



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; and
- utilises inclusive design principles including layout, orientation, landscape, streetscape, scale, materials, natural surveillance and sustainable construction.

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

7.46 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.

7.47 Policy 14 Design and Sustainable Construction sets out the context for achieving the level of high quality design the Council wishes to see realised in the Borough.



7.48 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 - 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 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 6 Planning for Town Centres 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 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.

7.49 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:

Character	To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture
Continuity and enclosure	To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas
Quality of the public realm	To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people
Ease of movement	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
Legibility	To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around
Adaptability	To promote adaptability through development that can respond to changing social, technological and economic conditions
Diversity	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





- 7.50** By Design was prepared by the Commission for Architecture and Environment (known as 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.
- 7.51** 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 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.
- 7.52** Applicants for major and complex proposals, as defined by the 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.
- 7.53** 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 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 build upon a design vision such as a masterplan or other design and development framework for a site or area” Annex B to Planning Policy Statement 3: Housing (DCLG, 2006). 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

- 7.54** 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 Policy 8 Climate Change and Renewable Energy where it relates to sustainable construction.
- 7.55** In Policy RWS 1.1 of the Regional Waste Strategy for the East Midlands, 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.
- 7.56** 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, 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 minded to ensure current site specific design guidance is taken into account prior to submission of an application.



- 7.57** Reference should also be made to the following Core Strategy policies where they relate to design: Policy 1 Spatial Strategy, Policy 2 Development in the Centres of Oadby, Wigston and South Wigston, Policy 3 Regeneration Schemes, Policy 5 Green Infrastructure, Policy 7 The Countryside, Policy 8 Climate Change and Renewable Energy, Policy 11 Affordable Housing, Policy 12 Housing Needs of the Community, Policy 13 Provision of Gypsy and Traveller Sites, Policy 15 Landscape and Character and 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

- 7.58** 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 usually to keep them in active use.





- 7.59** 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.
- 7.60** 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.
- 7.61** The Conservation Areas Supplementary Planning Document (September 2008) identifies the boundaries for the Borough of Oadby and Wigston's nine Conservation Areas, including the Grand Union Canal Conservation Area which includes the settlement of Kilby Bridge.
- 7.62** 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 11 indicates the landscape types and sub areas within the Borough.
- 7.63** 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.



