

**Schedule of Proposed Main Modifications to
the Submission version of the Borough of
Oadby and Wigston Local Plan**

The following table details the Council's proposed main modifications to the submitted Borough of Oadby and Wigston Local Plan.

Throughout this document, proposed additional text is illustrated in ***bold italic***, with proposed deletions illustrated with ~~strike through~~. Note – the amendments illustrated in the final table of Ma29 are highlighted **red**.

The proposed modifications set out below, have been subject to Sustainability Appraisal and are subject to public consultation.

The proposed modifications take account of Inspector comments made during the Examination period.

For each of the proposed modifications, information is set out illustrating 'what the change is' and 'why the change has been proposed' by the Council.

Main Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed modification	Source of main modification
Ma1	TBC	TBC – new Policy 47	<p>As per the Inspectors request, the Council has drafted trigger policy wording for the Local Plan. The draft policy wording is set out below:</p> <p><i>‘Oadby and Wigston Borough Council is committed to meeting its own requirements for housing, employment, other development, and infrastructure. The Council will regularly monitor delivery of new development in the context of policies and targets within this Plan.</i></p> <p><i>The Council will commence a full or partial review no later than 5 years from adoption of the Plan, or where monitoring of targets set out in Chapter 12 of the Plan, identify significant and persistent shortfalls in the delivery of housing, employment, other development, and / or infrastructure that deviates significantly from the Plan strategy.</i></p> <p><i>The Council will commence a full or partial review if a local authority within the Leicester and Leicestershire Housing Market Area have an evidenced unmet need, which cannot be met by that local authority and which it is considered through the Duty to Cooperate by the Leicester and Leicestershire Members Advisory Group could be best met, in whole or in part, within the Borough of Oadby and Wigston.</i></p> <p><i>The Council will also commence a full or partial review should the post 2031 development strategy set out</i></p>	<p>Matter 1 Hearing Session, 24.04.18:</p> <p>The Inspector asked the Council to draft a Trigger Policy (based upon paragraph 1.5.6 onwards in the Submission Draft Local Plan) to demonstrate more certainty with regards to when a full or partial Local Plan review will be needed.</p>	The Borough Council

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			<p><i>within the Leicester and Leicestershire Strategic Growth Plan be capable of coming forward earlier than is currently anticipated, for example because the A46 Expressway is to be delivered.</i></p> <p><i>Should a full or partial review be triggered by any of the above, the Council will commence the review (defined as being publication of an invitation to make representations in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) within 6 months. Once the review has commenced the Council will submit the Plan Review to the Planning Inspectorate for Examination within a further 24 months of the date of commencement of the review. In the event that the Council does not submit the Plan Review to the Planning Inspectorate within 24 months of the date of commencement of the review, the parts of the Plan that are under review will be deemed out of date, if not already deemed out of date by virtue of national policy.'</i></p>		
Ma2	Pages 28, 32 and 33	Para 4.2.11, 4.2.12, 4.3.35, 4.3.36 and Table 1	<p>Having reviewed paragraphs 4.2.11 and 4.2.12, the Council propose the following amendments to the supporting text wording in both paragraphs.</p> <p><i>4.2.11 In addition to F, G and H illustrated in Table 1, there is an additional number of new homes that could can be delivered up to the end of the Plan period to 2031 or beyond. This additional number of new homes consists of</i></p>	<p>Matter 1 Hearing Session, 24.04.18:</p> <p>The Inspector asked the Council to consider</p>	The Borough Council

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			<p><i>new homes within the settlement boundary of Kilby Bridge (up to 40 new additional homes), Phase 3 of the Wigston Direction for Growth (approximately at least 300 new additional homes), and new additional homes provided on Windfall sites (at least 70 new additional homes). The additional number of homes provided within the Kilby Bridge Settlement Boundary (up to 40) and on Windfall sites (at least 70) will be in addition to the Plan period target of 2,960 new additional homes. Release of these sites will not be restricted and can come forward at any time throughout the Plan period. However, the additional new homes figure identified at Phase 3 of the Wigston Direction for Growth (at least 300) allows the Council a 'buffer' (approximately 400 homes) against the Plan period target of 2960, which would negate any potential delivery issues on allocated sites. Release of Phase 3 of the Wigston Direction for Growth would only be required should delivery of other identified or allocated sites within the Plan be slower than expected or the Council was in a position whereby it could not illustrate a 5 year supply of housing land. The additional homes figure could help fulfil a small proportion of Leicester City's declared unmet need. Delivery of Phase 3 of the Wigston Direction for Growth is not dependent upon completion of Phase 2 and both Phase 2 and Phase 3 can be delivered simultaneously if necessary.</i></p> <p>4.2.12 Should delivery of allocated sites be slower than envisaged by the Plan, or evidence suggests a</p>	<p>rewording paragraphs 4.2.11 and 4.2.12. The Council must ensure the wording of these paragraphs and other supporting paragraphs to Policy 2 are consistent.</p>	

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			<p><i>need for further development, the land identified as Phase 3 of at the Wigston Direction for Growth area (Phase 3 on the Adopted Policies Map) shall be released for development. Any proposal, # would not be subject to cumulative strategic transport testing, as the Plan period requirement of 2,960 has already been subject to appropriate testing. However, appropriate local testing, in particular, highway and transport infrastructure capacity, and liaison with the Borough Council and Leicestershire County Council Highways department will be required. Any proposal would also be subject to the development being sensitive to the countryside areas that surround it and sustainable and appropriate in size and facility provision. This will be Plan led and will be considered through a future review of this Plan.</i></p> <p>In addition to the above paragraphs, to ensure consistency, the Council is proposing the following wording amendments to other paragraphs set out in Local Plan Policy 2.</p> <p><i>4.23.35 In total, and over several Plan periods, the three growth areas have the capacity for up to 2050 new additional homes and 5 hectares of employment land for the Borough. Approximately 300 new additional homes will be provided at the Stoughton Grange Direction for Growth Area, 400 (Phase 1 and 2) new additional homes will be provided at the Cottage Farm Direction for Growth Area, and up to approximately 1,350 (Phase 1, 2 and 3) and 5</i></p>		

