

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b>Oadby and Wigston Key Challenges (Regulation 18) Consultation (October 2015)</b>			
<b>Planning for the Housing and Jobs that the Borough Needs: The Location of New Development</b>			
<p><b>1. Do you agree or disagree with the Council's assessment that 95 new homes will need to be provided each year in the Borough up to 2036 (or 100 new homes each year up to 2031)?</b></p>	<p>Pegasus Group (on behalf of Barratt and David Wilson Homes)</p>	<p>Concerned over the robustness of the 2014 SHMA and consider that it should be reviewed.</p> <p>'Unmet need' in establishing a 'policy on' housing requirement will be a particular issue for the Borough considering the close physical and functional relationship with Leicester City. This will need to be addressed through the Duty to Co-operate.</p> <p>The housing requirement for the Borough is likely to be above 95-100 dwellings per annum.</p>	<p>The Council are currently undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing.</p> <p>Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate.</p> <p>Noted.</p>
	<p>The Co-operative Group</p>	<p>Disagree. This is considered to be insufficient. Reference to a High Court conclusion the Borough does not have a 5 year housing land supply. Also reference to Planning Inspector decisions that even where there is a 5 year housing land supply, in area such as the Borough of Oadby and Wigston which have a challenging housing trajectory, housing requirements should be boosted to provide flexibility and ensure delivery .</p>	<p>The Council are currently undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing.</p>
	<p>Define (on behalf of Bloor Homes Limited)</p>	<p>Concern over the robustness of the 2014 SHMA. The suggested provision of 95 - 100 dwellings per annum does not reflect the Full Objectively Assessed Need for the Borough or a 'sound' policy housing requirement.</p>	<p>The Council are currently undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform</p>

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			policies related to housing.
	Leicestershire County Council	Support the development of evidence to underpin the 2031-36 part of the Local Plan and will work together on the Strategic Growth Plan and any other evidence base appropriate.	Noted.
	Home Builders Federation	Concern over the robustness of the 2014 SHMA which is considered to under-estimates Full Objectively Assessed Need.	The Council are currently undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing. .
	Landmark Planning	Disagree. Concern over the robustness of the 2014 SHMA and does not take account of the ongoing work on the Strategic Growth Plan and potentially misses the opportunity to boost significantly the supply of housing fro the next plan period.	The Council are currently undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing. .
	Gladman Developments	Concerned over the robustness of the 2014 SHMA and consider that it should be reviewed.	The Council are currently undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing.
	Mary Ray	The housing requirement is set and cannot be changed. Should seek minimum number possible due to small size of the Borough with minimum land in order to prevent loss of natural assets.	The Council are currently undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform

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			policies related to housing.
<b>2. Which parts of the Borough do you think should be identified for development in the future?</b>	Environment Agency	Yes	Noted.
	Pegasus Group (on behalf of Barratt and David Wilson Homes)	Direction for Growth to the South East of Wigston – consider this to be the most sustainable option; understood that the Council’s strategy was that this would provide the longer term growth strategy for the Borough. Barratt/David Wilson Homes have prepared a Materplan showing the potential for further development in this location, including the potential to provide new community facilities.	The Council will test all options during the course of preparing the Local Plan.
	The Co-operative Group	<ul style="list-style-type: none"> <li>• Sustainable locations close to the main urban areas, which already provide employment and service uses – such as Stoughton Grange and land around Spire Hospital.</li> <li>• Green Wedge locations that are washed over by the designation but do not accurately perform the definition.</li> </ul>	<p>The Council will test various options during the course of preparing the Local Plan.</p> <p>A review of Green Wedges will be undertaken in the course of preparing the Local Plan.</p>
	Define (on behalf of Bloor Homes Limited)	<ul style="list-style-type: none"> <li>• Oadby. Recent development strategy has directed development elsewhere and the housing needs of Oadby’s residents are not being met, particularly in respect of affordable housing.</li> </ul>	Noted The Council will test various options during the course of preparing the Local Plan.
	Home Builders Federation	In order to maximise housing supply the widest possible range of sites, by size and market location, is required.	Noted. The Council are currently undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing.
	Environment Agency	Areas that are close to existing developed areas and do not lie in areas of flood risk. Where there is existing appropriate	Noted.

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		infrastructure capable with dealing with additional development.	
	Gladman Developments	Sustainable settlements, including any in the rural area that are considered by reason of their services and facilities to be sustainable.	Noted.
	Mary Ray	None.	Noted.
	Landmark Planning	The whole Borough should be the subject of a further 'policy off' review, including an assessment of sites designated as green wedge for, if appropriate, a selective release.	The SHLAA considers all potential sites in a 'policy off' context. A review of Green Wedges will be undertaken in the course of preparing the Local Plan.
<b>3. What are the cross-boundary issues that you think we should be considering in Oadby and Wigston?</b>	Pegasus Group (on behalf of Barratt and David Wilson Homes)	<ul style="list-style-type: none"> <li>• Issues relating to 'unmet need'</li> <li>• Issues between the city and county in relation to how affordable housing needs are met.</li> </ul>	Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate.
	Define (on behalf of Bloor Homes Limited)	<ul style="list-style-type: none"> <li>• Issues between the city and county in relation to how affordable housing needs are met. There is no evidence of any agreement between the authorities over this or that it is a matter of discussion under the Duty to Co-operate.</li> <li>• Commuting patterns.</li> <li>• That the Borough should meet its own needs in accordance with the NPPF, a key principle of sustainable development and so as not to require residents to move away from their home area.</li> <li>• Whether Leicester City Council can meet its own housing needs; the effect of this on affordable housing provision in the Borough; and, whether any shortfall in Leicester will need to be met in the Borough.</li> </ul>	Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate.
	Gladman Developments	Given the proximity of the district to Leicester and the close interaction of the housing and labour markets between	Local planning authorities in the HMA have mechanisms in place

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		Leicester and Oadby and Wigston it is essential to understand whether Leicester can meet its full objective assessment of housing need. If not, which is likely, then Oadby and Wigston borough must seek to ensure that the unmet needs from Leicester are delivered within the Housing Market Area in line with paragraph47 of the framework.	that enable joint working and addressing such matters under the Duty to Co-operate.
	Environment Agency	The Lead Local Flood Authority is responsible for surface water drainage from new development. They will need to ensure that the surface water run off entering the river networks do not increase the risk of flooding elsewhere. Surface water drainage from new developments in neighbouring boroughs (if not managed correctly) may have an impact of flooding in the Borough.	The Council will ensure that the Lead Local Flood Authority is involved in the preparation of the Local Plan.
	Mary Ray	Don't lose the green wedges and open spaces (parks and natural space). Minimise urban sprawl. Keep the Borough distinct from Leicester City and neighbouring districts.	A review of Green Wedges will be undertaken in the course of preparing the Local Plan. In addition, the Council are currently undertaking evidence gathering in terms of Local Green Space and the findings of these studies will inform policies related to green spaces.
	Landmark Planning	There is a need to consider the provision of new Greenfield sites to cater for the growth of Leicester.	Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate.
<b>4. What public bodies should we be constructively</b>	The Co-operative Group	Statutory Consultees; significant landowners (such as The Co-operative Group); house building industry.	Noted.

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<b><i>engaging with?</i></b>		Reference to a Planning Appeal that conclusion that insufficient level of co-operation was carried out in relation to the SHMA.  Alleged that the Borough Council has failed to engage constructively with The Co-operative Group over the Stoughton Grange draft development brief.	Consideration will be given to undertaking an update of the SHMA jointly with other local planning authorities in the HMA.  The Council did engage constructively with The Co-operative Group over the Stoughton Grange draft development brief however no reply was received.
	Define (on behalf of Bloor Homes Limited)	Leicester City Council	Noted.
	Leicestershire County Council	Support the close liaison with Leicester City and other district councils to align Local Plans.	Noted.
	Hinckley and Bosworth Borough Council	Welcomes the opportunity to engage in the Local Plan at an early stage and supports joint working with other Council's in the HMA	Noted.
	Landmark Planning	Leicester City Council; Leicestershire County Council and all interested stakeholders	Noted.
	Leicester City Council	The Council understands the need for employment and housing growth and looks forward to working with Oadby and Wigston Borough Council under the Duty to Co-operate.	Noted.
	Environment Agency	Environment Agency; Lead Local Flood Authority; Severn Trent Water Ltd; Natural England; English Heritage; Highways; Police	Noted.
	Mary Ray	Natural England; Tree Council; Environment Agency.	Noted.
	Historic England	Historic England	Noted.
<b><i>5. Are you aware of any particular</i></b>	Pegasus Group (on behalf of	<ul style="list-style-type: none"> <li>Direction for Growth to the South East of Wigston</li> </ul>	Noted.

