



Strategic Planning & Research Unit

For and on behalf of
Bowbridge Land

Oadby and Wigston Borough Council Local Plan
Response to Inspectors Questions - Matter 6

Prepared by

**Strategic Planning Research Unit
DLP Planning Limited**

Date: March 2018

Prepared by:

A handwritten signature in black ink, appearing to read 'A Procter', written over a light grey rectangular background.

Aimee Procter BSc (Hons)
MSc
Planner

Approved by:

A handwritten signature in black ink, appearing to read 'A Roberts', written over a light grey rectangular background.

Alex Roberts BSc (Joint
Hons)
Director

Date: March 2018

Strategic Planning & Research Unit

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

V1 Velocity Building
Ground Floor
Tenter Street
Sheffield
S1 4BY

Tel: 01234 832740
Fax: 01234 831 266

Tel: 01142 289190
Fax: 01142 721947

DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning Limited accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.



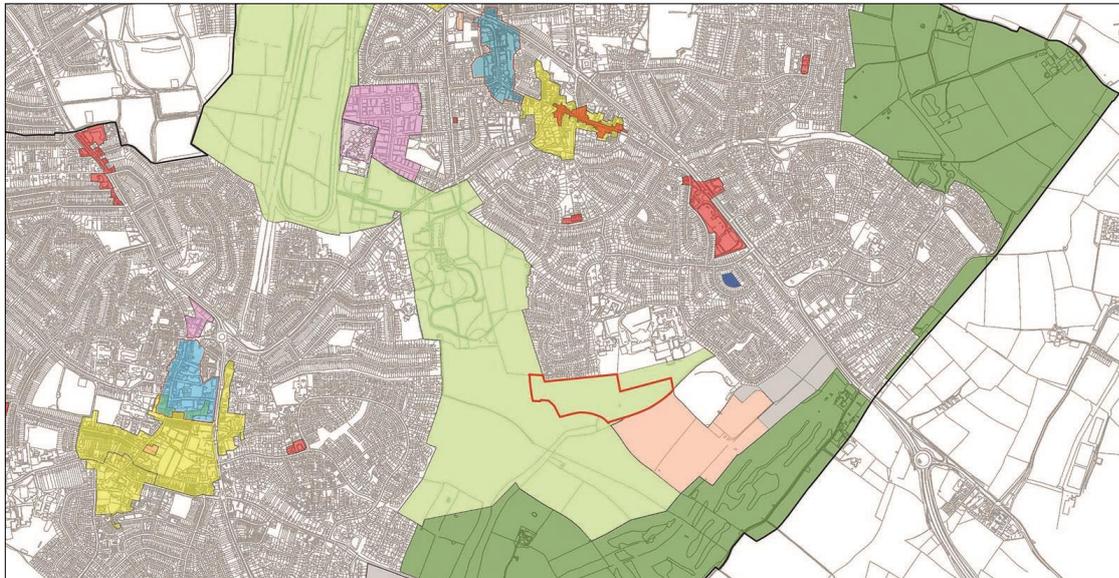
Strategic Planning & Research Unit

Contents	Page
0.0 Executive Summary.....	4
1.0 Matter 6- Site Allocations and Regeneration Opportunity Areas.....	5
a) Issue 1: Whether The Allocations Are Sound?.....	5
a) National Planning Policy Framework.....	8
b) National Evidence on Delivery Rates.....	9
c) National Evidence on Lead-In Times.....	10

0.0 EXECUTIVE SUMMARY

- 0.1 This response is made on behalf of Bowbridge Land who have an interest in the land to the north of the Cottage Farm Direction for Growth Area allocated in Policy 21 as highlighted in the plan below. It is our view that this represents a logical extension to both the settlement and the allocation in Policy 21. If appraised on a consistent basis through the SA, it would emerge as a preferable site to the Policy 18 allocation as it scores are better than sites within Policy 18 and at least equivalent to that of the Policy 21 allocation.
- 0.2 Notwithstanding the SA assessment, it is considered that this omission site should be allocated in addition to the proposed allocations.
- 0.3 It is further considered that the submitted plan is a constraints led plan but has not demonstrated that additional sites cannot come forward to allow for the plan to accommodate either a higher dwelling requirement within the truncated plan period or a higher dwelling requirement over a longer plan period. There are clearly sites available which could be brought forward as they would not conflict with paragraph 14 of the Framework.