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			<p><i>hectares of employment land at the Wigston Direction for Growth Area. Both the Wigston Direction for Growth Area and the Cottage Farm Direction for Growth Area, have extant planning permissions for their Phase 1 elements, providing 450 new additional homes and 2.5 hectares of employment land and 150 new additional homes, respectively.</i></p> <p><i>4.23.36 300 new additional homes at the Wigston Direction for Growth area, are identified for Phase 3, which is planned for post Plan period (2031 onwards). However, As mentioned earlier, should evidence suggest a need for further development at the Wigston Direction for Growth, it will be Plan led and considered through a future review of the Plan brought forward in conformity with the Council's trigger policy set out within this Plan. The Council does not expect or foresee any circumstances that could affect the delivery of new homes on any of its allocated sites, however the Council seeks to plan positively through this Local Plan.</i></p>		
Ma3	Page 63	Policy 13	<p>To add clarity, the Council propose the following changes Policy 13.</p> <p><i>'The Council is committed to the provision of appropriate housing for the whole community, therefore will require affordable housing on all new residential developments of 11 dwellings or more to meet identified local need.</i></p> <p><i>Affordable housing will be required at the following</i></p>	<p>Matter 3 Hearing Session, 25.04.18:</p> <p>The Inspector asked the Council to redraft the wording of the second</p>	The Borough Council

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			<p>minimum targets which have been informed by the Council's current Affordable Housing Viability Assessment. Development will be permitted provided that at least the following percentages for affordable housing are met:</p> <ul style="list-style-type: none"> - Oadby – 30 per cent of the total number of units - Wigston (including Kilby Bridge) – 20 per cent of the total number of units - South Wigston – 10 per cent of the total number of units <p><i>A cumulative approach to affordable housing on a residential site will apply regardless of the number of different associated planning applications.</i></p> <p><i>There is no maximum number of affordable housing units that can be provided on a site. Also the 11 dwelling threshold does not restrict proposals providing affordable housing on sites of fewer than 11 units.</i></p> <p><i>Proposals for residential development that meet the 11 dwelling threshold but do not provide any affordable housing will be refused unless an appropriate off-site contribution is provided in lieu of the required number.</i></p> <p><i>Where a development is otherwise acceptable but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Council will work</i></p>	<p>paragraph in Policy 13 to add clarity.</p>	

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			<p><i>with the applicant to consider whether there are alternative approaches that would deliver the desired policy outcomes. If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost.</i></p> <p><i>With the provision of affordable housing remaining a priority for the Council, should a site be proposed for 100 per cent of the units classed as affordable homes, the Council may take a flexible approach to other developer contributions.</i></p> <p><i>Regarding the tenure split of affordable housing the Council will generally seek 80 per cent affordable rent and 20 per cent shared ownership, however will respond to local need at the time of consideration of a relevant planning proposal'.</i></p>		
Ma4	Pages 58 - 59	Policy 11	<p>To ensure Policy 11 and paragraph 6.1.4 comply with the Inspector's request, the Council propose the following changes:</p> <p>Policy 11 – Housing Choices:</p> <p><i>'All residential development should contribute towards delivering a mix of dwelling types, tenures and sizes that meet the identified needs (and / or demand) of the communities within the Borough. It is expected that all new residential development proposals demonstrate how they contribute to achieving the identified needs as set out</i></p>	<p>Matter 3 Hearing Session, 25.04.18:</p> <p>The Inspector has asked that the Council redraft Policy 11 to reflect the changes discussed.</p>	The Borough Council

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			<p><i>within Chapter 12 of the Housing and Economic Development Needs Assessment.</i></p> <p><i>In addition, on all new large scale residential developments (11 dwellings and more) the proposal shall contain an applicant should liaise with the Council to ascertain the most appropriate housing mix having regard to the nature of the development site, character of the surrounding area, the most up-to-date evidence of need, as well as the existing housing mix of the immediate area.</i></p> <p><i>Where a development is otherwise acceptable but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Council will work with the applicant to consider whether there are alternative approaches that would deliver the desired policy outcomes. If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost.</i></p> <p><i>The Council will support the development of bungalows, student halls of residence, specialist care accommodation, elderly care accommodation and retirement accommodation that meets an identified need and is proposed in appropriate sustainable locations.</i></p> <p><i>All residential proposals will need to respect reflect the character of the area in which they are located. Sub-division of plots and / or existing residential properties that</i></p>		

