and the location and approval of new developments to meet the need. Housing policy will tend towards seeking to balance supply and demand side issues.

**Brownfield land:** land that was developed but is now vacant or derelict, and land currently in use with known potential for redevelopment.

**Circulars:** a Government publication setting out policy approaches.

**Comparison goods floorspace:** retail floorspace that is used for the sale of non-food items.

**Community:** a specific group of people who all hold something in common. Community has tended to be associated with two key aspects: firstly people who share locality or geographical place; secondly people who are communities of interest.

**Community engagement:** the process of working collaboratively with and through groups of people affiliated by geographic proximity, special interest, or similar situations to address issues affecting the well being of those people.

**Community Infrastructure:** The infrastructure needed to make a development ‘fit for purpose’. In the context of the Core Strategy, the provision of new roads, new schools or new flood protection would all be examples.
**Community Infrastructure Levy**: The Community Infrastructure Levy will be a new charge which local authorities in England and Wales will be empowered, but not required, to place a charge on most types of new development in their area. The Community Infrastructure Levy charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.

**Community sector**: The community sector is the part of the Voluntary and Community Sector that is driven by the communities it serves. These may be communities of place such as a neighbourhood or may be communities of interest such as people who share a faith. The community sector is made up of a wide range of different types of activity and organisations.

**Conservation Area**: an area of special architectural or historic interest identified by the Local Planning Authority under the Planning (Listed Buildings & Conservation Areas) Act 1990. There is a statutory duty to preserve or enhance the character or appearance of such areas.

**Convenience goods floorspace**: retail floorspace that is used for the sale of food and drink.

**Core Strategy**: A development plan document that sets out the long term vision (10+ years) for a local planning authority area, the strategic objectives, and the strategic planning policies needed to deliver that vision.

**Crime and Disorder Reduction Partnership**: is an officer-led partnership with Leicestershire County Council, Leicestershire Constabulary, Leicestershire Fire and Rescue, Leicestershire Police Authority and the Leicestershire Primary Care Trust with the aim of reducing crime and the fear of crime.

**Cultural facilities**: Facilities of a cultural nature such as libraries, theatres and museums.

**Development Plan Documents**: spatial planning documents that are subject to independent examination, and together with Supplementary Planning Documents, will form the development plan for a local authority area for the purposes of the Act. They can include a core strategy, site specific allocations of land, and area action plans (where needed). Other development plan documents, including generic development control policies, can be produced. Individual development plan documents or parts of a document can be reviewed independently from other development plan documents. Each authority must set out the programme for preparing its development plan documents in the Local Development Scheme.

**East Midlands Regional Economic Strategy**: ‘A Flourishing Region’ for the East Midlands is the third Regional Economic Strategy. It sets out the aspirations and vision for the region up to 2020. Its production follows an extensive consultation process and is informed by the most comprehensive evidence base assembled on the East Midlands, its economy and its strengths and its challenges.

**East Midlands Regional Plan**: was prepared by the regional planning body, the East Midlands Regional Assembly. The Regional Spatial Strategy set out the long-term spatial vision for the East Midlands and the strategic policies and proposals to deliver that vision. It was formally revoked under Section 79 (6) of the Local Democracy, Economic Development and Construction Act 2009 on the 6 July 2010. However the evidence base that underpinned the Regional Plan is still valid.

**Evidence base**: information gathered by the planning authority to support preparation of local development documents. It includes quantitative and qualitative data.

**Environmental Impact Assessment**: An Environmental Impact Assessment is an assessment of the possible impact - positive or negative - that a proposed project may have on the environment; considering natural, social and economic aspects. The purpose of the assessment is to ensure that decision makers consider the ensuing environmental impacts to decide whether to proceed with the project.
Greenfield land: land that has never been built on or where the remains of any structure or activity have blended into the landscape over time. Greenfield land should not be confused with green belt land.

Green Wedge: Green Wedges are strategic open land which can help shape urban growth. They can assist in preserving and enhancing links between urban areas and the countryside and can facilitate the positive management of land.

Green Infrastructure: Green Infrastructure is the physical environment within and between cities, towns and villages. It is a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside.

Gypsies, Travellers and Travelling Showpeople: ‘gypsies and travellers’ means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of roaming and/or caravan dwelling. (Housing Act 2004).

Housing Needs Assessment: provides an overview of the local housing market and looks at both housing need and demand across all tenures and property sizes. This study is designed to underpin the development of affordable housing policies in a local authority area and helps to inform planning strategies on the level and type of affordable housing provision in the future.