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<p><b><i>sites that should be taken into consideration?</i></b></p>	Barratt and David Wilson Homes)		
	The Co-operative Group	<ul style="list-style-type: none"> <li>Land at Stoughton Grange and around Spire Hospital, Oadby (in the short to medium term) and a wider part of the site in the longer term</li> </ul>	Noted.
	Hunter Page Planning (on behalf of Farmcare Trading Limited)	<ul style="list-style-type: none"> <li>Land to the south and west of Oadby Lodge Farm, Gartree Road, Oadby</li> </ul>	Noted.
	Define (on behalf of Bloor Homes Limited)	<ul style="list-style-type: none"> <li>Land at Cottage Farm Oadby</li> </ul>	Noted.
	Landmark Planning	<ul style="list-style-type: none"> <li>Land at Sutton Close, Oadby</li> <li>Land at Wigston Road, Oadby (part of the Oadby Town Football Club site)</li> </ul>	Noted
	Mary Ray	Not current open green space or parks; the site in Marstown Avenue bordering the railway line. Avoid greenfield and resist at all costs development of large back gardens due to natural habitat, mature trees etc to protect wildlife and biodiversity.	Noted.
<p><b><i>6. How do you think the Council should balance the amount of greenfield and brownfield land that is identified for development and how can this land be used most efficiently?</i></b></p>	Pegasus Group (on behalf of Barratt and David Wilson Homes)	There are insufficient brownfield sites to meet housing requirements to 2036 and further green field sites will inevitably be required. It would be inappropriate and inconsistent with the NPPF for the Council to apply a sequential approach to the release of brownfield and greenfield sites.	Noted. The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance.
	The Co-operative Group	There are insufficient brownfield sites to meet housing requirements and further green field sites will inevitably be required. Sites incorporating developed land served by existing services and employment uses should be the priority. Greenfield sites should be those closest to the existing urban area.	Noted.

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	Define (on behalf of Bloor Homes Limited)	Support the regeneration of town centre sites and the use of previously developed land. However, the NPPF encourages the use of brownfield land and does not prioritise it. A brownfield first approach cannot be adopted in the Local Plan, as the policy imperative must be the delivery of sufficient greenfield and brownfield land to meet identified development needs when they arise.	Noted. The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance.
	Home Builders Federation	It would be inconsistent with national policy to prioritise brownfield land before greenfield land which allows for setting a locally appropriate target for the use of brownfield land. The plan should refer to previously developed land and not brownfield land.	Noted. The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance.
	Landmark Planning	The Council should be realistic about the amount of development that can be accommodated on brownfield land and not stifle Greenfield development as this would not conform with the NPPF.	Noted. The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance.
	Gladman Developments	The National Planning Policy Framework encourages the re-use of previously developed land rather than prioritising it. The Council needs to analyse whether it is economically viable to bring forward brownfield sites whilst still providing the required level of affordable housing and contributing to other infrastructure requirements and community benefits. A robust assessment should be undertaken to ensure that the sites that are identified in the plan are deliverable over the plan period and maintain a rolling five year housing land supply.	Noted. The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance.
	Mary Ray	Stick to brownfield, including land designated for business use, such as Brookes Factory; Alpha House; Premier Drum. Avoid small areas of natural habitat which are important to biodiversity.	Noted.
	Environment Agency	Suggest that brownfield is looked at as a priority before considering Greenfield locations.	Noted.



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<b>7. What do you think should be the minimum size of a housing site (in terms of the number of homes that it can accommodate) that is included in the Local Plan?</b>	Pegasus Group (on behalf of Barratt and David Wilson Homes)	Sites of 100 or more dwellings should be allocated.	Noted.
	The Co-operative Group	The size and scope of housing sites will inevitably vary.	Noted.
	Landmark Planning	Sites of 11 dwellings or more.	Noted
	Environment Agency	5	Noted
<b>8. Do you think the Council should direct more development to the Direction for Growth in the future?</b>	Pegasus Group (on behalf of Barratt and David Wilson Homes)	Yes. This is the most sustainable option and the Council has previously indicated that this is its long term strategy.	Noted.
	The Co-operative Group	No. Development should be more evenly spread across the Borough. Given the existing housing land supply deficit in the Borough, it is considered that the Direction for Growth has failed to accommodate the housing and employment growth required on Greenfield sites up to 2026.	Noted. Outline planning permission has been granted for the Direction for Growth.
	Define (on behalf of Bloor Homes Limited)	Future development should be directed to Oadby. The housing needs of Oadby's residents are not being met, particularly in respect of affordable housing.	Noted.
	Landmark Planning	Potentially, although other sites which are located closer to services and facilities are available	Noted.
	Mary Ray	Yes, because the area has already been identified for development and it will limit the need to spread development in other areas.	Noted.
	Environment Agency	Yes.	Noted.
<b>9. The Local Plan will need to set</b>	Pegasus Group (on behalf of	It is important that the Council continues to review the need for additional employment land in the Borough and the relocation	The Council are currently undertaking evidence gathering in

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<p><b><i>out how much land is required in order to reflect the number of jobs in the Borough, in particular jobs related to the business industry, commercial and warehousing sectors. Do you have any information that the Council should take into account in determining how much land should be provided for these uses?</i></b></p>	Barratt and David Wilson Homes)	requirements of existing businesses.	<p>terms of employment land and the findings of these studies will inform policies related to employment.</p> <p>The need for additional employment land will be taken into account in preparing the Local Plan.</p>
	The Co-operative Group	A supply side analysis has not been undertaken but Stoughton Grange comprises a mixed use, sustainable, rural location close to the main urban area.	Noted. The Council are currently undertaking evidence gathering in terms of employment capacity and the findings of these studies will inform policies related to employment land.
<p><b><i>10. How do you think the Council should balance the small size of the Borough with meeting its development needs?</i></b></p>	Pegasus Group (on behalf of Barratt and David Wilson Homes)	The Council needs to work with other HMA authorities to ensure that the full, objectively assessed needs of the Leicester and Leicestershire HMA are met, including potential issues of unmet need arising from Leicester City or the period to 2036.	Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate
	The Co-operative Group	The Council should ensure proportionate, phased development in sustainable rural locations.	Noted.
	Define (on behalf of Bloor Homes)	The Local Plan must ensure sufficient land comes forward to meet identified needs and ensure that everyone has the	Noted.

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	Limited)	opportunity of a decent home through the identification and allocation of deliverable development sites.	
	Landmark Planning	The level of growth should be determined by objectively assessed housing need as this will reflect the size and socio-economic make up of the Borough.	Noted.
	Gladman Developments	The Council should meet its development needs in full to accord with the NPPF unless the adverse impacts significantly and demonstrably outweigh the benefits.	Noted.
	Mary Ray	Keep limits of development to a minimum.	Noted.
	Environment Agency	By considering the type of housing that is needed and maximising the housing density to the available land supply.	Noted.
<b>11. How do you think the Council should plan for Kilby Bridge, which is the only rural settlement in the Borough?</b>	The Co-operative Group	Kilby Bridge should not be the sole focus for future rural development.	Noted.
	Historic England	Careful consideration should be given to the Grand Union Conservation Area to the south.	Noted.
	Environment Agency	Seek to preserve it as a unique resource in the Borough.	Noted.
	Mary Ray	Leave it as it is.	Noted.
<b>12. The location of the Borough, adjacent to Leicester, means that there is a strong relationship between the two areas in terms of where people, live, work and access sporting and leisure</b>	The Co-operative Group	The Council should ensure proportionate, phased development in sustainable rural locations. This includes the re-provision of improved facilities in the existing urban area via CIL and S106 from development of sites on the edge of the urban area. One such opportunity is to de-allocate the open space designation on land around Spire Hospital so that it can be re-accommodated to more sustainable locations in the inner urban area which are closer to existing university facilities.	Noted
	Define (on behalf of Bloor Homes Limited)	Consider affordable housing needs. There is no evidence of any agreement between the authorities over this or that it is a matter of discussion under the Duty to Co-operate. The Borough should meet its own needs in accordance with the NPPF, a key principle of sustainable development and so	Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate

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<p><b>facilities</b> <i>How do you think the Council should plan for this?</i></p>		<p>as not to require residents to move away from their home area. Consider whether Leicester City Council can meet its own housing needs; the effect of this on affordable housing provision in the Borough; and, whether any shortfall in Leicester will need to be met in the Borough.</p>	
	<p>Landmark Planning</p>	<p>Consider the provision of new Greenfield sites to cater for the growth of Leicester.</p>	<p>Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate</p>
	<p>Gladman Developments</p>	<p>Given the proximity of the district to Leicester and the close interaction of the housing and labour markets between Leicester and Oadby and Wigston it is essential to understand whether Leicester can meet its full objective assessment of housing need. If not, which is likely, then Oadby and Wigston borough must seek to ensure that the unmet needs from Leicester are delivered within the Housing Market Area in line with paragraph47 of the framework.</p>	<p>Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate.</p>
	<p>Mary Ray</p>	<p>There are enough sporting and leisure facilities in the Borough.</p>	<p>Noted.</p>
	<p>Environment Agency</p>	<p>Ensure that sustainable transport links are in place to facilitate easy movement of people.</p>	<p>Local planning authorities in the HMA have mechanisms in place that enable joint working and addressing such matters under the Duty to Co-operate</p>
<p><b>13. Are there any particular relationships between the Borough of Oadby and Wigston and the</b></p>	<p>Pegasus Group (on behalf of Barratt and David Wilson Homes)</p>	<ul style="list-style-type: none"> <li>• Cross Boundary issues relating to ‘unmet need’</li> <li>• Cross Boundary issues between the city and county in relation to how affordable housing needs are met.</li> </ul>	<p>Noted.</p>
	<p>Mary Ray</p>	<p>Keep the green spaces on the boundaries, such as Green Wedges, parks and sports grounds on the north west boundary along Saffron Road/Saffron Lane.</p>	<p>Noted.</p>

