

Actions noted for Matter 3 (Wednesday 25th April, 2018)

Unless a deadline for actions is specifically stated, the Inspector suggested that the Council should seek to respond to all action points as soon as is reasonably possible and that the deadline for these can be agreed as time progresses.

Matter 3:

1. **Policy 11: Housing Choices: The Inspector has asked that the Council redraft Policy 11 and Paragraph 6.1.4 to reflect the following changes:**
 - a. Delete the penultimate paragraph in Policy 11 entirely and include some additional wording in paragraph 6.1.4 about delivering homes that “promote healthy living conditions”.
 - b. In the 5th paragraph of Policy 11, replace the word “~~reflect~~” with the word “respect”.
 - c. Take account of paragraphs 12.49 of the HEDNA (2017) in the first two paragraphs of Policy 11, as well as including reference to “the most up to date evidence base”.

Taking account of the above, the Council propose the following wording amendments to Policy 11 of the Local Plan.

Policy 11 Housing Choices

All residential development should contribute towards delivering a mix of dwelling types, tenures and sizes that meet the identified needs (and / or demand) of the communities within the Borough. It is expected that all new residential development proposals demonstrate how they contribute to achieving the identified needs as set out within [Chapter 12 of the Housing and Economic Development Needs Assessment](#).

In addition, on all new large scale residential developments (11 dwellings and more) the applicant ~~should~~must liaise with the Council to ascertain the most appropriate housing mix having regard to the nature of the development site, character of the surrounding area, the most up-to-date evidence of need, as well as the existing housing mix of the immediate area.

Where a development is otherwise acceptable but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Council will work with the applicant to consider whether there are alternative approaches that would deliver the desired policy outcomes. If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost.

The Council will support the development of bungalows, student halls of residence, specialist care accommodation, elderly care accommodation and retirement accommodation that meets an identified need and is proposed in appropriate sustainable locations.

All residential proposals will need to respect ~~reflect~~ the character of the area in which they are located. Sub-division of plots and / or existing residential properties that are considered to be ‘out of character’ within the locale will be refused, unless the benefits of any proposed development are considered to outweigh the negative impact.

~~To ensure that new residential development promotes healthy living and dwellings are of the appropriate size for its proposed occupants; (unless there is a demonstrable reason for not doing so) all new dwellings should provide sufficient space for kitchen, dining, bedroom, and living facilities, and should include appropriate levels of internal storage.~~

All residential proposals for conversions, sub-division and / or changes of use will be considered on a case by case basis, and must take into account the Government's Technical Housing Standards.

- 6.1.4 The Council is committed to providing new homes that are 'fit for purpose' and promote health living conditions that ~~and~~ are appropriate for modern living and requirements. The Council will require all new homes, regardless of type or tenure, to be of a size that allows sufficient space for all of its proposed inhabitants to live comfortably and sustainably.

2. Policy 12: Housing Density: The Inspector has asked that the Council redrafts the wording of the final paragraph in Policy 12. Mr Carr made the following suggestion:

- a. ***"Where a development is otherwise acceptable but an independent viability appraisal and / or ~~an independent character and design appraisal demonstrates that the required density cannot be achieved, the Council will work with the applicant to consider whether there are alternative approaches that would deliver the desired policy outcomes.~~ If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost".***

Taking account of the above, the Council propose the following wording amendments to Policy 12 of the Local Plan.

Policy 12 Housing Density

The Council is committed to delivering new homes in an effective and efficient manner. The Council is also committed to locating people close to much needed services and facilities as well as jobs. To ensure that the Borough provides the required number of homes for its communities, the Council will adopt the following density targets on all new development sites that involve the provision of new homes.

Proposed development sites that have a gross site size of 0.3 hectares and larger and are located within the town centre boundary of Wigston or the district centre boundaries of Oadby and South Wigston will be required to achieve an average density of at least 50 dwellings per hectare.

Proposed development sites that have a gross site size of 0.3 hectares and larger and are located outside of the town centre boundary of Wigston or district centre boundaries of Oadby and South Wigston, but within the Leicester PUA will be required to achieve an average density of at least 40 dwellings per hectare.

Proposed development sites that have a gross site size of 0.3 hectares and larger and are not situated within any of the above locations will be required to achieve an average density of at least 30 dwellings per hectare.

Where a development is otherwise acceptable but an independent viability appraisal and / or ~~an independent character and design appraisal demonstrates that the required density cannot be achieved, the Council will work with the applicant to consider whether there are alternative approaches that would deliver the desired policy outcomes.~~ If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost.

3. Policy 13: Affordable Housing: The Inspector has asked that the Council redrafts the wording of the second paragraph in Policy 13 to state:

- a. ~~“Affordable housing will be required at the following minimum targets which have been informed by the Council’s current Affordable Housing Viability Assessment. Development will be permitted provided that the following minimum percentages for affordable housing are met: ...”~~

Taking account of the above and other comments made during Matter 3 discussions, the Council propose the following wording amendments to Policy 13 of the Local Plan.

Policy 13 Affordable Housing

The Council is committed to the provision of appropriate housing for the whole community, therefore will require affordable housing on all new residential developments of 11 dwellings or more to meet identified local need.