Figure 1: Identification of Omission Site OBBC26



1.0 MATTER 6- SITE ALLOCATIONS AND REGENERATION OPPORTUNITY AREAS

a) Issue 1: Whether The Allocations Are Sound?

i. Q1. Is the methodology and criteria used to select the most appropriate housing and employment sites robust, such that the selection of sites for inclusion in the LP is justified having regard to the supporting evidence base, in particular the Sustainability Appraisal?

- 1.1 Within the Council's submission evidence base it has not been possible to identify a document which draws together the methodology used to select sites for allocation within the Plan. From the evidence, we understand that sites were submitted to the Council and assessed through the SHLAA, then appraised through the Sustainability Appraisal.
- 1.2 However, as we set out below in further detail, the SA has been inconsistent in its appraisal of sites and there is no clarity as to how issues, which have been assessed external to the SA, have influenced the selection of sites. Furthermore, it is not clear how the objectives of the Framework have been considered and what weight has been attributed to the various evidence base documents used to select sites.
- 1.3 As submitted, it appears the SA is the only evidence base document used to select sites, therefore there is no justification for some of the sites chosen by the Council. As is set out below, sites which score poorly and also include likely significant effects, have been chosen instead of sites which perform better in the SA.
- 1.4 Within the Sustainability Appraisal (Volume 1: Report Main Body) each site option is assessed against the Sustainability Appraisal framework with scores being attributed to indicate each sites likely sustainability effects. However, we have concern over the judgement of the overall appraisal of sites.
- 1.5 Sites OWBC24 and OWBC28 (which comprise Policy 18 in the Local Plan) have been selected for residential and mixed use despite their significant negative effects on a number of Sustainability Appraisal Objectives. The significant negative effects in relation to objectives 7, 8, 17 and 21 have been overlooked given that Policy 18 is heavily reliant on these sites capability to deliver 300 homes. The scores awarded to these sites have been reduced by the use of mitigation factors, details of this is shown in the response to Matter 6 Question 2 and Appendix A below. The allocation of sites OWBC24 and OWBC28 is unjustified given that the scores awarded to them through the SA appraisal have used mitigation measures to reduce impact, therefore this raises doubt over the soundness of Policy 18.
- 1.6 Site OWBC38 relates to the new transport route which links Leicester Road (A6) to sites OWBC24 and OWBC28. It is clear that the Council has identified a lack of access and transport links to these sites, therefore it is reasonable to assume that the deliverability of these sites is heavily reliant on the implementation of this transport route. This transport route is classed as a 'long term vision' therefore raises concerns to the deliverability of the sites.
- 1.7 As shown below in Appendix A, site OWBC26 scores far higher within the SA Appraisal than sites OWBC24 and OWBC28. The Council's reason for not allocating site OWBC26 is stated within the SA of the Oadby and Wigston Local Plan: Pre-Submission, Volume 2: Appendices 1-6, which reads

“This site has no direct access. It has been clarified to the Council that access is only available through demolition of existing homes to the north of the site. The site is located within the Oadby and Wigston Green Wedge and development of such would not comprise sustainable development. The site is located outside of both Oadby Direction for Growth area extents.”

Site OWBC44 is a large allocated site to the south of site OWBC26. The Council's reason for allocating this site (OWBC44) is stated within the SA of the Oadby and Wigston Local Plan: Pre-Submission, Volume 2: Appendices 1-6, which reads

“Site is located adjacent to the existing Green Wedge. The Green Wedge is to be extended and part of the proposal site will be located within the extended Green Wedge boundary. The Green Wedge boundary has been amended through the Local Plan process, see Pre-Submission Local Plan Policy 42.”

Site OWBC44 has been allocated for 250 residential units and associated uses, including onsite open space.

1.8 Both sites OWBC44 (allocated) and OWBC26 (omission) are within the original Green Wedge Boundary, therefore the Council's reason for not allocating site OWBC26 due to the site being within the Green Wedge Boundary is unjustified as the same would apply to OWBC44. Furthermore, given site OWBC44 shares a boundary with site OWBC26, it is reasonable to suggest that the two sites could be considered as one site. Issues of access can simply be addressed in an amended policy requiring that provision be made for appropriate access. Such requirements are not unusual in respect of larger allocations and do not represent a barrier to delivery. Given that site OWBC26 scores far higher than other sites within the SA Appraisal but has not been allocated, it is clear that the Councils use of the Sustainability Appraisal and testing of alternatives is unsound.