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			<p><i>are considered to be 'out of character' within the locale will be refused, unless the benefits of any proposed development are considered to outweigh the negative impact.</i></p> <p><i>To ensure that new residential development promotes healthy living and dwellings are of the appropriate size for its proposed occupants; (unless there is a demonstrable reason for not doing so) all new dwellings should provide sufficient space for kitchen, dining, bedroom, and living facilities, and should include appropriate levels of internal storage.</i></p> <p><i>All residential proposals for conversions, sub-division and / or changes of use will be considered on a case by case basis, and must take into account the Government's Technical Housing Standards'.</i></p>		
Ma5	Page 64	Policy 14	<p>The Council propose the following changes Policy 14 Self Build and Custom Build:</p> <p><i>'To ensure that the housing mix within the Borough reflects the needs of its communities, the Council will support encourage the provision of Self Build and Custom Build serviced plots on all large (11 dwellings or more) scale residential development sites, provided that proposals satisfy all other relevant policies within this Plan.</i></p> <p><i>In line with national legislation, the Council will keep a register of individuals and associations of individuals who</i></p>	<p>Matter 3 Hearing Session, 25.04.18:</p> <p>The Inspector asked the Council to redraft the wording of Policy 14.</p>	The Borough Council

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			<p><i>wish to acquire serviced plots of land to bring forward Self Build and Custom Build housing projects.</i></p> <p><i>The Council will also consider proposals for the provision of Self Build and Custom Build serviced plots on smaller sites (10 dwellings or less) located within the urban area of the Borough should the register of individuals and associations of individuals suggest a need.</i></p> <p><i>It is expected that all Self Build and Custom Build serviced plots will be provided to the market with at least outline planning permission for residential development. All other appropriate and relevant planning permissions will be required prior to any development taking place on the provided plots.</i></p>		
Ma6	Page 86	Policy 22 (4 th paragraph)	<p>The Council propose the following change to Policy 22 Delivering Retail (4th paragraph):</p> <p><i>'Retail development will be encouraged and permitted in the defined policy areas of the town centre and district centres, as well as the Borough's local centres.</i></p> <p><i>The town and district centres of the Borough will be the focus for new additional retail floorspace, maintaining the Borough's current hierarchy and market share between centres.</i></p> <p><i>The following identified additional overall retail capacities in net floorspace up to 2031 will be sought within each of</i></p>	<p>Matter 7 Hearing Session, 26.04.18:</p> <p>The Inspector asked the Council to redraft the 4th paragraph in Policy 22 Delivering Retail.</p>	The Borough Council

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			<p><i>the centres.</i></p> <ul style="list-style-type: none"> - <i>Wigston – 1,169 sq.m</i> - <i>Oadby – 1,351 sq.m</i> - <i>South Wigston – 373 sq.m</i> - <i>Local Centres – 81 sq.m</i> <p><i>Retail development will be encouraged of a scale appropriate to the needs of the local area served by these centres. Development will be subject to local planning, traffic and environmental considerations and and the needs of people who live in or near the proposal areas. P proposals seeking higher retail provision than those set out above would need to be evidenced and justified and would need to set out demonstrate that there would not be any detrimental impacts to a significant adverse impact on the centre in which it the proposal is situated.</i></p> <p><i>In considering proposals for new retail development, the Borough Council will apply the sequential and impact test as specified in the National Planning Policy Framework and National Planning Practice Guidance. It will be essential that any new development does not have an adverse effect on existing centres within the Borough. New development should be integrated within existing infrastructure.</i></p> <p><i>Where a proposal fails to satisfy the ‘town and district centre first’ approach and / or the sequential test or is likely to have significant adverse impact on the centre, it will not</i></p>		

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			<p><i>be permitted.</i></p> <p><i>Proposals for retail development within the town centres would need to follow the principles as set out within the Area Action Plan Guidance document’.</i></p>		
Ma7	Page 90	Policy 24	<p>The Council propose the following change to Policy 24 Local Impact Threshold:</p> <p><i>‘Applications for retail, leisure and office development outside of a defined centre, which is not in accordance with this Plan, will require an impact assessment if the development is over the following floorspace thresholds:</i></p> <ul style="list-style-type: none"> - <i>Wigston Town Centre – 1,500 s.qm gross floorspace</i> - <i>Oadby District Centre – 1,500 s.qm gross floorspace</i> - <i>South Wigston District Centre – 500 s.qm gross floorspace</i> <p>Should the Council be satisfied that the submitted impact assessment accords with the nationally prescribed criteria set out in the National Planning Policy Framework; provided the application conforms to all other relevant policy, planning permission will be granted’.</p>	<p>Matter 7 Hearing Session, 26.04.18:</p> <p>The Inspector asked the Council to amend Policy 24 Local Impact Threshold to indicate what the consequences would be for meeting or not meeting the criteria as per the National Planning Policy Framework with regards to impact assessment.</p>	The Borough Council
Ma8	Pages 116 - 119	Policy 38	<p>The Council propose the following changes to Policy 38 Climate Change, Flood Risk and Renewable Low Carbon</p>	Matter 8 Hearing Session,	The Borough Council

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			<p>Energy:</p> <p>Policy 38:</p> <p><i>'New development proposals in the Borough will need to shall achieve nationally prescribed sustainable building standards for energy efficiency; take into account the potential risks and impacts of climate change, ; and, seek to ensure that the prospect of flood risk is minimised through appropriate mitigation measures.</i></p> <p><i>Climate Change</i></p> <p><i>The Council will expect all development proposals to make use of sustainable resources and seek to reduce their impact upon climate change by meeting high standards of sustainable design and construction.</i></p> <p><i>The Council will also expect all major-scale planning applications, including refurbishments (11 or more residential units or 1,000+ square metres of floor area) to be accompanied by a Sustainability / Energy Statement demonstrating how (potential) harmful emissions will be reduced by addressing issues, including have been addressed and minimised by taking account of:</i></p> <ul style="list-style-type: none"> - Energy efficiency; - Water conservation; 	<p>01.05.18:</p> <p>The Inspector asked the Council to amend Policy 38 Climate Change, Flood Risk and Renewable Low Carbon Energy.</p>	