~~Affordable housing will be required at the following minimum targets which have been informed by the Council’s current Affordable Housing Viability Assessment.~~
Development will be permitted provided that the following minimum percentages for affordable housing are met:

- Oadby – 30 per cent of the total number of units
- Wigston (including Kilby Bridge) – 20 per cent of the total number of units
- South Wigston – 10 per cent of the total number of units

A cumulative approach to affordable housing on a residential site will apply regardless of the number of different associated planning applications.

There is no maximum number of affordable housing units that can be provided on a site. Also the 11 dwelling threshold does not restrict proposals providing affordable housing on sites of fewer than 11 units.

Proposals for residential development that meet the 11 dwelling threshold but do not provide any affordable housing will be refused unless an appropriate off-site contribution is provided in lieu of the required number.

Where a development is otherwise acceptable but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Council will work with the applicant to consider whether there are alternative approaches ~~that would deliver the~~

~~desired policy outcomes.~~ If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost.

With the provision of affordable housing remaining a priority for the Council, should a site be proposed for 100 per cent of the units classed as affordable homes, the Council may take a flexible approach to other developer contributions.

Regarding the tenure split of affordable housing the Council will generally seek 80 per cent affordable rent and 20 per cent shared ownership, however will respond to local need at the time of consideration of a relevant planning proposal.

4. **Policy 14: Self Build and Custom Build: The Inspector has asked that the Council redrafts the wording of Policy 14 and its supporting text to:**
 - a. **Reflect the Council's position that it would support applications seeking to deliver self-build and custom build homes, provided that the proposals comply with all other relevant Local Plan policies.**
 - b. **Exclude all limitations on how these proposals can come forward by seeking to support proposals anywhere in the Borough, on all sites, regardless of size. Delete reference to the requirement of sites being provided with outline planning permission.**

Taking account of the above, the Council propose the following wording amendments to Policy 14 of the Local Plan.

Policy 14 Self Build and Custom Build

To ensure that the housing mix within the Borough reflects the needs of its communities, the Council will ~~support~~~~encourage~~ the provision of Self Build and Custom Build serviced plots on all ~~large (11 dwellings or more) scale residential development sites,~~ provided that proposals satisfy all other relevant policies within this Plan.

In line with national legislation, the Council will keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward Self Build and Custom Build housing projects.

~~The Council will also consider proposals for the provision of Self Build and Custom Build serviced plots on smaller sites (10 dwellings or less) located within the urban area of the Borough should the register of individuals and associations of individuals suggest a need.~~

~~It is expected that all Self Build and Custom Build serviced plots will be provided to the market with at least outline planning permission for residential development. All other appropriate and relevant planning permissions will be required prior to any development taking place on the provided plots.~~

5. **Policy 18: Stoughton Grange Direction for Growth Area and Oadby Cemetery Allocation: The Inspector has asked that the Council deletes bullet point 9 in Policy 18 and that the text in paragraph 7.2.11 is amended by replacing the word "~~require~~" with the word "support".**

- a. **Bullet point 9 to be deleted:** ~~“provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission”.~~

Taking account of the above, the Council propose the following wording amendments to Policy 18 of the Local Plan.

Policy 18 Stoughton Grange Direction for Growth Area and Oadby Cemetery Allocation

Stoughton Grange Direction for Growth area

The Council will allocate land to the north of the Borough in Oadby, for the Stoughton Grange Direction for Growth area.

The Council will consider new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not have a detrimental impact on the surrounding Green Wedge and Countryside and will conserve and better reveal the historic significance of the site including its listed buildings, and archaeological remains, in particular those relating to the former Stoughton Grange Hall and surviving elements of its designed landscape and planting.

Any development proposed within this growth area would require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:

- safeguarding of the potential transport route (former Eastern District Distributor Road).*
- at least 300 new homes, of which at least 30 per cent should be affordable.*
- land area to the north of Gartree Road will be mixed use and will consist of new small scale residential, and a mix of small scale A1, A2, A3, A4 and any other appropriate small scale uses.*
- at least two vehicular access points, one off Gartree Road and one off Stoughton Road, for the land area to the south of Gartree Road.*
- at least one access point off Gartree Road for the land area to the north of Gartree Road.*
- off-site contribution towards an existing and / or new community facility building in Oadby.*
- off-site contribution towards new education facilities.*
- onsite open space, consisting of allotments, sports pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Plan.*
- ~~*- provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission.*~~
- provision of an appropriate number of bus stops and associated infrastructure, including bus shelters and information display boards onsite as well as off site, to allow for this sustainable method of public transport.*

- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths onsite as well as off site, and

- off site transport infrastructure or financial contributions towards off site transport infrastructure will be required to make the development sustainable.

Any proposal for development of this growth area will be required to conform to all other relevant policies set out within this Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department can fully assess any traffic / transport implications stemming from the development.

The Stoughton Grange Direction for Growth Area is identified on the Council's Adopted Policies Map.

Oadby Cemetery Allocation

The Plan allocates land to the north of the Borough in Oadby for cemetery and burial uses.