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<i>City of Leicester that you think the Council should be particularly aware of?</i>			

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<b>Planning for Homes to meet the Needs of the Community</b>			
<p><b>Questions 14-20 general comments (please see individual comments that follow for question text)</b></p>	<p>National Custom and Self Build Association</p>	<p>Reference is made to specific paragraphs in relevant Acts and Regulations as well as Ministerial Statement stating there is a clear statement that local planning authorities need to plan for those that wish to build their own home. Local planning authorities should take a proactive position to providing land and should undertake rigorous and effective evidence gathering to measure custom and self-build need in their districts.</p>	<p>The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing. This will include measuring the demand for self-build in the Borough and how any needs determined can best be enabled within the Borough.</p>
	<p>HBF</p>	<p>Critical of the assumptions used in the calculation of the OAN set out in the current SHMA with the result that they believe the OAN to be underestimated and fails to take full account of longer term migration, unattributable population change, household formation rates, worsening market trend signals, affordable housing needs and no alignment of employment and economic growth trends. The SHMA also pre-dates publication of 2012 Sub National Household Projections.</p> <p>The Local Plan should allocate a range of sites by size and market location in order for house builders can offer the widest range of products.</p> <p>It is recommended that the Council undertakes a whole plan viability assessment in order to justify policy requirements including affordable housing provision.</p>	<p>The criticism of the current SHMA methodology is noted.</p> <p>The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level. This new evidence study will supersede the current SHMA.</p> <p>The Local Plan will consider a variety of sites by size and location to determine the best options for delivering the Borough's housing requirement.</p> <p>The recommendation to do a whole plan viability assessment is noted</p>

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	Ziyad Thomas The Planning Bureau Ltd	Reference is made to the Framework and Planning Practice Guidance and other published guidance where they relate to housing for the elderly. Percentage of over 60 year olds in the Borough is projected to increase to 28.3% up to 2026. Respondent commends the Council for acknowledging the need to provide specialist older person accommodation in the Borough to meet diverse needs. Local Plan should acknowledge the role that owner-occupied sheltered housing schemes can play in meeting needs.	and will be given consideration in due course.  Noted
<b>Questions 14-19 general comments (please see individual comments that follow for question text)</b>	Pegasus Group	Consider the current Core Strategy figure of 20% affordable housing figure (10 dwellings or more) for Wigston is an appropriate benchmark to consider the further extension of the Direction for Growth.  Further concerned that the Local Plan should not place unduly onerous restrictions on new development that would affect delivery and that there should be a flexible approach to the mix of housing.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing and in particular affordable housing. In particular, evidence will indicate whether current levels of affordable housing are still appropriate.  Other comments noted.
<b>Questions 14 and 15 (please see individual comments that follow for question text)</b>	Define	The Borough has acute levels of affordable housing need as evidenced by the Strategic Housing Market Assessment (SHMA) but these have only been addressed to date at very low levels. The SHMA does purport to uplift the objectively assessed need (OAN) to reflect acute affordable housing need but only meagrely. Current SHMA suggests that the Borough's affordable housing needs cannot be met because of viability considerations.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level that will replace the current SHMA and the findings of these studies will inform policies related to housing and in particular affordable housing. In particular,

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		<p>Concern about the reliance in SHMA of the private rented sector in mitigating affordable housing provision, particularly where the SHMA notes the private rented sector provides less secure tenancies, standards may be lower and some specific needs may not be catered for. Fundamentally SHMA says private rented sector should not be treated as a form of affordable housing as reflected in SHMA Guidance and NPPF.</p> <p>Highlighted no formal relationship with Leicester City under Duty to Co-operate in terms of meeting affordable housing needs as discussed during Cottage Farm appeal.</p>	<p>evidence will indicate whether current levels of affordable housing are still appropriate.</p> <p>Noted comments in relation to relationship with Leicester City and Duty to Co-operate. Fostering and relationships under the Duty to Co-operate are an ongoing element of local planning. How the Borough complies with the Duty to Co-operate will be detailed as part of the Local Plan preparation process.</p>
<b>Questions 16 to 18 (please see individual comments that follow for question text)</b>	Define	<p>With reference to several paragraphs in the NPPF and the Localism Act it is felt that the key aim of the Local Plan is to ensure a continual supply of both market and affordable housing and therefore, the true level of market and affordable housing need in the Borough needs to be identified and provided for in Local Plan policies. The Local Plan must ensure that sufficient land comes forward to meet identified needs etc.</p>	As above.
<b>14 What types of new housing are most needed in the Borough?</b>	The Co-operative Estates	<p>Market housing with proportionate level of starter homes is required to meet the needs of the Borough. Housing typology dependent on the physicality of a site and market demand. Includes reference to Stoughton Grange and Spire Hospital as potential residential development sites.</p>	Noted, in particular promotion of Stoughton Grange and Spire Hospital as residential development sites.
	Lance Wiggins Landmark Planning	<p>A range of affordable and market housing provision of older people and 'extra care' accommodation</p>	Noted
	Phil Bamford Gladman Developments	<p>A mix of housing types is needed across the Borough including specialist accommodation for first time buyers, students and the increasing elderly population.</p>	The Council will be undertaking evidence gathering in terms of housing need at a strategic and



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			local level and the findings of these studies will inform policies related to housing. This should indicate the level of need for different groups such as first time buyers, students and the elderly.
	Lesley Thornton	Borough needs housing units for single people with a range of different ages, needs and incomes. Provision must also be made for the handicapped.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing. This should indicate the level of need for different groups such as single people and those with disabilities. .
	Mary Ray & Tony Sumpter	Social housing owned by the LA of Housing Associations	Noted
<b>15. What approach should the Local Plan take towards providing affordable housing?</b>	The Co-operative Estates	Off-site contributions harnessed from greenfield site to be recycled into regenerating inner housing areas. Includes reference to Stoughton Grange and Spire Hospital as potential residential development sites.	Noted, in particular promotion of Stoughton Grange and Spire Hospital as residential development sites
	Lance Wiggins Landmark Planning	A combination of affordable housing secured as a proportion of major housing development sites and rural exceptions sites where appropriate. Increasing supply of all types of housing and meeting full, objectively assessed housing needs of the Borough.	Noted
	Phil Bamford Gladman Developments	The full level of affordable housing need should be assessed through the SHMA and be factored in when the Council set their overall housing requirement. Further reference is made to the provisions of the Framework in this respect.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level. This new evidence will supersede the current SHMA but

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			will assess the Borough's affordable housing need.
	Lesley Thornton	Plan must provide good evidence of the need for units for single people. Taller blocks should be acceptable where not over dominant, well designed and blend into the surroundings. Open space and wildlife corridors must be included in the plans.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level as well as design and ecology and the findings of these studies will inform policies contained in the Local Plan.
	Mary Ray & Tony Sumpter	Build social housing. Stop selling social housing. Control private landlord property. Bring empty homes back into use.	Noted. Reference to selling social housing and controlling private landlord property is outside the purview of the Local Plan.
<b>16. How should the Local Plan meet affordable housing needs given the specific and unique nature of the Borough in this context?</b>	The Co-operative Estates	As per answer to Question 15.	Noted
	Lance Wiggins Landmark Planning	The SHMA details the affordable housing need in the Borough is high. Reliance on private rented provision to meet needs is not appropriate as rent controls do not apply to private landlords in the same way as socially registered providers.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level. This new evidence will supersede the current SHMA but will assess the Borough's affordable housing need and ways of meeting it.
	Phil Bamford Gladman Developments	None	Noted
	Lesley Thornton	Continue to allocate brown field land for affordable housing and use every available means to increase the Council's housing stock such as taller buildings (as per previous answer). Should be sympathetic design, green spaces and wildlife corridors.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level as well as design and ecology and the findings of these