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			<ul style="list-style-type: none"> - <i>Sourcing of construction materials;</i> - <i>Giving consideration to site orientation aspects of a scheme;</i> - <i>Promoting sustainable means of transport;</i> - <i>Sustainable waste management solutions (during and post-construction); and,</i> - <i>The feasibility of integrating renewable energy solutions into the development.</i> <p><i>The level of detail required will depend upon the scale and complexity of the application and will be determined through collaboration with the Council.</i></p> <p><i>Flood Risk</i></p> <p><i>New development proposals in the Borough should take into account the potential impact of climate change on water resources, water quality and on the level of flood risk posed, as detailed in the Council's latest Strategic Flood Risk Assessment (SFRA) and by the Environment Agency.</i></p> <p><i>Development in areas that would be at risk from flooding should be avoided unless it can be demonstrated that:</i></p> <ul style="list-style-type: none"> - <i>Appropriate land at lower risk is not available (and this has been evidenced through the application of the National</i> 		

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			<p><i>Planning Policy Framework Sequential Test);</i></p> <ul style="list-style-type: none"> - <i>There are national policies or other material considerations permitting development of that nature on land with a high risk of flooding;</i> - <i>There are exceptional reasons for development to take place in that location; and,</i> - <i>The localised and cumulative risk of flooding can be fully mitigated through careful design and engineering methods.</i> <p><i>A detailed Flood Risk Assessment will be required for all development proposals greater than 1 hectare in size situated within a Flood Zone 1 and all development proposals regardless of size situated in Flood Zone 2 or 3, or in an area within Flood Zone 1 which has critical drainage problems. The assessment should identify the necessary mitigation and adaptation measures which should:</i></p> <ul style="list-style-type: none"> - <i>Aim to avoid or reduce the risk of flooding and harm from it by ensuring the sequential approach has been taken and the development is safe for the lifetime of the development and will not increase flood risk to others;</i> - <i>Where appropriate, include suitable habitat creation and not cause detriment to existing habitats and species; and</i> - <i>Demonstrate how such measures form an intrinsic part of</i> 		

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			<p><i>the overall development.</i></p> <p><i>Development should proactively manage surface water run-off through the promotion of sustainable drainage techniques and positive land management, including the use of permeable surfacing.</i></p> <p><i>Development of previously developed sites should be accompanied by a desktop study to identify any potential contamination. If there is potential for contamination to be present on site, further more detailed investigation will be required to ensure that contaminants are not mobilised through development and enter groundwater supplies or watercourses.</i></p> <p><i>Renewable / Low Carbon Energy</i></p> <p><i>Unless it can be demonstrated by an applicant not to be feasible or viable, all developments greater than 1 hectare in size will be required to incorporate on-site renewable energy generation and / or on-site provision of buildings that reduce the need for non- renewable energy use.</i></p> <p><i>The Council will provide support for renewable or low-carbon energy schemes, subject to the following considerations:</i></p> <ul style="list-style-type: none"> <i>- The degree to which the scale and nature of a proposal impacts on the landscape, particularly having regard to the Borough's Landscape Character Assessment;</i> 		

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			<p>- <i>The degree to which the proposal has demonstrated any environmental, economic and social benefits of a scheme as well as how any environmental or social impacts have been minimised (e.g. visual, noise or smell);</i></p> <p>- <i>The impact on designated sites on European, national and local biodiversity and geological; and,</i></p> <p>- <i>The impact on the amenity of residents and other interests of acknowledged importance, including the historic environment’.</i></p>		
Ma9	Page 127	Policy 42	<p>The Council propose the following changes to Policy 42 Green Wedges:</p> <p><i>‘Green Wedges protect important areas of green land within the Borough and seek to retain these areas as open and undeveloped.</i></p> <p><i>The objectives of all Green Wedges situated within the Borough are to:</i></p> <ul style="list-style-type: none"> - <i>Prevent the merging of settlements;</i> - <i>Guide development form;</i> - <i>Provide a ‘green lung’ between the urban area and the countryside; and</i> 	<p>Matter 10 Hearing Session, 01.05.18:</p> <p>The Inspector asked the Council to amend Policy 42 to enable greater flexibility to the forms of development that would be acceptable and in accordance with the objectives of Green Wedges.</p>	The Borough Council

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			<p>- Act as a recreational resource.</p> <p><i>Due to the open and undeveloped nature of the Green Wedges, the Council will allow uses that are consistent with the following.</i></p> <ul style="list-style-type: none"> - Agriculture, horticulture and allotments, including associated built facilities not accompanied by retail development; - Outdoor leisure, recreation and sporting facilities, including associated built facilities; - Forestry and bodies of water, including associated built facilities; - Footpaths, bridleways and cycle ways; and, - Burial grounds, including associated built facilities. <p><i>The Council will support proposals that retain and enhance public access into the Borough's Green Wedges, as well as proposals that retain and enhance the role that the Green Wedges play in the Borough's Green Infrastructure Network and its biodiversity.</i></p> <p><i>Road proposals or dedicated public transport routes within the Borough that are evidenced as being required will only be acceptable where it has been proven that there are no alternative routes outside of the Green Wedge. Any</i></p>		