1.9 It is unclear why the Council has allocated site OWBC26 as an additional 'slip' of Green Wedge. The purpose of the Green Wedge designations, taken from the Green Wedge Review, 2017, Evidence base under pinning the Local Plan for the Borough of Oadby and Wigston, states that

“Green wedge designations, in short, are strategic areas of undeveloped land between the urban areas that prevent the merging of settlements, provide 'green' access into the Countryside from the urban areas, and are locations for open space and recreational facilities”.

Omission site OWBC26 lies in between existing housing and site OWBC44 which has been allocated for residential and associated use. The use of Site OWBC26 as Green Wedge does not meet the aims of the Green Wedge designations, as it would act as a separation of housing within the same settlement. It has been stated within the reasons for allocating site OWBC44 that the site could provide some open space, therefore the need for site OWBC26 to be open space is unjustified.

1.10 Therefore, we do not consider the methodology used by the Council is adequately robust, it is not justified and therefore unsound.

ii. Q2. Having regard to the representations made pursuant to regulation 20 and references to omission sites are there any corrections required to the Sustainability Assessment and if so, would those corrections change the assessments made to the selection of sites for allocation? (Please see the Council's response to the Inspectors Additional Question to the Council [https://www.oadby-wigston.gov.uk/pages/local_plan_examination])

- 1.11 We consider that corrections are required to the Sustainability Appraisal assessment given that the scores awarded to some sites have used mitigation measures taken from site specific masterplans to reduce significant negative effects. The same approach should be used for all sites (mitigation should not be built into the appraisal), and each site is required to be assessed on its own merits. Appendix A shows a comparison of scores between allocated sites OWBC24/OWBC28 (Policy 18) which have mitigation measures, and omission site OWBC26 which has not. Appendix B shows a comparison of scores between allocated site OWBC44 and omission site OWBC26. There may be other instances of this in the appraisal of other sites.
- 1.12 The PPG (Paragraph: 018 Reference ID: 11-018-20140306), requires all reasonable alternatives to be assessed against the same baseline environmental, economic and social characteristics. Furthermore it makes it clear that reasonable alternatives must be assessed to the same level of detail:
- "The sustainability appraisal needs to compare all reasonable alternatives including the preferred approach and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the Local Plan were not to be adopted....*
- ...The sustainability appraisal should identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them. The sustainability appraisal must consider all reasonable alternatives and assess them in the same level of detail as the option the plan-maker proposes to take forward in the Local Plan (the preferred approach.)"*
- 1.13 This has been considered through the Courts in *Heard V Broadland* [2012] EWHC 344 (Admin). In particular paragraphs 53 to 72, where the approach to SEA and alternatives are considered. In summary Ousley J in paragraph 73 states:
- "...the aim of the directive, which may affect which alternatives it is reasonable to select, is more obviously met by, and it is best interpreted as requiring, an equal examination of the alternatives which it is reasonable to select for examination alongside whatever, even at the outset, may be the preferred option. It is part of the purpose of this process to test whether what may start out as preferred should still end up as preferred after a fair and public analysis of what the authority regards as reasonable alternatives..."*
- 1.14 The approach taken by the Council in its assessment of alternatives is flawed and does not follow planning guidance, nor case law. As we highlight in Appendix A and B, the assessment by the Council builds in mitigation measures, which have altered the assessment results for sites which have been allocated. This is in no way an assessment which appraises alternatives using the same baseline position, or assesses sites to the same level of detail.