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
			studies will inform policies contained in the Local Plan
	Mary Ray & Tony Sumpter	Stop pretending private rented housing is affordable – least of all when the costs are covered by housing benefit – so the Council is paying for the landlords profits.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level. This new evidence will supersede the current SHMA but will assess the Borough's affordable housing need and ways of meeting it.
<b>17. How can the Local Plan assist in the Government's aspiration to increase home ownership?</b>	The Co-operative Estates	As above and ensuring future new homes are located in sustainable rural locations close to the main urban areas, which already provide employment and service uses. Includes reference to Stoughton Grange and Spire Hospital as potential residential development sites.	Noted.
	Lance Wiggins Landmark Planning	By encouraging the provision of a wide choice of high quality homes as per the Framework, including shared ownership provision.	Noted
	Phil Bamford Gladman Developments	By providing for the full objectively assessed needs for housing and a range of market and affordable housing to buy rather than concentrating on housing for rent.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level. This new evidence will supersede the current SHMA but will assess the Borough's affordable housing need and ways of meeting it.
	Lesley Thornton	By insisting on larger numbers of affordable homes within the Borough.	Noted.
	Mary Ray & Tony Sumpter	It can't. The Government's aspiration is a mirage predicated on 'affordable' = £250k outside London	Noted
<b>18. How should</b>	The Co-operative	As above and ensuring future new homes are located in	Noted.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<p><b><i>the Local Plan seek to maximise the amount of new affordable homes built in the Borough in the future?</i></b></p>	Estates	sustainable rural locations close to the main urban areas, which already provide employment and service uses. Includes reference to Stoughton Grange and Spire Hospital as potential residential development sites.	
	Lance Wiggins Landmark Planning	A combination of affordable housing secured as a proportion of major housing development sites and rural exceptions sites where appropriate. Increasing supply of all types of housing and meeting full, objectively assessed housing needs of the Borough.	Noted
	Phil Bamford Gladman Developments	None	Noted
	Lesley Thornton	Provide good strong evidence of need.	The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level. This new evidence will supersede the current SHMA but will assess the Borough's affordable housing need and ways of meeting it.
	Mary Ray & Tony Sumpter	Build Council housing, control private rents. Use maximum powers re private landlords and property standards and bringing empty homes back into use. Minimise student accommodation in the Borough, its already dominating all building and conversion work in the City and this may spread into the Borough.	Reference to controlling private landlord property is outside the purview of the Local Plan. The Council will be undertaking evidence gathering in terms of housing need at a strategic and local level and the findings of these studies will inform policies related to housing. This should indicate the level of need for different groups such as students.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b>19. Given the small size of the Borough, and its predominantly urban nature that directly adjoins the countryside surrounding the urban area of Leicester, how can the Local Plan meet all of these differing needs?</b>	The Co-operative Estates	None	None
	Lance Wiggins Landmark Planning	A combination of affordable housing secured as a proportion of major housing development sites and rural exceptions sites where appropriate. Increasing supply of all types of housing and meeting full, objectively assessed housing needs of the Borough.	Noted
	Phil Bamford Gladman Developments	None	Noted
	Lesley Thornton	The Plan must be strong on evidence of need and insistent on good imaginative design. Taller well designed buildings will help fulfil the need.	Noted.
	Mary Ray & Tony Sumpter	Can't be done.	Noted
<b>20. What matters should such a criteria take into account?</b>	The Co-operative Estates	None	None
	Pegasus Group	No comment.	Noted
	Lance Wiggins Landmark Planning	No comment	Noted
	Phil Bamford Gladman Developments	None	Noted
	Lesley Thornton	The needs of both the travellers and of the existing community.	Noted.
	Mary Ray & Tony Sumpter	The interests are at variance.	Noted.
<b>Section 1.6 General comments</b>	Historic England	In relation to site allocations, Historic England would welcome the opportunity for early involvement in any site allocations which may be proposed.	Noted.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b>Planning for the Local Economy and Employment Land</b>			
<p><b>Question 21-23</b>  <b>General Comments</b>  <i>(please see individual comments that follow for question text)</i></p>	<p>Mike Stone  The Co-operative</p>	<p>Stoughton Grange as a sustainable, mixed use location for rural enterprise and start-up businesses, supported by proportionate residential development and land around Sprite Hospital to provide a range of housing market needs, including starter homes for key workers such as nurses.</p>	<p>Note the promotion of Stoughton Grange as a location for rural enterprise and start-up businesses. This location will be tested for its appropriateness for this use as part of the preparation of the Local Plan.</p>
<p><b>Question 21-26</b>  <b>General Comments</b>  <i>(please see individual comments that follow for question text)</i></p>	<p>Pegasus Group</p>	<p>As part of the proposals for the Direction for Growth there is provision for an additional 2.5 hectares of employment land. It is considered that this represents an appropriate level of provision. The Council needs to keep under review the need for additional employment land and provide the flexibility to allow land no longer required for employment uses to be developed for other purposes.</p>	<p>The Council will be undertaking evidence gathering in terms of employment land at a strategic and local level and the findings of these studies will inform policies related to the local economy and employment land. In particular, evidence will indicate whether more or less land is required for employment uses and the most appropriate locations for employment land.</p>
	<p>Paul Tame  NFU</p>	<p>New farm buildings needed by the business. This could be for regulatory reasons (e.g. new slurry stores) or because new or more crops and livestock are being farmed.</p> <p>Conversion of vernacular buildings on farms into new business use or residential use. This enables parts of older buildings to be preserved whilst helping the economy and the farm</p>	<p>Noted. The Local Plan will include policies in relation to what kinds of development are appropriate in rural/countryside areas. The needs of agricultural businesses will fall within this type of policy. In terms of residential redevelopment, this will</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
		business.	also be considered in relevant housing delivery policies.
<p><b>21. How and where should the Local Plan meet the existing and new employment needs of the Borough?</b></p>	Phil Bamford Gladman Developments	There should be an up to date Functional Economic Market Assessment. The current 2008 Leicester and Leicestershire Housing Market Area Employment Land Study which was updated in 2013 is now out of date. The Employment Land Study should be updated during the Local Plan preparation process to ensure that the jobs targets are still appropriate and robust.	The Council will be undertaking evidence gathering in terms of employment land at a strategic and local level and the findings of these up to date studies will inform policies related to the local economy and employment land.
	Mary Ray and Tony Sumpter	Number of sites in Borough with older unused or underused commercial and industrial sites. Should be the first port of call for conversion to housing. Failing that, they should be broken into small units to facilitate small business use.	The Council will be undertaking evidence gathering in terms of employment land at a strategic and local level and the findings of these studies will inform policies related to the local economy and employment land. In particular, evidence will indicate whether more or less land is required for employment uses and the most appropriate locations for employment land.
<p><b>22. Are there any particular businesses or commercial activities in the Borough that we should develop specific policy support for?</b></p>	Mary Ray and Tony Sumpter	<p>Shouldn't support yet more fast food outlets. Should be available for small businesses such as computer services, small office services e.g. accountants etc</p> <p>Encourage start up businesses and pop up shops.</p>	Noted

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<p><b>23. How should we balance the competing needs of the employment areas in the Borough, between retaining land and buildings providing land for the business industry, commercial and distribution sectors and allowing new community orientated uses?</b></p>	<p>Mary Ray and Tony Sumpter</p>	<p>Allow new community uses for larger manufacturing sites, conversion to housing and/or small affordable start up units.</p> <p>Make sure Railway Triangle definitely doesn't have designation for employment use.</p>	<p>Noted</p>
<p><b>24. How can the Local Plan improve the quality of the existing employment areas?</b></p>	<p>Mary Ray and Tony Sumpter</p>	<p>More trees and encourage high level of building and design quality.</p>	<p>The Council are currently undertaking evidence gathering in terms of sustainable design and the findings of this study will inform relevant policies.</p>
<p><b>25. Should the Local Plan respond to the fact that half of people who live in</b></p>	<p>Phil Bamford Gladman Developments</p>	<p>The Local Plan should provided sufficient employment land to meet the needs of the borough. However, it would be extremely difficult, given the location of the Borough, to significantly address the issue of out-commuting.</p>	<p>The Council will be undertaking evidence gathering in terms of employment land at a strategic and local level and the findings of these up to date studies will inform</p>



QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<i>the Borough work elsewhere?</i>			policies related to the local economy and employment land. It is agreed that out-commuting is a challenge in the Borough that the Local Plan will see to try and address.
	Mary Ray and Tony Sumpter	No. That's choice and availability of varied job opportunities. The Borough should make a lot more of its station.	Noted.
<b>26. How can the Local Plan attract inward investment, for example from sectors such as the food, construction and distribution sectors?</b>	Mary Ray and Tony Sumpter	Brooks has closed. Jacobs may well do. Distribution would be a nightmare. So would construction. The roads can't cope.	Noted