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			<p>proposal that has an adverse impact effect on the Green Wedge should provide appropriate mitigation measures to ensure that any adverse effects on the Green Wedge are kept minimal will only be permitted where there is a justifiable need which outweighs these impacts and where a Landscape Character Assessment has been undertaken to ensure that all detrimental impacts that a development may cause have been addressed and can be mitigated.</p>		
Ma10	Page 131	Policy 45	<p>The Council propose the following changes to Policy 45 Local Green Space:</p> <p>Policy 45 Local Green Space:</p> <p>'Any development proposal which will result in the loss of a site designated as Local Green Space on the Adopted Policies Map will not be permitted, unless the harm of losing the asset is significantly outweighed by the benefits of the proposed development.</p> <p>In areas designated as Local Green Space, new development that would cause harm to the local significance of the Local Green Space will not be permitted except in very special circumstances. Very special circumstances will not exist unless it can be demonstrated that the harm to the local significance of the Local Green Space is clearly outweighed by other considerations.</p>	<p>Matter 11 Hearing Session, 02.05.18:</p> <p>The Inspector asked the Council to amend Policy 45 to better reflect the wording set out in the National Planning Policy Framework. It should be more apparent that the Council's approach to Local Green Space will be consistent with</p>	The Borough Council

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			<i>Proposals put forward to the Council for Local Green Space designation will be assessed against the criteria set out within national planning policy’.</i>	the National approach to Green Belt land.	
Ma11	Page 50 - 51	Policy 8	<p>The Council propose the following changes to Policy 8 Green Infrastructure:</p> <p><i>‘The Council will seek a net gain in Green Infrastructure through the preservation and enhancement of open spaces and assets that comprise the Borough’s Green Infrastructure and its network.</i></p> <p><i>All new development resulting in a net gain in residential dwellings and / or other forms of development, such as employment, retail and commercial floor space must contribute towards achieving this net gain. Green Infrastructure assets will be created, preserved, managed and where necessary enhanced by:</i></p> <ul style="list-style-type: none"> - <i>safeguarding and enhancing existing Strategic Green Infrastructure assets / corridors;</i> - contributing towards <i>the creation of new multi-functional areas of green space;</i> - <i>seeking opportunities to link fragmented habitats, protect vulnerable habitats and integrate biodiversity within communities;</i> 	<p>Matter 13 Hearing Session, 02.05.18:</p> <p>The Inspector asked the Council to further amend Policy 8 Green Infrastructure, having previously submitted proposed modifications.</p>	The Borough Council

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			<ul style="list-style-type: none"> - seeking the creation of new strategic and / or local Green Infrastructure assets / corridors within all new development; - actively promoting the restoration, re-creation and enhancement of existing Green Infrastructure assets / corridors and the biodiversity that they support; - not allowing development that compromises the integrity of the existing overall Green Infrastructure network; - protecting and conserving species and sites of ecological and geological significance; - using developers contributions to facilitate off-site improvements to existing Green Infrastructure assets / corridors, particularly their quality and accessibility; - where relevant working in partnership to enhance the value of Strategic Green Infrastructure assets / corridors that are also of significance outside of the Borough, such as the Grand Union Canal and River Sence (including their riparian habitats)'. 		
Ma12	Adopted Policies Map		The Council propose to remove SW2 from the Adopted Policies Map.	Upon the request of the Inspector the Council has reviewed the proposed designation of	The Borough Council

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				SW2. The Council consider that the evidence to support SW2 does not fully support its designation in relation to the criteria set out in the NPPF.	
Ma13	Throughout Local Plan document as referenced.	Throughout Local Plan document as referenced.	<p>The Council is proposing that the following wording of Policy 4 be removed from the policy and added as a further sentence to paragraph 5.1.5 of the policy supporting text to Policy 4.</p> <p><i>'In granting planning permission for major development schemes, developers will be encouraged to contribute to local employment development, skills and training, including – making best efforts to employ local contractors, sub-contractors, apprentices and trainees during construction and where appropriate, developing and implementing a business orientated employment and skills plan to develop skills'.</i></p> <p>Having reviewed the Local Plan Submission document (relating to policy wording only), the use of the word 'encouraged' has been used at Policy 10 (second</p>	<p>Council Responses to Initial Questions and Comments from the Inspector (Document C1 on the Local Plan Examination page) – Question 14:</p> <p>Are the policies worded to ensure that they will be effective and that they provide a clear indication of how a decision</p>	The Borough Council

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			<p>paragraph) and Policy 22 at paragraph 1 and paragraph 4. To ensure clarity, the Council would propose a modification to the second paragraph of Policy 10, to –</p> <p><i>'Development proposals that seek to provide public realm schemes, as identified within the Area Action Plan Guidance will be, in principle, supported. The following schemes will be encouraged supported.'</i></p> <p>And the fourth paragraph of Policy 22 to –</p> <p><i>'Retail development will be encouraged must be of a scale appropriate to the needs of the local area served by these centres.'</i></p> <p>Having reviewed the Local Plan Submission document (relating to policy wording only), in addition to Policy 7, the Council has used the term 'where appropriate' at paragraph 5 of Policy 4, paragraph 4 of Policy 30, paragraph 2 of Policy 34, paragraph 2 of Policy 37 and paragraph 7 of Policy 38.</p> <p>To ensure that the policy wording provides a clear framework by which decision makers can make consistent decisions, as well as providing further clarity and consistency with national policy and guidance, the Council would propose the following modifications, at;</p>	<p>maker should react to a development proposal? For example phrases such as 'developers will be encouraged', 'making best efforts' in Policy 4, 'where appropriate' in Policy 7, 'where necessary' in Policy 8, 'it is expected that', 'specific note will be taken of' and 'sufficient space' in Policy 11, 'will consider' in Policy 18, 'seek to' in Policy 19, 'consider' in Policy 26, 'should be avoided' in Policy 38, 'will expect' Policy 39 are not requirements that</p>	