Any cemetery or burial proposal for the allocation site would need to be sufficiently evidenced and justified in terms of ground conditions and its size, scale, need, impact and use. The impact on the direct highway network would also need to be assessed against any proposal put forward. The Oadby Cemetery Allocation is identified on the Council's Adopted Policies Map.

7.2.11 The Council will ~~require~~ support provision of self and custom build homes as part of the delivery of 300 new homes. There is currently 5 individuals on the Council's self and custom build register that have suggested Oadby (or anywhere within the Borough) as being an appropriate location for a self and custom build plot. The Council would also actively encourage the provision of a mix of residential house types, including bungalows and flats.

6. **Policy 20: Wigston Direction for Growth Area: The Inspector has asked that the Council deletes bullet point 9 in Policy 20 and that the text paragraph 7.4.15 is amended by replacing the word "~~require~~" with the word "support".**

a. **Bullet point 9 to be deleted: "~~provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission~~".**

Taking account of the above, the Council propose the following wording amendments to Policy 20 of the Local Plan.

Policy 20 Wigston Direction for Growth Area

The Council will seek to expand the current Wigston Direction for Growth area. The Council will allocate further land at the Wigston Direction for Growth area for 'Phase 2' development.

Through the Council's previous Plan and subsequent granted planning permission, 'Phase 1' of the Direction for Growth area in Wigston consists of 450 new homes and 2.5 hectares of new employment land.

In 'Phase 2', this Plan allocates land for at least 600 new homes and in the region of 2.5 hectares of employment land.

Development proposed within 'Phase 2' of the Wigston Direction for Growth area is in addition to 'Phase 1' and will require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:

- at least 600 new homes, which at least 20 per cent should be affordable.*
- in the region of 2.5 hectares of new employment land.*
- a new primary school.*
- a roundabout (vehicular) site access from Welford Road.*
- a link road through the site allowing all parts of the site (including Phase 1) to be accessed from Newton Lane and Welford Road.*
- formation of a new Local Centre – that contributes towards the provision of A1, A3 or A4 uses.*
- a community facility building (including changing facilities).*
- onsite open space, consisting of allotments, sports pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Local Plan.*
- ~~*- provision of Self build and Custom Build plots, to meet the identified need at the time of planning application submission.*~~
- provision of an appropriate number of bus stops and associated infrastructure, including shelters and information display boards on-site as well as off-site, to allow for this sustainable method of public transport, and*
- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths, onsite as well as off site.*

Any proposal for development of 'Phase 2' will be required to conform to all other relevant policies set out within this Local Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department can fully assess any traffic / transport implications stemming from the development.

7.4.15 The Council will ~~require~~ [support](#) provision of self and custom build homes as part of the delivery of 1,000 new homes. There is currently 4 individuals on the Council's self and custom build register that have suggested Wigston (or anywhere within the Borough) as being an

appropriate location for a self and custom build plot. The Council would also actively encourage the provision of a mix of residential house types, including bungalows and flats.

- 7. Policy 21: Cottage Farm Direction for Growth Area: The Inspector has asked that the Council deletes bullet point 8 in Policy 20 and that the text paragraph 7.5.8 is amended by replacing the word “~~require~~” with the word “support”.**
- a. Bullet point 8 to be deleted: “~~provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission~~”.**

Taking account of the above, the Council propose the following wording amendments to Policy 21 of the Local Plan.

Policy 21 Cottage Farm Direction for Growth area

This Local Plan will seek to expand the current Cottage Farm site (‘Phase 1’) and form the Cottage Farm Direction for Growth area. The Council will allocate further land to the south east of Oadby, for ‘Phase 2’ development.

In ‘Phase 2’, this Plan allocates land for up to 250 new additional homes.

The Council will consider new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not have a detrimental impact on the surrounding Green Wedge and Countryside.

Development proposed within ‘Phase 2’ of the Cottage Farm Direction for Growth area is in addition to ‘Phase 1’ and will require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:

- at least 250 new additional homes, of which at least 30 per cent should be affordable.*
- vehicular access to the growth area will be directly off the A6.*
- a link road through the site allowing all parts of the site (including ‘Phase 1’) to be accessible.*
- off-site contribution towards a community facility building in Oadby and / or the extension and refurbishment of Coombe Park pavilion, including further car parking.*
- improved pedestrian access into Coombe Park from the development.*
- onsite open space, consisting of allotments, sports pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Local Plan.*
- off-site contribution towards new education facilities.*

~~*- provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission*~~

- provision of an appropriate number of bus stops and associated infrastructure, including bus shelters and information display boards on-site as well as off-site, to allow for this sustainable method of public transport, and

- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths, on-site as well as off-site.

Any proposal for development of 'Phase 2' will be required to conform to all other relevant policies set out within this Local Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department.

7.5.8 *The Council will ~~require~~support provision of self and custom build homes as part of the delivery of Phase 2. There is currently 5 individuals on the Council's self and custom build register that have suggested Oadby (or anywhere in the Borough) as being an appropriate location for a self and custom build plot. The Council would also actively encourage the provision of a mix of residential house types, including bungalows and flats.*