

Actions noted for Matter 6 (Thursday 26th 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 6, Issue 1:

- 1. Policy 17: Kilby Bridge Settlement Envelope: The Inspector asked the Council to insert additional wording at the end of the first sentence in Policy 17 and to amend the Adopted Policies Map as shown in the Statement of Common Ground with Gordon White Hood (C20). Therefore, the first sentence in Policy 17 will now read:**

“The Council will consider small scale development proposals within the defined Settlement Envelope of Kilby Bridge [as shown on the Adopted Policies Map](#)”.

In addition to this, the Inspector asked for any other references to the Kilby Bridge Settlement Envelope to read similarly to the above.

Taking account of the above, the Council propose the following wording amendment to Policy 17 of the Local Plan.

Policy 17 Kilby Bridge Settlement Envelope

The Council will consider small scale development proposals within the defined Settlement Envelope of Kilby Bridge [as shown on the Adopted Policies Map](#). Any residential development proposed within the defined envelope should be small scale (up to 40 new additional homes across the whole settlement envelope) and delivered at a minimum of 30 dwellings per hectare.

All development proposals will need to take account of the rural and historic landscape, as well as the distinctive character of the Grand Union Canal Conservation Area and views across open countryside. All proposals must give careful consideration to the proposed scale of the development and in particular, take account of the impact that any scheme may have upon this rural ‘gateway’ into the Borough.

The key objectives of the Kilby Bridge Settlement Envelope are to:

- Maintain the open, attractive, and rural setting;*
- Retain and enhance public access to the Grand Union Canal; River Sence; and the Kilby-Foxton Site of Special Scientific Interest (SSSI);*
- Conserve and enhance the Grand Union Canal Conservation Area;*
- Deliver small scale sustainable residential development(s) that will provide a range of housing types, unit sizes and tenures whilst retaining the distinctive landscape and historic character through designing attractive schemes that will complement this gateway location;*
- Protect the existing local economy, as well as to enhance it through delivering small scale outdoor leisure, recreation and tourism development; and,*

- Give consideration to the incorporation of small scale 'starter' units for suitable rural businesses.

The Council will encourage early engagement with regards to any potential scheme, together with the submission of a detailed Masterplan illustrating the proposed scale, design, layout, mix of dwellings, tenure and an appreciation for how the wider issues including transport, accessibility and mitigation of potential impacts will be taken into account.

All development proposals within Kilby Bridge Settlement Envelope will need to give consideration to other relevant policies within this Plan.

2. Policy 18: Stoughton Grange DFG Area: The Inspector asked the Council to redraft bullet point 8 to allow open space to be provided "on or off-site".

Taking account of the above, the Council propose the following wording amendment 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.*
- *on or off-site 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.

3. Policy 20: Wigston DFG Area: The Inspector asked the Council to redraft bullet point 8 to allow open space to be provided "on or off-site".

Taking account of the above, the Council propose the following wording amendment 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).*
- on or off-site 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.

4. Policy 21: Cottage Farm DFG Area: The Inspector asked the Council to redraft bullet point 6 to allow open space to be provided “on or off-site”.

Taking account of the above, the Council propose the following wording amendment 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.*
- on or off-site 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.