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			<p>Paragraph 5 of Policy 4 – ‘Where appropriate <i>If there is an identified need to do so</i>, the Council will also consider the use of legal agreements to secure any necessary improvements in education provision arising as a result of development.’</p> <p>Paragraph 4 of Policy 30 – remove the wording of the fourth paragraph and insert a new paragraph (9.5.5) stating, <i>‘Where appropriate, the ecological value of proposed sites for development and opportunities for habitat enhancement should be sought’</i>, in the supporting text to Policy 30. The Council considers that the requirement to enhance habitats within the Borough area is set out in other policies within the Local Plan Submission document.</p> <p>Paragraph 2 of Policy 34 – ‘Where appropriate <i>there is an evidenced need to do so</i>, some flexibility could be factored into the standards in relation to the specific local circumstances.’</p> <p>Paragraph 2 of Policy 37 – <i>‘Where development will have known detrimental impacts or cause lasting harm to the natural habitats in that location, where appropriate, the Council will seek to compensate for that loss through effective conditions in the planning decision or by seeking</i></p>	<p>must be satisfied or are necessarily clear. The Council may wish to consider if modifications are necessary.</p>	

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			<p><i>developer contributions to contribute towards off site mitigation measures.'</i></p> <p>Bullet 2, Paragraph 7 of Policy 38 – 'Where appropriate, include suitable habitat creation and not cause detriment to existing habitats and species; and'</p> <p>Having reviewed the wording of Policy 8 Green Infrastructure the Council considers that the 'thrust' of the policy would not be modified significantly if a modification to the second paragraph was made –</p> <p><i>All new development must contribute towards achieving this net gain. Green Infrastructure assets will be created, preserved, managed and where necessary enhanced by:</i></p> <p>The Council considers that the removal of 'where necessary' would better reflect national policy and guidance and would provide the decision maker with a clear practical framework for making planning decisions. In addition, the Council would propose to remove the wording 'where necessary' at paragraph 4 of Policy 23 – <i>'The Borough Council will also seek to retain and where necessary, identify new small scale local shopping opportunities to meet the everyday needs of the local people'.</i></p>		

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			<p>Having revisited the wording of Policy 11 Housing Choices, the Council would propose the following modifications.</p> <p><i>'All residential development should contribute towards delivering a mix of dwelling types, tenures and sizes that meet the identified needs (and / or demand) of the communities within the Borough. It is expected that all All new residential development proposals must demonstrate how they contribute to achieving the identified needs as set out within the Housing and Economic Development Needs Assessment.</i></p> <p><i>In addition, on all new large scale residential developments (11 dwellings and more) the applicant should liaise with the Council to ascertain the most appropriate housing mix.</i></p> <p><i>Where a development is otherwise acceptable but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Council will work with the applicant to consider ascertain whether there are alternative approaches that would deliver the desired policy outcomes. If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost.</i></p> <p><i>The Council will support the development of bungalows, student halls of residence, specialist care accommodation,</i></p>		

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			<p><i>elderly care accommodation and retirement accommodation that meets an identified need and is proposed in appropriate sustainable locations.</i></p> <p><i>All residential proposals will need to reflect the character of the area in which they are located. Sub-division of plots and / or existing residential properties that are considered to be 'out of character' within the locale will be refused, unless the benefits of any proposed development <u>are considered to</u> outweigh the negative impact.</i></p> <p><i>To ensure that new residential development promotes healthy living and dwellings are of the appropriate size for its proposed occupants; (unless there is a demonstrable reason for not doing so) all new dwellings should provide <u>sufficient</u> space for kitchen, dining, bedroom, and living facilities, and should include appropriate levels of internal storage.</i></p> <p><i>All residential proposals for conversions, sub-division and / or changes of use will be considered determined on a case by case basis, and must take into account the Government's Technical Housing Standards.'</i></p> <p>The Council considers that the above modifications to Policy 11 will ensure that the wording better reflects national policy and guidance and would provide the decision maker with a clear practical framework for making planning decisions.</p>		

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			<p>In addition to the modifications proposed in Policy 11 relating to the term ‘it is expected that’, the Council would propose the following modifications to Policy 9 (at paragraph 1) –</p> <p><i>‘...and the equivalent cannot be provided elsewhere. New development will be expected to contribute either physically or financially to the provision or improvement of open space, sport and recreation facilities.’</i></p> <p>and Policy 14 (at paragraph 4)</p> <p><i>‘It is expected that all All Self Build and Custom Build serviced plots will be provided to the market with at least outline planning permission for residential development.’</i></p> <p>Having reviewed the wording of Policy 18, the Council considers that ‘consider’ in the second paragraph of the Policy wording should in fact read ‘support’. The Council considers this would add clarity and would better reflect national policy and guidance and would provide the decision maker with a clear practical framework for making planning decisions. The Council also considers that the ‘thrust’ of the policy would not be modified significantly in respect of the proposed change.</p>		

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			<p>Having reviewed the Local Plan Submission document, taking account of the use of ‘consider’, ‘considered’ and / or ‘consideration’ within policy wording, the Council would propose the following modifications for the same reasons as set out above for Policy 18.</p> <p>Policy 1, paragraph 2 – ‘The Council will be positive when considering determining development proposals that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework.’</p> <p>Policy 4, paragraph 5 – ‘the Council will also consider the use of legal agreements to secure any necessary improvements in education provision arising as a result of development.’</p> <p>Policy 6, paragraph 7 – ‘Proposals for innovative and outstanding design or construction that contributes to the aims of sustainable development and reducing the impacts of climate change will in principle be considered favourably supported by the Council.’</p> <p>Policy 12, paragraph 5 – ‘the Council will work with the applicant to consider ascertain whether there are alternative approaches that would deliver the desired policy outcomes.’</p>		