- 1.15 In summary, mitigation measures have been considered when appraising proposed allocations through the Sustainability Appraisal assessment of the allocated sites, however no mitigation has been considered when appraising omission sites. Therefore the sites have not been appraised on an equal basis. This exacerbates the issue of there being no clear justification as to why sites OWBC24 and OWBC28 have been chosen over site OWBC26.
- 1.16 The SA objectives where mitigation measures have been included into the assessment are;
- 3. To provide better opportunities for people to access community and leisure facilities.
 - 9. Protect and enhance the character and quality of the landscape
 - 10. To manage prudently water resources, improve water quality and reduce vulnerability to flooding
- 1.17 All three mitigation measures are linked to the provision and function of open space and landscaping. These mitigation measures could also be incorporated into OWBC26.
- 1.18 Appendix B includes a comparison of OWBC44 (allocated) and OWBC26 (omission) and this illustrates that where the allocated sites scores higher than the omission site this is again because mitigation has been taken into consideration.
- 1.19 There may be other instances of this in the appraisal of other sites, therefore it raises doubt over the methodology used by the Council and therefore the justification of the chosen allocated sites. The Council's approach is unsound, it does not meet with national guidance.
- 1.20 The Council's consideration of achieving access to OWBC26 should also be revised. It has been put forward on several occasions that suitable and safe access to this site, from Briar Meads could be achieved through the acquisition and demolition of properties adjacent to the site. Access could also be gained through the proposed allocation (OWBC44), which lies to the south of OWBC26. Access is stated as one of the reasons for not selecting the site, however it is clear that access can be achieved.

iii. Q3. Are the allocated sites deliverable?

- 1.21 The Council do not identify specific sites in their housing trajectory and therefore have failed to demonstrate there to be a realistic prospect of delivery in the five year period or whole plan period. The following sections outline how the Council should identify the deliverability of individual sites and the typical lead-in times and build-out rates that inform assumptions.
- a) National Planning Policy Framework**
- 1.22 The Framework seeks to deliver, as a main objective, a wide choice of high quality homes. It states at paragraph 47 that in order to boost significantly the supply of housing, the local planning authority should:
- Use their evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.

- a. Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with either:
 - i. **A 5% buffer; or**
 - ii. **A 20% buffer where there has been a record of persistent under delivery of housing**
- 1.23 Footnotes 11 and 12 of the Framework define "deliverable" sites as:
- a. being available now;
 - b. offering a suitable location;
 - c. being achievable with the prospect that housing will be delivered within five years; and
 - d. being viable.
 - e. to be considered developable, the site should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- b) National Evidence on Delivery Rates**
- 1.24 There are various pieces of national research on delivery rates including the NLP Paper: *Start to Finish: How Quickly do Large Sites Deliver?* published in November 2016. It is a well-regarded and up-to-date national level assessment. The headline points were as follows:
- (i). 70 large sites (500+ dwellings) were assessed;
 - (ii). 3.9 years was the average lead in time for large sites prior to the submission of the first planning application;
 - (iii). 6.1 years was the average planning approval period of schemes of 2,000+
The average for all large sites is circa 5 years;
 - (iv). 161dpa is the average annual build rate for a scheme of 2,000+ dwellings;
 - (v). 321dpa is the highest average annual build rate of the schemes assessed, but this site has only delivered for three years;
 - (vi). Higher build out rates can be delivered in stronger markets; and
 - (vii). Delivery does not increase in proportion to the size of the site. A site of 2,000 or more dwellings does not deliver four times more dwellings than a site delivering between 100 and 499 homes, despite being at least four times the size.
- 1.25 The highest average annual build-out rates recorded in this analysis came from the Cranbrook new village in East Devon, where an average of 321 dwellings per annum were delivered between 2012/13 and 2014/15. Delivery of housing only started on this site in 2012/13, with peak delivery in 2013/14 of 419 dwellings. The 321dpa relates to just three years of data, and the scheme benefitted from significant Government funding to help secure and progress infrastructure. Such factors are not present in most schemes, and indeed, the data suggests that sites tend to build at a higher rate in initial years, before slowing down in later phases.