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

Integrated Regional Strategy Framework: The Integrated Regional Strategy Framework draws together the key issues and challenges for the East Midlands, providing the overarching picture of what is happening in the region. It sets out the region’s vision, priorities and objectives for a more sustainable future. It provides the context for policy makers working at the regional, sub regional and local levels and ensures that different policy areas environmental, social and economic are co-ordinated and integrated.

Intermediate affordable housing: housing at prices and rents above those of social rent but below market price or rents. Housing can be made available as shared equity (e.g. HomeBuy) or at intermediate rent.

Intermediate Rent: Intermediate rent is where a brand new or refurbished home can be rented at less than the market rate. The tenant makes an initial capital payment and then the rent charged is normally 20 per cent to 30 per cent lower than for a similar home in a similar area.

Leicester Principal Urban Area: The Leicester Principal Urban Area encompasses all the administrative area of Leicester City and parts of Blaby, Charnwood, Harborough, Hinckley and Bosworth and Oadby and Wigston districts.

Leicester and Leicestershire Housing Market Area: The Leicester and Leicestershire Housing Market Area covers the City of Leicester and the County of Leicestershire, which includes the District of Blaby, Charnwood Borough, Harborough District, Hinckley and Bosworth Borough, Melton Borough, North West Leicestershire District, and Oadby and Wigston Borough.

Local Area Agreements: Local Area Agreements set out the priorities for a local area agreed between central government and a local area (the local authority and Local Strategic Partnership) and other key partners at the local level.
Local Development Documents: comprise of Development Plan Documents and Supplementary Planning Documents.

Local Development Framework (LDF): A Local Development Framework is a folder of Local Development Documents (LDDs) that outlines how planning will be managed in the area.

Local Development Scheme: A Local Development Framework is a folder of Local Development Documents outlining how planning will be managed in the area.

Local Strategic Partnership: Local Strategic Partnership is a single body that brings together at a local level the different parts of the public sector as well as the private, business, community and voluntary sectors so that different initiatives and services can support each other and work together. It provides a single overarching local co-ordination framework within which other partnerships can operate and is responsible for developing and driving the implementation of Community Strategies and Local Area Agreements.

Monitoring: regular and systematic collection and analysis of information to measure policy implementation.

Multi Area Agreement: Multi Area Agreements are agreements between the Government and groups of Councils covering a functional economic area, working together with local agencies pledge to boost economic growth and tackle deprivation and financial inequalities, in return for action by Government to devolve more power and reduce barriers to delivering better outcomes.

Oadby and Wigston Borough Housing Needs Survey: In 2004 the Council commissioned a comprehensive housing needs survey to identify needs, aspirations and demands for housing across the Borough. This has been used within the Core Strategy to inform decisions about the targeting of resource and determine targets.

Offsite Contributions: Where it is not deemed viable, particularly on smaller sites, to provide the necessary infrastructure within the development, it is permissible for the developer to support their provision ‘off-site’. The Borough Council will be producing guidance in due course to aid the identification of what might be necessary and the scale of contribution.


Planning Policy Statements: Planning Policy Statements are prepared by the Government, after public consultation, to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. Local authorities must take their contents into account in preparing their development plan documents. The guidance may also be relevant to decisions on individual planning applications and appeals.

Primary Infrastructure: infrastructure that is required to accompany development in order to allow new households to function within a wide community. Examples include schools, health, leisure and community facilities, parks, green infrastructure, and off-site transport connections to wider networks.

Prospect Leicestershire: is the new economic development company charged with delivering physical regeneration and growth, business innovation and support and inward investment across Leicester and Leicestershire

Public Realm: the space between and within buildings that is publicly accessible.
Regional Spatial Strategy: was prepared by the regional planning body, the East Midlands Regional Assembly. The objective of the Regional Spatial Strategy was to contribute to the achievement of sustainable development. The Regional Spatial Strategy, incorporated a Regional Transport Strategy which provided a broad development strategy for the region for a fifteen to twenty year period. It was formally revoked under Section 79 (6) of the Local Democracy, Economic Development and Construction Act 2009 on the 6 July 2010. However the evidence base that underpinned the Regional Plan is still valid.

Registered Social Landlords: Registered Social Landlords are Government funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, Registered Social Landlords undertake a landlord function by maintaining properties and collecting rent.

Residential Land Availability Report: The Residential Land Availability and Five Year Housing Supply are part of an annual monitoring exercise that assesses housing provision and supply in the Borough.

Secondary infrastructure: includes, for example, on-site utility connections.