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b>Town and Local Centres and Regeneration</b>			
<b>27. What types of new development do you think should be provided in the centres of Oadby, Wigston and South Wigston?</b>	Mary Ray and Tony Sumpter	There should be improved toilet facilities in all of the town centres.	Noted.
	Leslie Thornton	No development.	Noted.
<b>28. What are the individual characteristics of each centre that should be protected and enhanced?</b>	Oadby Trinity Methodist Church	Car parking within the town centres should be protected and enhanced. The close relationship of parking and the shops on The Parade is very important particularly East Street car park.	Current planning policy set out in the Town Centres Area Action Plan suggests a no net loss of car parking throughout each of the town centres.
	Leslie Thornton	The Victorian aspect of South Wigston should be enhanced, 'give it some character'.	The new Local Plan will have specific policies that seek to retain important historic character areas of the Borough.
	Mary Ray and Tony Sumpter	There should be more trees located within the town centres.	Noted.
<b>29. Is there anything in relation to the town, district and local centres that the Local Plan should seek to change, particularly to</b>	Mary Ray and Tony Sumpter	The Tesco store should not be within South Wigston as it detracts from the character of the area.	This comment is not relevant to the Local Plan consultation.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<i>respond to the changes in the way people buy products and services?</i>			
<b>30. How can we ensure that local centres remain successful and continue to fulfil their purpose at a local level?</b>	Oadby Trinity Methodist Church	The current number and location of car parking spaces within Oadby town centre needs retaining.	Current planning policy set out in the Town Centres Area Action Plan suggests a no net loss of car parking throughout each of the town centres.
	Leslie Thornton	A large range of shops should be encouraged.	Through the new Local Plan evidence gathering process a Retail Capacity study will be undertaken. The study will provide valuable evidence regarding the demand for the number of retail units and their sizes.
	Mary Ray and Tony Sumpter	The current Town Centre Manager post is clearly not working. A local person who lives in the Borough should be employed as the Town Centre Manager.	This comment is not relevant to the Local Plan consultation.
<b>31. What improvements can be made to make access to the centres by foot, bicycle and bus easier?</b>	Leslie Thornton	Pedestrians should have priority over traffic.	The Council currently has a number of policy documents that encourages high quality public realm as well as the prioritising of pedestrians over the motor vehicle, for example the Public Realm SPD and the Town Centres Area Action Plan. The Council will look to further encourage this through policies set out in the new Local Plan.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	Mary Ray and Tony Sumpter	There should be more cycle lanes within the Borough; there should be more pedestrian crossings; and a 20mph maximum speed should be implemented across all of the town centres within the Borough.	All of the matters mentioned could possibly be encouraged through local planning policy, however they are related to highway infrastructure which is the ownership of Leicestershire County Council.
<b>32. What are your views with regard to car parking in the centres?</b>	Oadby Trinity Methodist Church	Existing car parking in Oadby town centre should be retained. East Street car park provides the best access to the shops on The Parade. Sandhurst Street car park does not provide the same level of access and the proposal for a decked car park on this site is flawed. There should be no reduction in car parking spaces within the town centre even in the short term.	Current planning policy set out in the Town Centres Area Action Plan suggests a no net loss of car parking throughout each of the town centres. This policy could well be brought forward through the new Local Plan process.  The Council would ensure that any development that took place impacting car park land would have minimal effect in the short term on car parking numbers.
	Leslie Thornton	Public car parking should be kept free, however better signage is needed.	The comment re car parking is not relevant to the Local Plan consultation. There is an adopted Public Realm Strategy that covers signage.
	Mary Ray and Tony Sumpter	The Council should be charging a nominal rate for public car parking, for example Blaby District Council charge 20 pence for 3 hours parking and it works very well.	This comment is not relevant to the Local Plan consultation.
<b>32. What are your views with regard to car parking in</b>	Pegasus	Believes the Direction for Growth are supporting Wigston town centre is still the most appropriate strategy. Further development within the Wigston Direction for Growth area will	Noted.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<i>the centres?</i>		further support and strengthen this. Further development of the Direction for Growth area would provide scope for supporting the development of community facilities and possibly a new local centre.	
	Leslie Thornton	South Wigston town centre should retain its Victorian character.	The Council would seek to protect and enhance local historic character through appropriate planning policy.
	Mary Ray and Tony Sumpter	The wide pavement of South Wigston should have more street furniture, including seats and planters...improvement to South Wigston town centre is needed.	Current and future planning policy (will) seek the improvement of all areas of public realm within the Borough and specify the sorts of materials and products that are appropriate. If any works were to take place as suggested, external funding and investment would need to be sought.
<b>General Town Centre Comments</b>	Leicestershire County Council	They support the aspiration to improve the town centres and ensure that accessible services are located within the Borough.	Noted.
	Historic England	Opportunities to protect and enhance conservation areas is strongly encouraged. There are a number of conservation areas within or near to town centres and these should be retained.	Similar to current planning policy, future planning policy would seek to protect and enhance conservation areas situated within the Borough.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b>Infrastructure, Transport and Accessibility</b>			
<p><b>34. How can the Local Plan increase walking, cycling and the use of public transport in the Borough?</b></p>	<p>Members of the Public  (Mary Ray and Tony Sumpter)</p>	<p>Sustainable options for transport and movement can be increased by improving rights of way and cycle lanes; greater promotion and frequency of South Wigston’s railways station and the services that link to Leicester and Birmingham; Encourage the local population to make short journeys more sustainably through the promotion of walking and cycling; Retain and enhance green spaces and trees throughout the Borough; and, put traffic calming measures in town centres to reduce speed of traffic and to give priority to the pedestrians by increasing safety.</p>	<p>Noted.</p>
	<p>Pegasus Group  On behalf of: Barratt and David Wilson Homes</p>	<p>The Direction for Growth (DFG) is well located in relation to Wigston Town Centre and other local facilities. The DFG includes a range of measures to encourage sustainable modes of transport.</p>	<p>Noted.</p>
	<p>Sport England</p>	<p>Support the intention of this question and provide design guidance on how to encourage active lifestyles into new developments.</p>	<p>Noted.</p>
<p><b>35. Are there any particular items of infrastructure or community facilities that you consider will be required in order to support new development in the future?</b></p>	<p>AECOM  On behalf of:  Highways England</p>	<p>It is welcomed that the new Local Plan will seek to consider what, where and how infrastructure in the Borough can be improved to help facilitate sustainable development and growth.  Highways England is keen to ensure that the cumulative impact of growth over the plan period upon the M1 in Leicestershire, particularly upon J21, is to be considered and mitigated through the preparation of carefully prepared evidence base to support each district’s emerging Local Plan.</p>	<p>Noted.</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	Members of the Public  (Mary Ray and Tony Sumpter)	Cycle lanes and more pedestrian crossings in town centres.	Noted.
	Sport England	Sports facilities should be considered in the emerging Local Plan.	Noted.
	Theatres Trust	<p>The National Planning Policy Framework (NPPF) encourages local plans to include provision of health, security, community and cultural infrastructure, as well as to guard against unnecessary loss of valued facilities. This should be promoted in the new Local Plan document.</p> <p>Community and cultural facilities should therefore be protected and enhanced in the Borough and the Council should therefore consider including a policy incorporating this approach. For clarity, a definitive explanation of the term 'community and cultural facilities' should be included in the glossary of terms.</p>	<p>Noted.</p> <p>The suggested wording will be taken into consideration when drafting the new Local Plan document.</p>
	Member of Public  (Lesley Thornton)	Improved bus services and infrastructure to improve sustainable modes of transport throughout the Borough should be a key objective for the new Local Plan.	Noted.
	Mono Consultants Ltd  On behalf of:  The Mobile Operators Association	<p>Encourages that the Local Plan should incorporate and embrace the importance of planning for telecommunications, in line with guidance included within the NPPF (paragraph 42).</p> <p>Suggested wording for a policy and an introductory paragraph based on telecommunication development, including a criteria against which development proposals can be assessed, has been included in the response.</p>	<p>Noted.</p> <p>The suggested wording will be taken into consideration when drafting the new Local Plan document.</p>
	Pegasus Group	As part of the further expansion of the Direction for Growth site, there is the opportunity to provide new green infrastructure in	Noted.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	On behalf of: Barratt and David Wilson Homes	association with this development.	
	Leicester City Council	We would expect the need for new facilities and infrastructure, such as schools and healthcare facilities that would be required as a result of new growth to be planned for and provided within the borough to avoid pressure on existing facilities in the city.	Noted
<b>36. How can the Local Plan ensure that the necessary amount of new development is provided in the Borough, whilst minimising the amount of congestion on the roads within and adjoining the Borough?</b>	Members of the Public  (Mary Ray and Tony Sumpter)	Congestion throughout the Borough is already a real issue and it is only set to increase in the future. Therefore, working in partnership with the Highways Authority, the Council should look to address this issue in the new Local Plan.	Noted.
	Pegasus Group  On behalf of: Barratt and David Wilson Homes	There is scope for further growth of the Direction for Growth (DFG) to the south-east of Wigston to provide a range of local facilities encouraging sustainable modes of transport.  There is also the potential for a new link road between Newton Lane and Welford Road that would help to ease congestion at the Newton Lane / Welford Road junction.	Noted.
<b>37. Do you have any view on how the Council should seek financial contributions from developers to pay for new infrastructure?</b>	Gladman Developments	Financial contributions sought from developers should not be set at a level that cumulatively places the viability of Plan delivery at risk.	Noted.
	Highways Authority (Leicestershire County Council)	Supportive of a cumulative impact approach with regards to assessing ongoing transport infrastructure requirements.  We support aspirations to increase sustainable travel in and around the Borough, and would encourage working with partners such as local bus operators to promote key commercial links to Leicester City Centre.	Noted.  The Council will seek to engage with key stakeholders over the course of the drafting the Local Plan and by doing so, these discussions can begin to take