- 1.26 The second highest average build-out rates recorded in this analysis comes from the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes, where an average of 268 dwellings per annum were delivered between 2008/09 and 2013/14.
- 1.27 Such rates however, are not common and the NLP Report comments that it is striking that annual average delivery on sites of up to 1,499 units barely exceeds 100 units per annum, and there were no examples in this category that reached a rate of 200 per annum. The average build-out rates vary according to site size as summarised in the table below:

Table 1 Average Annual Build-out Rate Greenfield Sites

Site Size (dwellings)	Number of sites in this group	Average Annual Build-out Rate Greenfield Sites
0-99		25
100-499		60
500-999	14	86
1,000-1,499	9	122
1,500-1,999	7	142
2,000+	13	171
Total/Average	43	128
Site Size (dwellings)	Number of sites in this group	Average Annual Build-out Rate Brownfield Sites
500-999	16	52
1,000-1,499	3	73
1,500-1,999	1	84
2,000+	7	148
Total/Average	27	83

Source: NLP 2017 Fig 7a & Table 3

- 1.28 NLP have faced some criticism over incorrectly calculating their averages. In respect of the Eastern Expansion Area, we have previously given evidence at several appeals in Milton Keynes as recently as January 2018, and this average is 284dpa between 2008/09 and 2013/14. This is slightly higher than the 268dpa recorded by NLP.
- 1.29 The research states that on average, for all sites, the planning approval period for the sites delivering 500 dwellings or more is almost identical at 5.1 years for brownfield and 5.0 years for greenfield sites.

c) National Evidence on Lead-In Times

- 1.30 In respect of lead-in times for large sites of 2,000+ dwellings the NLP research states (page 8):
- “Large sites are typically not quick to deliver; in the absence of a live planning application, they are, on average, unlikely to be contributing to five year housing land supply calculations”*
- 1.31 In terms of the smaller sites 0 - 99 and 100 - 499 dwellings there is on average almost two years between the securing of planning permissions and the delivery of the first dwelling (NLP fig 4).
- 1.32 The detailed conclusion of the research is summarised in the table 6 and table 5 provides an overview of the planning approval period on large sites outlined in the NLP research:

Table 1 Duration of planning approval period on Large Sites

Site Size (dwellings)	Number of sites in this group	Average Planning Approval Period Greenfield Sites
500-999	14	4.5
1,000-1,499	9	5.3
1,500-1,999	7	5.5
2,000+	13	5.0
Total/Average	43	5.0
Site Size (dwellings)	Number of sites in this group	Average Planning Approval Period Brownfield Sites
500-999	16	4.1
1,000-1,499	3	3.3
1,500-1,999	1	4.6
2,000+	7	8.6
Total/Average	27	5.1

Source: NLP 2017

Table 2 Summary of research on delivery rates

	Average number of months between events					Submission of application to start on site
	Approval of outline	Conclusion of 106	Approval of reserved matters	Site prep & signing off conditions	Total number of months	
Colin Buchanan (all sites)						5
Colin Buchanan (sites of 1,000 to 1,999 dwellings or more)						4.7
Colin Buchanan (sites of 2,000 to 1,999 dwellings or more)						5
Colin Buchanan (sites of 3,000 dwellings or more)						5.5
Hourigan Connolly	24	21	18	12	75	6.25
Savills 2014 all sites	12	15	15	6	48	4
Savills 2014 (post 2010)	11	6	11	4	32	2.7

Sources: Colin Buchanan - Housing Delivery on Strategic Sites 2005 (table 1)

Hourigan Connolly - An interim report into the delivery of Urban Extensions 2013 (Summary of individual case appendices 4 to 12 – Appendix 14)

Savills - Urban Extensions Assessment of delivery rates

1.33 The trajectory does not include specific sites and their delivery, therefore it is not possible to assess the forecasted performance of the allocated sites against this evidence base. At present, this lack of evidence renders the plan unsound.

iv. Q4. Do Policies 17 – 21 relating to specific sites / Direction for Growth areas provide sufficient detail to provide clarity to developers, local communities and other interests about the nature and scale of development envisaged on each site (addressing the “what, where, when and how” questions) in accordance with Planning Practice Guidance (ID 12-002)?