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			<p>Policy 13, paragraph 6 – ‘he Council will work with the applicant to consider ascertain whether there are alternative approaches that would deliver the desired policy outcomes.’</p> <p>Policy 13, paragraph 8 – ‘Regarding the tenure split of affordable housing the Council will generally seek 80 per cent affordable rent and 20 per cent shared ownership, however will respond to local need at the time of consideration of determining a relevant planning proposal.</p> <p>Policy 15, paragraph 1 – ‘do not have any adverse effect on / or loss of amenity to adjacent properties or nearby properties, and do not cause unacceptable noise, will in principle be considered favourably supported.</p> <p>Policy 17, paragraph 1 – ‘The Council will consider in principle support small scale development proposals within the defined Settlement Envelope of Kilby Bridge.’</p> <p>Policy 17, paragraph 5 – ‘All development proposals within Kilby Bridge Settlement Envelope will need to give consideration conform to other relevant policies within this Plan.’</p>		

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			<p>Policy 18, paragraph 2 – ‘The Council will consider in principle support new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not have a...’</p> <p>Policy 19, paragraph 6 – ‘All development proposals will need to give consideration conform to other relevant policies within this Local Plan.’</p> <p>Policy 21, paragraph 3 – ‘The Council will consider in principle support new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings...’</p> <p>Policy 22, paragraph 5 – ‘In considering determining proposals for new retail development, the Borough Council will apply the sequential and impact test as specified in the National Planning Policy Framework and National Planning Practice Guidance.’</p> <p>Policy 25, paragraph 3 – ‘...B1a, B1b, B1c, B2, or B8 use will only be considered acceptable if they clearly demonstrate that the alternative use (s):’</p> <p>Policy 26, paragraph 3 – ‘Where new development is considered to be of a significant scale or type, a transport</p>		

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			<p><i>assessment and/or a travel plan, will be required.'</i></p> <p>Policy 30, paragraph 1 – <i>'Within the town and district centre boundaries but beyond the primary and secondary frontages, proposals for change of use to residential will be considered favourably in principle be supported.</i> <i>Proposals for other appropriate town centre uses such as offices or community facilities will also be considered favourably in principle be supported.</i></p> <p>Policy 31, paragraph – <i>'Proposals for the change of use of floorspace above ground floor level to residential, office and other appropriate services or community uses, which contribute to the centre's vitality and viability, will in principle be considered favourably supported.'</i></p> <p>Policy 35, paragraph 1 – <i>'Proposals for the use of premises for the control and administration of hackney carriages or private hire vehicles will be considered determining against the following criteria.'</i></p> <p>Policy 39, paragraph 2 – <i>'All schemes should be informed by specific catchment and ground characteristics, and they will be required to consider establish the wider ranging issues relating to long-term management, adoption and maintenance of SuDS.'</i></p>		

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			<p>Policy 40, paragraph 3 – ‘...<i>Rutland Historic Environment Record will be taken into account when development proposals are being considered determined. The Council’s Conservation Area Supplementary Planning Document and specific Conservation Area Appraisals will also be taken account of when development proposals are being considered determined.</i>’</p> <p>Policy 44, paragraph 1 – ‘<i>All development proposals within the Borough will be considered determined against the need to conserve and enhance the distinctive landscapes in the Borough.</i>’</p> <p>Policy 46, paragraph 3 – ‘<i>For all new development proposals, it will be necessary to consider establish both the isolated and cumulative impact that they may have upon the surrounding infrastructure network and / or any cross boundary detrimental impact they have also.</i>’</p> <p>The intention of the wording set out in Policy 19 Oadby Sewage Works is that any proposal for redevelopment must create a sustainable well designed and high quality scheme. The use of ‘seek to’ was not an intention to dilute the requirements of the policy. To ensure clarity, the Council would propose the following modification;</p> <p>the second paragraph of Policy 19 is amended to –</p>		

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			<p><i>'Any proposal for redevelopment must seek to create a sustainable, well designed and high quality scheme. The applicant will be required to produce a masterplan illustrating how the wider issues including accessibility, impacts on the local highway network, impacts upon the surrounding Green Wedge, impacts on flood risk and mitigation of potential contamination will be taken account of and mitigated if necessary'.</i></p> <p>the third paragraph of Policy 19 is amended to –</p> <p><i>'Any proposal should seek provision of provide an appropriate number of bus stops and associated infrastructure, including bus shelters and information display boards onsite as well as off site, to allow for this sustainable method of public transport'.</i></p> <p>the fourth paragraph of Policy 19 is amended to –</p> <p><i>'Any proposal should seek provision of provide any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths, onsite as well as off-site'.</i></p> <p>Similar to Policy 19, having reviewed the Local Plan Submission document, the Council would propose the</p>		

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			<p>following modifications in relation to the use of the term 'seek to', for similar reasons as set out above.</p> <p>Policy 9, paragraph 1 – <i>'In relation to open space, sport and recreation facilities, the Council will seek to protect existing sites from development where there is a demand to retain them, they contribute towards the Green Infrastructure in the Borough...'</i></p> <p>Policy 10, paragraph 2 – <i>'Development proposals that seek to provide public realm schemes, as identified within the Area Action Plan Guidance will be, in principle, supported. The following schemes will be encouraged;'</i></p> <p>Policy 15, paragraph 3 – <i>'Proposals that seek to split existing residential plots and propose development on the garden land of and / or open amenity space of existing plots will not be granted planning permission unless the proposal sits comfortably...'</i></p> <p>Policy 18, paragraph 2 – <i>'...new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not...'</i></p> <p>Policy 19, paragraph 2 – <i>'Any proposal for redevelopment must seek to create a sustainable, well designed and high</i></p>		