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		<p>Severe funding shortages for the Highways Authority will mean that it is unlikely that Leicestershire County Council will be able to provide direct funding for at least the early to middle part of the plan period.</p> <p>Therefore, the Local Plan will need to consider how new infrastructure for highways and sustainable travel can be funded.</p>	<p>place.</p> <p>As yet however, the Council does not have a CIL and therefore, financial contributions to be sought in the Borough are limited and bound by the restrictions placed upon the agreement of S.106 or other mechanisms for seeking financial contributions toward highways infrastructure.</p> <p>Noted.</p> <p>The Council is aware of the extreme shortages in funding for infrastructure. We are committed to seeking to deliver the most sustainable developments and as part of that decision process; we must seek to investigate by engaging with all partners to seek innovative ways of ensuring that the necessary infrastructure to support growth is in place.</p> <p>The Council does not yet have a Community Infrastructure Levy (CIL) Charging Schedule, but will review its position on this in due course.</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
			<p>However, CIL is very unlikely to plug the infrastructure funding gap for any authority and therefore, other mechanisms and funding streams will become increasingly important.</p>
	Sport England	<p>The Council should consider the merits of pursuing Community Infrastructure Levy (CIL) in the Borough. Section 106 and an evidenced Infrastructure Delivery Plan (IDP) are also key pieces of robust evidence.</p>	<p>Noted.</p> <p>Based upon the existing viability assessment of our position, the Council does not deem CIL to be a cost-effective mechanism to secure infrastructure contributions in this Borough.</p> <p>However, the Council is committed to regularly reviewing its position and should CIL be deemed more viable in the future, the Council will act accordingly on the matter.</p> <p>The Council is also in the process of updating its position in relation seeking planning obligations via S.106.</p> <p>The Council also intends to update its existing Local Infrastructure Plan (2012) by developing an Infrastructure Delivery Plan (IDP) as supporting evidence base for</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	Theatres Trust	The Council is proposing not to pursue Community Infrastructure Levy (CIL), but instead continue to seek S106. The Council should reconsider its position with a view to examining the impact that the pooling restrictions will place upon its ability to deliver infrastructure post April 2015.	the emerging Local Plan. Noted. Based upon the existing viability assessment of our position, the Council does not deem CIL to be a cost-effective mechanism to secure infrastructure contributions in this Borough. However, the Council is committed to regularly reviewing its position and should CIL be deemed more viable in the future, the Council will act accordingly on the matter.
<b>38. Should the Local Plan seek to make provision for burial facilities in the Borough?</b>	Member of Public (Lesley Thornton)	Should a suitable site within the Borough be available, then new burial facilities should be sought.	Noted.
	Members of the Public (Mary Ray and Tony Sumpter)	No. The existing facilities in Leicester City and the new crematorium at Countesthorpe (Blaby District) provide sufficient capacity.	Noted.
	The Co-operative Group	Land to the south of Stoughton Road is already allocated for a cemetery in the Council's adopted Development Plan and The Co-operative Group (TCG) would like that allocation to be carried forward into the next plan period.  In light of the highlighted demand for this type of facility in South Leicestershire, TCG would favour a larger allocation for	Noted.  The Council will review all existing designations, including Cemetery designations that are incorporated within Green Wedges, as part of the emerging Local Plan.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
		both formal cemetery provision and a woodland burial site.	

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b>Delivering High Quality Places – Design, Landscape Character and Heritage</b>			
<b>39. How can the Local Plan encourage high quality design of new development?</b>	Leslie Thornton	The Council should insist on high quality design which fits with the existing environment or should encourage new radical design in areas where this will not be incongruous. New and replacement planting must be an essential requirement in all new development.	The new Local Plan will contain development management policies that seek the use of high quality design and use of materials.
	Mary Ray and Tony Sumpter	Powers of the local authority should be maximised to protect the trees in the Borough. Tree Preservation Orders should be used to protect existing trees; landscaping conditions on approved plans for tree and landscape planting should be used. Detailed Arboricultural Methods Statements should be required. The Council should ensure that a detailed and robust Tree Supplementary Planning Document is in place. The Council should require planting proposals for all new development to actively consider policies and evidence; Landscape Character Assessment; Biodiversity Audit (currently incomplete); Green Infrastructure Plan (currently incomplete); Nature Conservation Strategy (currently incomplete); Open Space, Sport and Recreation policy (currently incomplete); and Greening the Borough policy.	Noted.  Through the production process of the new Local Plan all relevant key evidence base will be reviewed and updated where necessary.
<b>40. What are the main characteristics of the Borough, or particular parts of the Borough, that the design, type, layout and location of new</b>	Leslie Thornton	Do not approve new housing estates with bog standard design, for example the Jelson development to the rear of the Council Offices in Wigston.	Through policies set out in the new Local Plan the Council will require high quality design and use of materials in all new development.
	Mary Ray and Tony Sumpter	In areas which are heavily treed with large gardens; that character should be actively protected by a policy statement that precludes new development through the sell off of those gardens. The Landscape Character Assessment is a strong policy document. The Council should ensure that the new	Planning policy cannot restrict the sale of land, however it can restrict the uses of land.  The Council will shortly be

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<i>development should take into account?</i>		Local Green Space designation has been used to maximum effect throughout the Borough. The Local Plan should identify areas that are completely off limits to development.	undertaking consultation regarding the nomination of sites to be allocated as Local Green Space.
<i>41. How can the Council balance the need for high quality design and viability?</i>	DEFINE	There should be an aspiration in the Local Plan to ensure high quality design, however it should not detrimentally affect development viability. All developments that are proposed within or through the Local Plan should be viable.	It is not envisaged that the new Local Plan will propose new development. The Plan will allocate land for development. Development proposals will come forward through development drivers such as masterplans and Local Development Orders.
	Gladman	The Local Plan should avoid setting local standards that are not required by the National Planning Policy Framework. Doing so could jeopardise the viability of schemes. The Deregulation Bill 2015 specifies that council's cannot set any additional local technical standards relating to construction, internal layout or performance of new dwellings other than nationally described space standards. Optional requirement for water usage and adaptable / accessible dwellings can be set locally where evidence suggests that it is needed and viable.	It is not envisaged that the new Local Plan will set local standards relating to construction, internal layout or performance; this will be sought through standards set out within the nationally prescribed Building Regulations.
	Leslie Thornton	The Council should insist on high quality design.	Through policies set out in the new Local Plan the Council will require high quality design and use of materials in all new development.
	Mary Ray and Tony Sumpter	The Council should challenge developers use of viability or sustainability assessments so that they cannot get out of contributions for example S106 and affordable housing.	This comment is not relevant to the Local Plan consultation.
<i>42. Are there any design issues or concepts that should receive</i>	Leslie Thornton	New radical design types and building materials should be encouraged in areas of new build. If possible built in energy producing systems should be promoted, for example solar panels on roofs.	Through policies set out in the new Local Plan the Council will require high quality design and use of materials in all new development.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<i>particular consideration in the Local Plan?</i>			The Council will also require/encourage sustainable design and building methods as well as the use of methods to reduce waste and energy consumption where evidence supports this.
	Mary Ray and Tony Sumpter	The loss of natural open space and mature trees cannot be mitigated by provision somewhere else, these cannot just be replaced.	Noted.
<b>43. Do you think that the Council needs to consider designating new, or making amendments to existing Conservation Areas?</b>	Mary Ray and Tony Sumpter	Yes the Saffron Road area should become a conservation area.	Through the production of the new Local Plan evidence will be gathered relating to existing conservation areas and the possibility of creating additional conservation areas where relevant.
<b>44. Do you think that the Council needs to consider designating new, or making amendments to the existing list of Significant Local Buildings?</b>	Mary Ray and Tony Sumpter	Fencing should be removed that now surrounds The Cottage on Saffron Road. The Council should stop the erection of fences and removal of hedges.	This comment is not relevant to the Local Plan consultation.
<b>45. How can we</b>	Co-op	The Co-op are progressing options for future development at	Noted.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<p><i>best ensure that new development responds appropriately and effectively to the character and appearance of its surroundings?</i></p>		<p>Stoughton Grange. The options will deliver sustainable development that assimilates with the historical landscape and visual character as well as the opportunity to meet the wider needs of the Borough.</p>	
	Pegasus	<p>The Direction for Growth will provide a high quality new development; current masterplan proposals take account of the local context and have been publicly consulted on.</p>	Noted
	Leslie Thornton	<p>Supplementary planning guidance must insist on this.</p>	Noted.
	Mary Ray and Tony Sumpter	<p>The Council should act more effectively to block new development when it is a threat to the established character of the area.</p>	<p>The Council assesses every planning application on its own merit and the Council will ensure that development complies with both nationally set and locally set planning policy.</p>
<p><b>General Delivering High Quality Places</b></p>	Leicestershire County Council	<p>The Local Plan should refer to the 6 C's Design Guide when promoting high quality design and viable highway development.</p>	Noted.
	Historic England	<p>Reference within the Local Plan to conserving and enhancing the built, natural and historic environment is welcomed. There should however be a reference to protecting heritage assets and non designated assets. Heritage Assets relate to the National Planning Policy Framework Glossary.</p>	Noted.



QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b>Planning for the Natural Environment, Play and Open Space and Green Spaces</b>			
<b>46. Which areas of the Borough should the Local Plan seek to protect – and why?</b>	Environment Agency	Areas of floodplain and river corridors. Floodplains are areas that are prone to inundation with water at times and therefore may not be appropriate for development. The Environment Agency would support the Borough Council in efforts to reinstate areas of floodplain. River corridors should be protected because they provide important areas for recreation, biodiversity and species highways.	Noted. The Council's recent Strategic Flood Risk Assessment will aid the protection of areas at risk from flooding.
	Landmark Planning	<p>The Local Plan should seek to protect areas of important character and the edge of respective settlements in the Borough where these play an important role in protecting the character of the countryside.</p> <p>Whilst it is recognised Green Wedges have a role to play, their wholesale protection without further review, would be contrary to good planning.</p>	<p>Noted.</p> <p>The Council will review all existing designations, including Green Wedges, as part of the emerging Local Plan.</p>
	Members of the Public  (Mary Ray and Tony Sumpter)	All existing areas of natural open space; parks and recreational space; Green Wedges; and, Green Infrastructure Corridors. The Council should do all that it can to protect treescape and limit the amount of new development.	Noted.
	Sport England	Protect and enhance existing playing fields and sporting facilities. Also, provide new facilities should evidence base support such delivery.	Noted.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<p><b>47. In this context, how should the Local Plan seek to protect and enhance the natural and local environment assets in the Borough?</b></p>	Environment Agency	By having policies that restrict development in these areas and promote the use of river corridors for recreation and promoting biodiversity value.	Noted.
	Landmark Planning	The necessary development in the Borough to cater for arising need should be carefully planned through selective release of Green Wedge or countryside land. There are areas of countryside beyond the limits of the existing built up area that can be protected as natural assets without preventing proportionate growth.	Noted.
	<p>Members of the Public</p> <p>(Mary Ray and Tony Sumpter)</p>	<p>Enhance designated network of Green Infrastructure Corridors through the inclusion of large areas of natural open spaces alongside roads with mature trees. Also, try to implement policies to protect large gardens, hedgerows and front gardens being replaced with hard standing driveways.</p> <p>Enhance protection of natural assets and seek to develop a Tree Strategy; designate new Local Green Spaces; update evidence based documents including the Green Infrastructure Plan; Biodiversity Audit; and, the Landscape Character Strategy.</p>	Noted.
	Sport England	<p>Robust evidence in line with national policy is required. Sport England's Playing Pitch Strategy (PPS) methodology can also be used.</p> <p>The Council must publish and adopt its PPS and all evidence base documents should be in line with the objectives of the NPPF, paragraphs 70, 73 and 74.</p>	Noted.
<p><b>48. How should the Local Plan respond to the</b></p>	Environment Agency	Seek to protect Green Infrastructure in new policies.	Noted.
	Landmark	The Local Plan should protect the best areas of green	Noted.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<p><b><i>Green Infrastructure that exists in the Borough?</i></b></p>	<p>Planning</p>	<p>infrastructure (GI), but also, the Plan should be selective in its protection and as necessary, incorporate new, more accessible GI into new, well designed developments, that mature over time.</p>	
	<p>Members of the Public  (Mary Ray and Tony Sumpter)</p>	<p>Keep and enhance all Green Infrastructure designation (existing and new) in the Borough.</p>	<p>Noted.</p>
<p><b><i>49. How should the Local Plan balance the intrinsic character and beauty of the countryside with the benefits that can be created by new development?</i></b></p>	<p>Gladman Developments</p>	<p>The Local Plan should have regard for paragraphs 109-113 of the NPPF. The Borough Council should create criteria based policies for assessing development and should have a hierarchy of international, national and locally designated sites, so that protection is commensurate with their status. Council's will be able to fully assess whether the adverse impacts of the loss of such areas significantly and demonstrably outweigh the benefits of delivering the full need of housing.</p> <p>Designations of local green space must follow this approach and should not cover extensive tracts of land and should be in close proximity to the community they serve.</p>	<p>Noted. The Council will be undertaking evidence gathering in terms of green infrastructure and local green space and the findings of these studies will inform relevant policies in the Local Plan.</p>
	<p>Define  On behalf of: Bloor Homes Ltd</p>	<p>The National Planning Policy Framework (NPPF) now requires local plans to "recognise" the intrinsic character and beauty of the countryside, but it is no longer subject to a blanket protection from development where identified needs exist. Therefore, the critical issue is the need to consider appropriate selection of Greenfield sites where harm can be minimised by effectively mitigating impact through design.</p>	<p>Noted.</p>
	<p>Landmark Planning</p>	<p>The balance can be met by securing new GI habitat through the creation of new landscapes as part of new development.</p>	<p>Noted.</p>
<p><b><i>50. How should</i></b></p>	<p>Landmark</p>	<p>The Local Plan should promote selective protection of the</p>	<p>Noted.</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<p><b><i>the Local Plan maintain the quantity and quality of open space, sports and recreation facilities in the light of the continued growth of the Borough?</i></b></p>	Planning	Borough's best open space, sport and recreation, but be open to the possibility that some areas are less suitable or of poorer quality and therefore, new developments can also incorporate new, purpose-built facilities. Funding for such facilities can also be secured through mechanisms such as Section 106 contributions or Community Infrastructure Levy.	
	The Co-operative Group	There is an opportunity to de-allocate land around the Spire Hospital on Gartree Road, Oadby. The open space could usefully be re-accommodated to more sustainable locations in the inner urban area.	<p>Noted.</p> <p>The Council will review all existing designations, including Green Wedges, as part of the emerging Local Plan.</p>
<p><b><i>51. How can the Local Plan ensure that the purpose and objectives of green wedges marries with the continued growth of the Borough?</i></b></p>	Gladman Developments	It is unlikely that Green Wedges will meet the tests of the Framework. Gladman do not support the Green Wedge policy and suggest it should be removed from the new Local Plan because it prevents the Council from granting permission of otherwise sustainable locations to deliver full objectively assessed housing need.	Noted.
	Landmark Planning	To enable sustainable expansion of the Borough, careful management and selective releases or modifications to existing Green Wedge designations may be necessary to allow for proportionate growth of the Borough harming the overall character. For example, sites at Sutton Close, Oadby and Wigston Road, Oadby would be good examples of how the Green Wedge boundary could be amended to release land to accommodate growth.	Noted.
	The Co-operative Group	Stoughton Grange to the north of Gartree Road is designated as a Green Wedge, yet it does not accurately perform as such and can therefore accommodate development subject to the necessary Land and Visual Impact Assessment (LVIA) and co-operation of the Council.	<p>Noted.</p> <p>The Council will review all existing designations, including Green Wedges, as part of the emerging</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	The Co-operative Group	<p>Land to the south of Stoughton Road is already allocated for a cemetery in the Council's adopted Development Plan and The Co-operative Group (TCG) would like that allocation to be carried forward into the next plan period.</p> <p>In light of the highlighted demand for this type of facility in South Leicestershire, TCG would favour a larger allocation for both formal cemetery provision and a woodland burial site.</p>	<p>Local Plan.</p> <p>Noted.</p> <p>The Council will review all existing designations, including Cemetery designations that are incorporated within Green Wedges, as part of the emerging Local Plan.</p>
	The Co-operative Group	<p>On the basis that the new Plan is largely replicating the Core Strategy (2010) and in absence of allocating The Co-operative Group's (TCG's) land at Stoughton Grange and around the Spire Hospital, TCG objects to the Plan as drafted.</p> <p>As such, the Plan is not positively prepared, justified or consistent with national policy; and it is therefore unsound as drafted.</p>	<p>Noted.</p> <p>The Key Challenges (Regulation 18) Consultation Document does not allocate any sites and its sole purpose is to ask a series of questions in order to identify the 'key challenges' that the Borough must seek to tackle over the plan period up to 2031 and 2036.</p>
<p><b>52. Are there any particular green areas that are of particular importance to you or your community? Why do you consider that these areas should be given special protection?</b></p>	<p>Members of the Public</p> <p>(Mary Ray and Tony Sumpter)</p>	<p>Designate Saffron Road as a Green Infrastructure Corridor, including land at Tigers Road and Saffron Road. This corridor should also be enhanced with additional tree planting.</p> <p>Protect natural open space through designating Local Green Spaces in various locations in South Wigston. These areas are listed as specifically: Marstown Avenue; Crete Avenue; copse and green at west end of Namur Road and Ladysmith Road.</p> <p>Create a new policy to protect large gardens and trees from the threat of new development.</p>	<p>Noted. The Council will be undertaking evidence gathering in terms of green infrastructure and local green space and the findings of these studies will inform relevant policies in the Local Plan.</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	<p>Pegasus Group</p> <p>On behalf of: Barratt and David Wilson Homes</p>	<p>We don't know the rest of the Borough well enough, but there must be similar areas in other parts of the Borough.</p> <p>The Direction for Growth and the potential further expansion area to the south-east of Wigston would not affect the two existing Green Wedges in the Borough, one to the north of Oadby and the other on land separating Oadby and Wigston.</p> <p>As part of the further expansion of the site, there is the opportunity to provide new green infrastructure in association with this development.</p>	<p>Noted.</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b>Sustainable Development, Climate Change, Water and Flood Risk</b>			
<p><b>Questions 53-59</b>  <b>General comments</b>  <i>(please see individual comments that follow for question text)</i></p>	<p>Pegasus Group</p>	<p>The existing Building Regulations allow for high standards of energy efficiency and sustainable construction.</p> <p>Expansion of the Direction for Growth will include community facilities which will encourage more sustainable modes of travel</p>	<p>Noted</p>
	<p>Paul Tame  NFU</p>	<p>Farms can be ideal places for wind turbines, pv, solar, anaerobic digestion, biomass and biofuels plant provided they do not cause nuisance to others. On farm renewable can help us to meet EU renewable targets.</p>	<p>The Council are currently undertaking evidence gathering in terms of renewable energy and climate change and the findings of this study will inform policies on renewables and also whether land can be allocated for particular forms of renewable energy.</p>
<p><b>53. How should the Local Plan protect the Borough from the effects of climate change?</b></p>	<p>Lesley Thornton</p>	<p>Local Plan should go beyond government regulations in terms of standards for sustainable buildings.</p> <p>Hard surface areas should be banned ie driveways  More tree planting</p>	<p>The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance. The Local Plan may only be able to go beyond government guidance in some circumstances if it can be proven through evidence that this can be supported. The Local Plan will look for opportunities to encourage more permeable surfacing and tree planting through relevant policies such as managing the risk of flooding and local green</p>