1.34 The Council have failed to provide sufficient detail and clarity to the proposed new transport route (Site OWBC38). It is clear that the Council has identified a lack of access and transport links to sites OWBC24 and OWBC28 (Policy 18), therefore it is reasonable to assume that the deliverability of these sites is heavily reliant on the implementation of this transport route. This transport route is classed as a 'long term vision' therefore raises concerns to the deliverability of the sites.

v. Q5. Are policies worded to ensure that they will be effective and that it would provide a clear indication of how a decision maker should react to a development proposal? (Please see the Council's response to the Inspector's Initial Questions to the Council (Q14))

1.35 No comment

Word Count excluding appendices and contents page - 2982

APPENDIX A

Comparison of specific sites SA scores (extract taken from - SA of the Oadby and Wigston Local Plan: Pre –Submission Volume 2: Appendices 1-6)

Sustainability Objective	OWBC24 (allocated Policy 18)	OWBC28 (allocated Policy 18)	OWBC26 (omission)	Comments
1.To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	++	++	++	
2.To improve health and reduce health inequality by promoting healthy lifestyles, protecting health and providing access to health services.	++?/-?	++?	++	Site OWBC24 is not within walking distance of any GP Surgeries or health centres. The site is connected directly to an area of open green space therefore the site has been assessed as having a mixed effect.
3.To provide better opportunities for people to access community and leisure facilities.	+/-?	+?/--?	+	OWBC24 is assessed as having a mixed effect given that a positive minor effect has been identified given that the development of the site for residential use could deliver a number of associated uses including onsite open space, providing opportunities for leisure and recreation. Similarly, site OWBC28 has been assessed using the same positive minor effect as OWBC24 listed above. OWBC26 is assessed as having a minor positive effect given that Coombe Park Pavilion is located within 800m of the site.
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime	0	0	0	-
5.To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	0	0	0	-

6. To promote racial harmony and create cohesive communities	0	0	0	-
7. Conserve and enhance the historic environment, heritage assets and their settings	--?	--?	0?	Sites OWBC24 and OWBC28 have been assessed as having significant negative effects given the location of the sites. The sites lie within close proximity to Grade II listed cottages within a minimum of approx. 20m. The sites are also close to Oadby Top Conservation Area, and Areas of Archaeological Potential.
8. Protect and enhance biodiversity and geodiversity	--?	--?	-?	Sites OWBC24 and OWBC28 have been assessed as having significant negative effects given the location of the sites. Stackyard Spinney Local Wildlife Sites falls within the boundaries along with other biodiversity features. The sites are located close to Leicestershire Golf Course and Stoughton Farm Park Local Wildlife Site. An 'uncertain' question mark has been added as the design of the developments may allow for appropriate mitigation measures to be incorporated.
9. Protect and enhance the character and quality of the landscape	+?/--?	+?/--?	--?	Sites OWBC24 and OWBC28 have been assessed as having a mixed effect given that the sites are expected to provide for an area of open space as an associated use. Site OWBC26 has been assessed as having a significant negative effect, the justification for this states that the negative effect is uncertain until the specific design of the development is known.

10.To manage prudently water resources, improve water quality and reduce vulnerability to flooding	-?	+	-	Site OWBC26 is assessed as having a minor negative effect given that the development would increase the area of impermeable surfaces in the borough. Site OWBC24 is assessed as having an uncertain minor negative effect given that OWBC have indicated that an area of open space could be provided which may assist with infiltration of surface water in the area. Site OWBC28 is assessed as having an uncertain minor positive effect given that the site is located on mostly brownfield land and OWBC have indicated that an area of open space could be provided which may assist with infiltration of surface water in the area.
11.To improve air quality particularly through reducing transport related pollutants	0	0	0	-
12.To manage prudently mineral resources and avoid / reduce pollution of land	0	0	0	-
13.To minimise energy use and develop renewable energy resources	0	0	0	-
14.To reduce greenhouse gas emissions to mitigate the rate of climate change	0	0	0	-
15.To involve people in preventing and minimising adverse local, regional and global environmental impacts	0	0	0	-
16.To improve access to education and training for children, young people, adult learners.	-?	-?	++?	Site OWBC26 is located within 800m of Brocks Hill and Glenemere County Primary Schools and Gartree and Beauchamp High Schools, therefore a positive effect is predicted.
17.To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population	++	--	+	Site OWBC28 is not located in close proximity to any identified areas of employment land. The redevelopment of this site is likely to result in the loss of local employment opportunities, therefore it is

				assessed as having a negative effect.
18.To optimise the use of previously developed land, buildings and existing infrastructure	--	++	--	Sites OWBC24 and OWBC26 are large sites located on greenfield land, therefore a significant negative effect is therefore predicted.
19.To promote and ensure high standards of sustainable design and construction	0	0	0	-
20.Reduce waste generation and increase levels of reuse and recycling	0	0	0	-
21.To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services	-	--	+	Site OWBC28 is not located within close proximity of any town, district or local centre. The closest public transport node is within 605m of the site. This site is assessed as having a negative effect given that the allocation would remove the current commercial use.
22.To encourage and develop the use of public transport and public rights of way	++	+	++	There are bus stops within 400m and public footpaths within walking distance of sites OWBC26 and OWBC24.