6C's The 6Cs sub-region as defined in the East Midlands Regional Plan has an existing population of 1.9m people. It includes the 3 cities of Leicester, Derby and Nottingham and the 3 Counties of Leicestershire, Derbyshire and Nottinghamshire.

Smarter Choices: This is general description for ‘soft’ transport policy initiatives aimed at changing the way that individuals travel. These seek to give better information and opportunities to help people to choose to reduce car use while enhancing the attractiveness of alternatives. They can include work place and school travel plans; car clubs and car sharing; tele-working, teleconferencing and home shopping.

Social Rented Housing: is an umbrella term referring to rental housing which may be owned and managed by the local authorities, by not-for-profit organisations, such as housing associations, or by a combination of the two, usually with the aim of providing affordable housing.

Spatial Planning: refers to the methods used by the public sector to influence the distribution of people and activities in spaces of various scales. Spatial planning includes all levels of land use planning including urban planning, regional planning, environmental planning and national spatial plans. It goes beyond traditional land-use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

Statement of Community Involvement: sets out the standards which the planning authority intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in significant development management decisions. It also sets out how the planning authority intends to achieve those standards. The statement of community involvement is not a development plan document but is subject to independent examination.

Stepping Stones Project: has been running since 1992 and represents a partnership working in and around Leicester that aims to improve greenspace and make high quality Green Infrastructure available to all.

Strategic Flood Risk Assessment: provides further information on flood risk, and raises and informs a crucial debate that involves all those involved in the development process. The Strategic Flood Risk Assessment will identify constraints which will assist in the formulation of planning policies, it will aid the identification of the development potential of proposed sites and will aid in assessing future development proposals.

Strategic Housing Land Availability Assessment: a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes. These assessments are required by national planning policy, set out in Planning Policy Statement 3: Housing (June 2010). This document gives practical guidance on how to carry out an assessment to identify land for housing and assess the deliverability and developability of sites.
Strategic Housing Market Assessment: The Leicester and Leicestershire Strategic Housing Market Assessment (2008) was commissioned to allow the Councils to look at what influences the housing markets, both from within the area and from the surrounding areas. The Strategic Housing Market Assessment is part of the Government’s requirements for planning and housing policy and will allow a greater understanding of the complexities of the housing markets and the interactions of supply and demand. It will allow policy to better reflect the requirements for affordable and open market housing in the future.

Supplementary Planning Documents: cover a wide range of issues on which the planning authority wishes to provide policy guidance to supplement the policies and proposals in development plan documents. They are not subject to independent examination.

Sustainability Appraisal: Sustainable development is central to the reformed planning system. Sustainability Appraisal is used to promote sustainable development through the integration of social, environmental and economic considerations. The European ‘Strategic Environmental Assessment Directive’ (2001/42/EC) requires a formal ‘environmental assessment’ of certain plans and programmes, including those in the field of planning and land use. This process feeds into and informs the content of the Local Development Framework.

Sustainable communities: places where people want to live and work, now and in the future. They meet the needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Sustainable Community Strategy: local authorities are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well-being of their areas. Through the community strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing sustainable community strategies rests with Local Strategic Partnerships, which include local authority representatives.

Sustainable development: is a pattern of resource use that aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but also for future generations. Sustainable development has become the core principle underpinning the planning process.

Sustainable urban design: Good design ensures economically viable places and spaces that are resource efficient, adaptable, durable, inclusive and fit for purpose. Quality improvements in the built environment create the right conditions to attract businesses, jobs and investment, and provide well-designed sustainable environments for local people.

Targets: a desired goal which identifies the scale of change resulting from policy actions over a specific time period; for example, the number of new homes to be built by a set date.

Tenure Blind: The Council will expect high standards of design, layout and landscaping for all developments, which respect the character of the area and reflect local distinctiveness. To ensure the creation of mixed and integrated communities the affordable housing should not be visually distinguishable from the market housing on the site in terms of build quality, materials, details, levels of amenity space and privacy. The affordable housing should be tenure blind and fully integrated with the market housing. It should be distributed evenly across the site or in the case of flats, in small clusters distributed evenly throughout the development. Tenure blind integration should be considered at an early stage of the detailed design and layout of the site.

Travelling Showpeople are members of a community that consists of self-employed business people who travel the country, often with their families, holding fairs. Many of these families have been taking part in this lifestyle for generations. Although their work is of a mobile nature, Showpeople nevertheless require secure, permanent bases for the storage of their equipment and more particularly for residential purposes.

Windfalls: proposals for housing development that has not been planned for, for example allocated in a Development Plan Document or identified in evidence documents, such as the Strategic Housing Land Availability Assessment.