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	Geoff Platts Environment Agency	By promoting renewable energy schemes, preserving the floodplain and investing in sustainable transport options	spaces etc The Council are currently undertaking evidence gathering in relation to climate change and the findings of this study will inform policy development. The Local Plan will include policies in relation to protection of flood plains and promotion of sustainable transport options.
	Mary Ray and Tony Sumpter	<p>Concerned that central government is proposing that any development has precedence over all other considerations and that this will be detrimental to the environment. They feel that the Council and its officers have a higher duty than fulfilling central government demands. There should be maximum protection to existing green spaces, gardens and treescape. Paving over should not be encouraged.</p> <p>New development should maximise requirements for sustainable construction and modes of transit. Section 106 agreements should cover local schools and GP practices. Insist on protection for existing trees, high quality tree planting schemes, TPOs on newly planted trees and landscaping schemes including natural open space.</p> <p>Concern also raised in relation to need to restrict car parking spaces, start charging for Council car parks, more 20mph limits in the Borough, need more Zebra crossings, cycle routes and discourage parents driving children to school</p>	<p>The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance. The Local Plan may only be able to go beyond government guidance in some circumstances if it can be proven through evidence that this can be supported.</p> <p>The Council are currently undertaking evidence gathering in terms of climate change, local green spaces and sustainable design and the findings of these studies will inform relevant policies.</p>
<b>54 How should the Local Plan</b>	Define	Local Plan should take account of the Government's Housing Standards Review but should not seek to repeat or expand	The Local Plan will take account of all current Government policy and



QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<b><i>promote the use of energy efficiency and sustainable construction?</i></b>		upon standards dealt with through Building Regulations	guidance where relevant.
	Gladman Developments	The Local Plan should avoid setting standards not required by the Framework and also in line with the provisions of the Deregulation Bill 2015.	Noted. The Local Plan will take account of all current Government policy and guidance where relevant
	Lesley Thornton	Detailed development plans which stipulate sustainable design requirements, materials and construction.  Renewable energy systems should be built into all new developments	The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance. The Local Plan may only be able to go beyond government guidance in some circumstances if it can be proven through evidence that this can be supported. The Local Plan will contain policies that seek to ensure we achieve new development that is sustainable in terms of design and construction.
	Mary Ray and Tony Sumpter	Developers should be made aware that this Borough takes climate change extremely seriously and insists on high standards.	The Council are currently undertaking evidence gathering in terms of renewable energy, climate change and sustainable design and the findings of these studies will inform policies on energy efficiency and sustainable construction.  The Local Plan will contain policies that seek to ensure we achieve new development that is sustainable in terms of design and construction.
	Geoff Platts	The Local Plan should address promote renewable energy	The Council have published a

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	Environment Agency	schemes, preserve the floodplain and invest in sustainable transport options not only energy efficiency but also water efficiency, by promoting water efficient appliances, rainwater harvesting, grey water re-cycling, green roofs, water butts and sustainable drainage systems (SUDS). Consider using areas of open space to act as areas for flood storage as well as amenity.	Strategic Flood Risk Assessment and is currently undertaking evidence gathering in relation climate change. The Local Plan will contain policies that seek to ensure we achieve new development that is sustainable in terms of water efficiency as well as energy efficiency. The Local Plan will consider using areas of open space for flood storage where relevant evidence gathered would support this.
<b>55. How can the Local Plan encourage sufficiently high standards in new development to limit greenhouse gas emissions?</b>	Lesley Thornton	As comments for Question 54.	Noted
	Mary Ray and Tony Sumpter	As covered in previous questions.	Noted
<b>56. How can the Local Plan ensure that buildings are designed so as to have a longer useful life (eg to evolve with changing lifestyles and home occupation</b>	Mary Ray and Tony Sumpter	Maximise public sector house building and set our own standards.	The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance. The Local Plan may only be able to go beyond government guidance in some circumstances if it can be proven through evidence that this can be supported.

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<i>patterns)?</i>			
<b>57. Is there any scope to enhance and extend the Borough's network of green spaces in order to manage flood risk and address other climate challenges?</b>	Lesley Thornton	Green corridors, spaces and tree planting must be included in new designs.	The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance. The Local Plan may only be able to go beyond government guidance in some circumstances if it can be proven through evidence that this can be supported. The Local Plan will look for opportunities to encourage more permeable surfacing and tree planting through relevant policies such as managing the risk of flooding and local green spaces etc.
	Mary Ray and Tony Sumpter	Yes but the will to act required. Reference is made to a development management decision.	This comment is not relevant to the Local Plan consultation
<b>58. How can we encourage the use of adaptations like shading, natural and passive ventilation, and better drainage systems in new development?</b>	Lesley Thornton	Plan must not allow non porous hard outside surfaces which increase flooding risks. Plan must encourage the above.	The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance. The Local Plan may only be able to go beyond government guidance in some circumstances if it can be proven through evidence that this can be supported. The Local Plan will look for opportunities to encourage more permeable surfacing through relevant policies such as managing the risk of

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
	Mary Ray and Tony Sumpter	Put these things in the requirements on granting planning permission. This will happen only if the right policies are in place as evidence for doing this.	<p>flooding and local green spaces etc</p> <p>The Council are currently undertaking evidence gathering in terms of sustainable design and construction and the findings of these studies will inform relevant policies.</p> <p>The Local Plan will seek to ensure that new development is sustainable in terms of adaptations such as shading, natural and passive ventilation and better drainage where the evidence supports this.</p>
<p><b>59. Commercial and small scale wind, solar photovoltaic, solar thermal, ground source heat, hydro electric and biomass technologies enable more sustainable energy to be generated. How should the Local Plan make</b></p>	Lesley Thornton	The plan must identify land for renewable energy use and demand/encourage systems to be included in new build.	The Local Plan must be prepared in accordance with the relevant Government Acts, Regulations, policy and guidance. The Local Plan may only be able to go beyond government guidance in some circumstances if it can be proven through evidence that this can be supported. The Council are currently undertaking evidence gathering in terms of renewable energy and climate change and the findings of this study will inform whether land can be allocated for particular forms of renewable energy or inclusion in new

QUESTION	STAKEHOLDER	SUMMARY OF COMMENT RECEIVED	BOROUGH COUNCIL RESPONSE
<i>provision for such technologies in the Borough?</i>			developments.
	Mary Ray and Tony Sumpter	Require them in new developments and in applications for extensions etc. Again this is best achieved by putting policies in place.	As response to Question 58.