APPENDIX B

Comparison 2 of specific sites SA scores *(extract taken from - SA of the Oadby and Wigston Local Plan: Pre –Submission Volume 2: Appendices 1-6)*

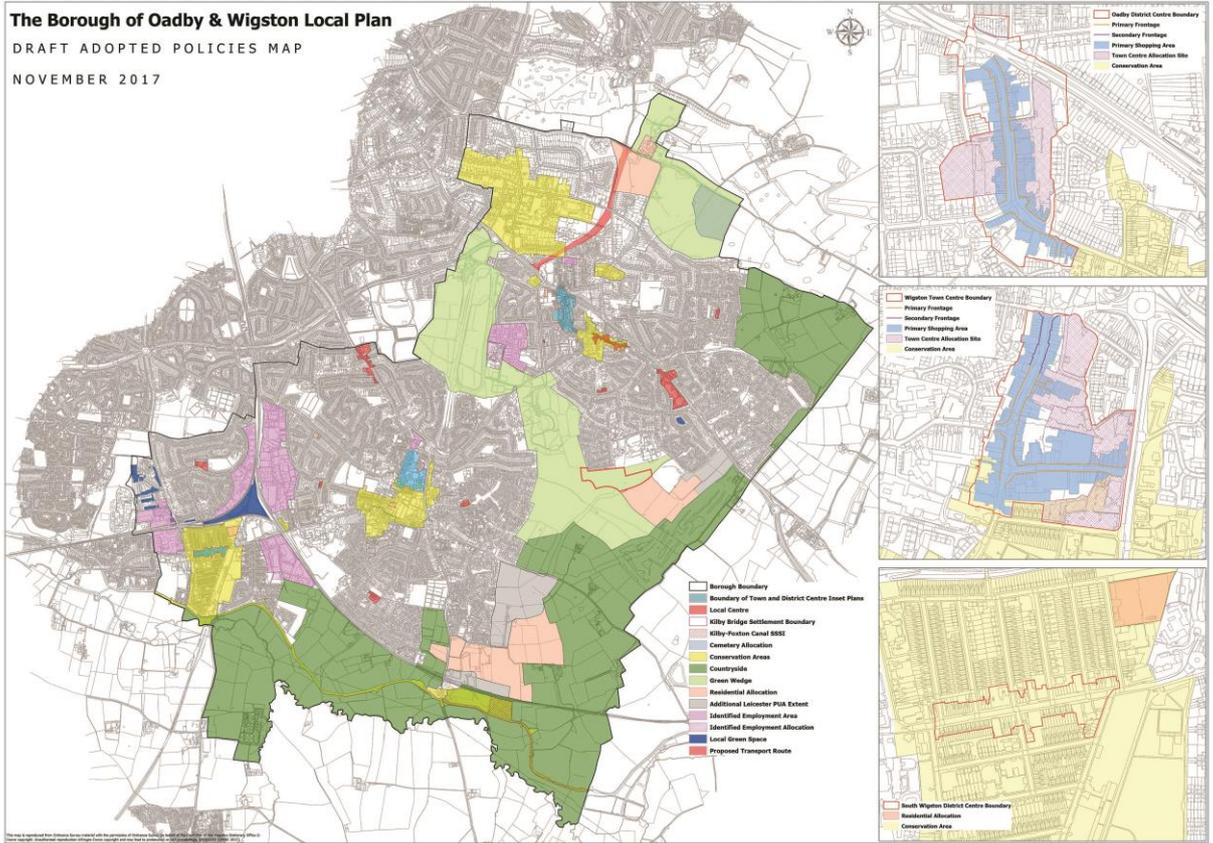
Sustainability Objective	OWBC44 (allocated)	OWBC26 (omission)	Comments
1.To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	++	++	-
2.To improve health and reduce health inequality by promoting healthy lifestyles, protecting health and providing access to health services.	++?/-	++	Site OWBC44 has no GP or health centre within walking distance. It is assessed as having a mixed effect.
3.To provide better opportunities for people to access community and leisure facilities.	+	+	-
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime	0	0	-
5.To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	0	0	-
6. To promote racial harmony and create cohesive communities	0	0	-
7.Conserve and enhance the historic environment, heritage assets and their settings	--?	0?	OWBC44 contains three areas of Archaeological Potential, therefore it is considered to have a negative effect. The negative effect is uncertain given potential mitigation factors.