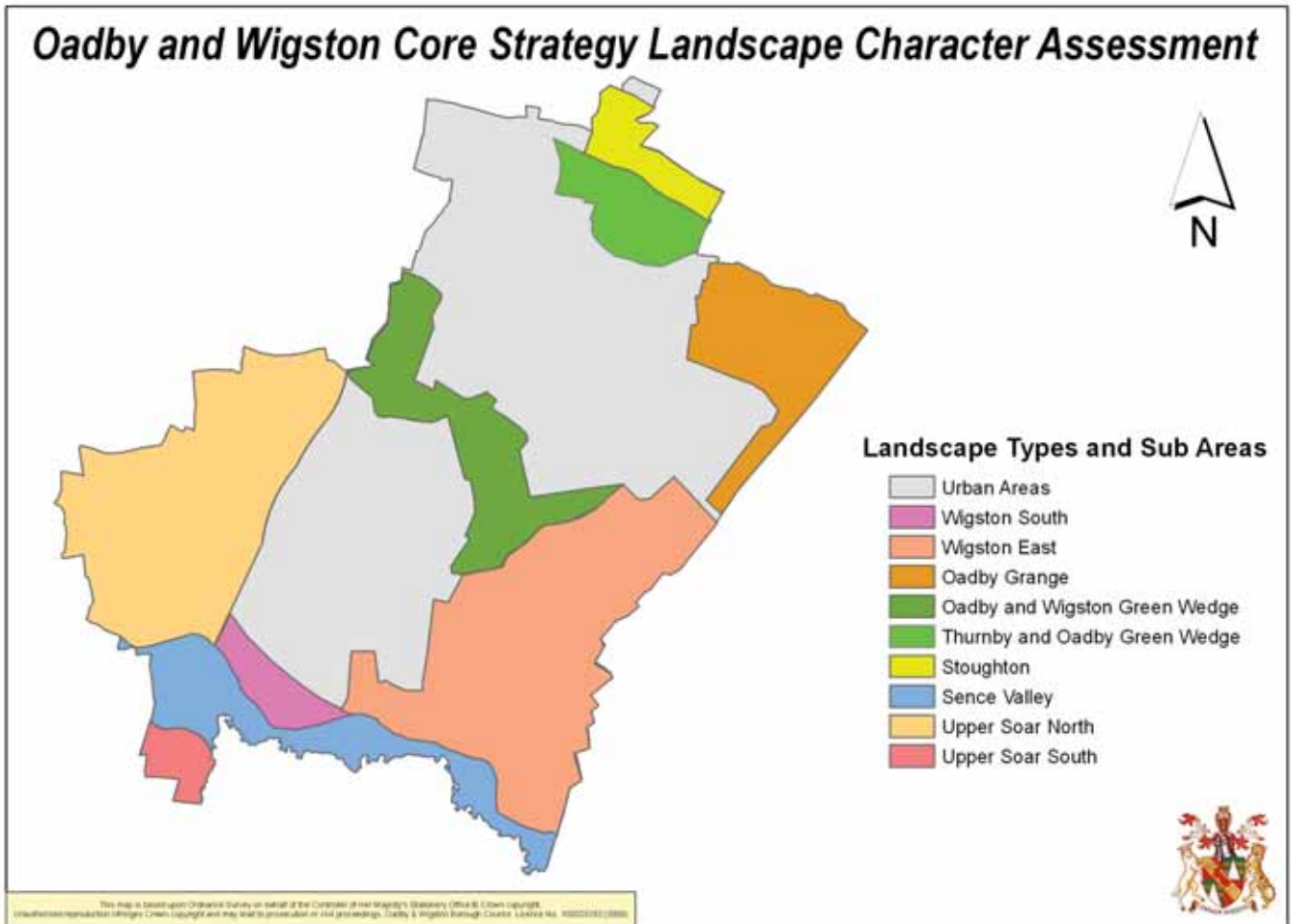


Figure 11: Landscape Character Assessment



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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; and
- 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 of 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, Spatial Objective 11: Empowering a Safe Community

- 7.64** Community facilities include facilities such as community halls, health centres, schools and cultural facilities such as museums and libraries. These facilities will be supported where impacts are not adverse. Places of worship will also be supported where their impacts are not adverse. The Council recognises the lack of facilities for some worshippers in the Borough. The 'Faith Community Profile and Places of Worship Needs Assessment' (December 2008) was commissioned by the Council in an attempt to clarify the needs of the Borough's different faiths for places of worship and to help address deficiencies in provision. This clearly indicated a lack of provision for some faiths in particular. The assessment concluded that worshippers within the Muslim and Hindu communities were not properly catered for within the Borough. Newer Evangelical and Pentecostal churches may need more space within the timescale of the Local Development Framework.
- 7.65** 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.
- 7.66** 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 and where the equivalent cannot be provided elsewhere. New development will be expected to contribute either physically or financially to the provision or improvement of open space, sport and recreational facilities. Also, the enhancement and protection of recreational Rights of Way will be sought.

Facilities for open space, sport and recreational facilities should:

- be located close to their intended population catchment areas;
- be accessible by a choice of transport modes other than the private car;
- be of an appropriate scale and design; and
- seek positive impacts to landscape form.

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

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

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





- 7.67** 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.
- 7.68** 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.
- 7.69** Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (PPG17) 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.
- 7.70** 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.

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

Figure 12: Quality and Access Standards for open space, sport and recreational facilities in Oadby and Wigston



- 7.71** 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 PPG17 companion guide.
- 7.72** The Open Space, Sport and Recreational Facilities Study identifies areas of deficiency and surpluses 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.
- 7.73** All new development in the Borough should contribute to provision of play and open space, whether directly onsite or through developer contributions which can be used offsite. This is considered further in the Community Infrastructure Policy.
- 7.74** 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.
- 7.75** The Accessible Natural Green Space Standard has been taken into account in setting the standards within the Open Space, Sport and Recreation Facilities Study.
- 7.76** Strategic Areas of Open Space are locations that the Borough Council considers to be particularly important in terms of providing access for local people to good quality open spaces, for example, Brocks Hill Country Park, the Botanical Gardens in Oadby and Crow Mills adjacent to the Grand Union Canal in South Wigston. The Borough Council will support the retention and, where appropriate, the expansion of Strategic Areas of Open Space. The actual boundaries of the Strategic Areas of Open Space will be defined in the Allocations Development Plan Document.
- 7.77** Currently, the area around Kilby Bridge consists of scattered residential, commercial and light industrial development, most of which is 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.
- 7.78** 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 Framework

- 8.1** This chapter provides the Delivery and Monitoring 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 that 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 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** It is intended that the Local Infrastructure Partnership will develop a Local Infrastructure Plan that will provide more detail on how many of the outcomes will be achieved, for example, specific organisations that will deliver an outcome and the estimated cost. Similarly, a Local Green Infrastructure Plan will also be prepared that will 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.