8. Protect and enhance biodiversity and geodiversity	--?	-?	OWBC44 is located adjacent to Glen Gorse Golf Course Local Wildlife Site, therefore it is considered to have a negative effect. The negative effect is uncertain given potential mitigation factors.
9. Protect and enhance the character and quality of the landscape	+?/--?	--?	OWBC44 is a large site on Greenfield land. The impact is considered to be uncertain given the development of the site could include open space.
10. To manage prudently water resources, improve water quality and reduce vulnerability to flooding	-?	-	Site OWBC26 is assessed as having a minor negative effect given that the development would increase the area of impermeable surfaces in the borough. Site OWBC44 is assessed as having an uncertain minor negative effect given that the development could include an area of open space.
11. To improve air quality particularly through reducing transport related pollutants	0	0	-
12. To manage prudently mineral resources and avoid / reduce pollution of land	0	0	-
13. To minimise energy use and develop renewable energy resources	0	0	-
14. To reduce greenhouse gas emissions to mitigate the rate of climate change	0	0	-
15. To involve people in preventing and minimising adverse local, regional and global environmental impacts	0	0	-
16. To improve access to education and training for children, young people, adult learners.	++?	++?	-
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population	+	+	-

18.To optimise the use of previously developed land, buildings and existing infrastructure	--	--	Sites OWBC44 and OWBC26 are large sites located on greenfield land, therefore a significant negative effect is therefore predicted.
19.To promote and ensure high standards of sustainable design and construction	0	0	-
20.Reduce waste generation and increase levels of reuse and recycling	0	0	-
21.To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services	0	+	Site OWBC44 is assessed as having a negligible effect given than the site is within 800m of a local centre and 150m of a bus stop.
22.To encourage and develop the use of public transport and public rights of way	++	++	-

APPENDIX C

**The Borough of Oadby and Wigston Local Plan – Draft Adopted Policies Map
 Red line boundary shows site OWBC26**



BEDFORD - BRISTOL - CARDIFF - LEEDS - LONDON - MILTON KEYNES - NOTTINGHAM - RUGBY - SHEFFIELD

BEDFORD

4 Abbey Court
Fraser Road
Priority Business Park
Bedford
MK44 3WH

Tel: 01234 832 740
Fax: 01234 831 266
bedford@dlpconsultants.co.uk

BRISTOL

Broad Quay House (5th floor)
Prince Street
Bristol
BS1 4DJ

Tel: 0117 905 8850
bristol@dlpconsultants.co.uk

CARDIFF

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ

Tel: 029 2064 6810
cardiff@dlpconsultants.co.uk

LEEDS

Princes Exchange
Princes Square
Leeds
LS1 4HY

Tel: 0113 280 5808
leeds@dlpconsultants.co.uk

LONDON

The Green House
41-42 Clerkenwell Green
London
EC1R 0DU

Tel: 020 3761 5390
london@dlpconsultants.co.uk

MILTON KEYNES

Midsummer Court
314 Midsummer Boulevard
Milton Keynes
MK9 2UB

Tel: 01908 440 015
Fax: 01908 357 750
miltonkeynes@dlpconsultants.co.uk

NOTTINGHAM

1 East Circus Street
Nottingham
NG1 5AF

Tel: 01158 966 620
nottingham@dlpconsultants.co.uk

RUGBY

18 Regent Place
Rugby
Warwickshire
CV21 2PN

Tel: 01788 562 233
rugby.enquiries@dlpconsultants.co.uk

SHEFFIELD / SPRU

Ground Floor
V1 Velocity Village
Tenter Street
Sheffield
S1 4BY

Tel: 0114 228 9190
Fax: 0114 272 1947
sheffield@dlpconsultants.co.uk