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			<p><i>quality scheme.'</i></p> <p>Policy 20, paragraph 1 – <i>'The Council will seek to expand the current Wigston Direction for Growth area.'</i></p> <p>Policy 21, paragraph 1 – <i>'This Local Plan will seek to expand the current Cottage Farm site ('Phase 1') and form the Cottage Farm Direction for Growth area.'</i></p> <p>Policy 21, paragraph 3 – <i>'...new development proposals that seek to create a sustainable...'</i></p> <p>Policy 23, paragraph 4 – <i>'The Borough Council will also seek to retain and where necessary, identify new small scale local shopping opportunities to meet the everyday needs of the local people.'</i></p> <p>Policy 25, paragraph 1 – <i>'The Council will also seek to enhance the identified areas through appropriate development.'</i></p> <p>Policy 37, paragraphs 2, 3 and 4 – <i>'...the Council will seek to compensate for that loss through effective conditions in the planning decision or by seeking developer contributions to contribute towards off site mitigation measures.'</i></p>		

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			<p><i>Working in collaboration with developers, as well as local and national agencies with ecological and geological expertise, the Council will seek to identify, conserve, protect and enhance natural assets, so that habitats and species can thrive and help to create rich biodiversity within the Borough for future generations to enjoy.</i></p> <p><i>The Council will also seek to protect trees with Tree Preservation Orders associated to them. All proposals should also take account of the guidance set out in the Council's Tree Strategy.'</i></p> <p><i>Policy 38, paragraph 1 – '...and, seek to ensure that the prospect of flood risk is minimised through appropriate mitigation measures.'</i></p> <p><i>Policy 38, paragraph 2 – '...resources and seek to reduce their impact upon climate change by meeting high standards of sustainable design and construction.'</i></p> <p><i>Policy 40, paragraph 1 – 'The Council will seek to conserve and enhance the Borough's unique cultural identity, as well as its significant heritage and historic character through the identification and protection of designated and non-designated heritage assets.'</i></p> <p><i>Policy 40, paragraph 4 – 'All development proposals</i></p>		

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			<p><i>should seek to safeguard, conserve or enhance both designated and non-designated heritage assets and their settings, as well as the character and setting of areas of acknowledged significance.'</i></p> <p>Policy 42, paragraph 1 – <i>'Green Wedges protect important areas of green land within the Borough and seek to the Council will retain these areas as open and undeveloped.'</i></p> <p>Policy 44, paragraph 1 – <i>'The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.'</i></p> <p>The use of 'must consider' in the second paragraph of Policy 26 Sustainable Transport and Initiatives was not an intention from the Council to dilute the need for new development proposals to set out the highways and transport infrastructure requirements needed to support and service the proposed development. Bearing this in mind, and to ensure clarity, the Council would propose the following modification to the second paragraph of Policy 26 –</p> <p><i>'In all new development, proposals must <u>consider</u></i></p>		

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			<p><i>establish</i> the highways and transport infrastructure requirements needed to support and service the proposed development. There will also be a need to demonstrate that adequate capacity currently exists or will be provided through appropriate mitigation that meets necessary infrastructure requirements’.</p> <p>The word ‘should’ is used by the Council throughout the Local Plan Submission document. The use of the word ‘should’, unless contextually different, has been used by the Council to inform of a requirement or need. For the purpose of this note, the Council has assessed the use of the word ‘should’ in policy wording only. Other than where the use of the word is contextually different, for example the third paragraph of Policy 1, the seventh paragraph of Policy 13, the third paragraph of Policy 14 and the first paragraph of Policy 16, the Council would propose to amend the use of the word ‘should’ to ‘must’ in the following Policies – 1, 3, 6, 7, 9, 10, 11, 16, 17, 18, 19, 20, 21, 22, 23, 26, 30, 32, 33, 34, 37, 38, 39, 40, 42 and 43.</p> <p>Having reviewed the Local Plan Submission document, the Council would propose the following amendments in relation to the use of the term ‘will expect’ in the wording of Policy 38 (at paragraph 2) –</p> <p>‘The Council will expect require all development proposals</p>		

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			<p><i>to make use of sustainable resources and seek to reduce their impact upon climate change by meeting high standards of sustainable design and construction.'</i></p> <p>and Policy 39 (at paragraph 1).</p> <p><i>'The Council will expect require all proposals, including refurbishments (11 or more residential units or 1,000+ square metres of floor area) to incorporate appropriate Sustainable Drainage Systems in accordance with the latest National Standards for Sustainable Drainage Systems and in agreement with the Lead Local Flood Authority (LLFA) for Leicestershire.'</i></p> <p>The Council considers that these modifications would add clarity and would better reflect national policy and guidance and would provide the decision maker with a clear practical framework for making planning decisions. The existing wording of both policies in relation to the term 'will expect', was intended as a requirement.</p>		
Ma14	Pages 141 - 142	Chapter 12	The Council proposes an additional monitoring trigger for Spatial Objective 8: A balanced housing market:	C4. Council Matter 2 Statement , Issue 2, Question 5: Q5. Do the housing delivery	The Borough Council

Main Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)						Reason for proposed modification	Source of main modification
			Spatial Objective	Key relevant policies	Other related policies	Target(s)/ Threshold(s)	Potential risk(s) to delivery	Possible action if target is not met	monitoring indicators contain a timely trigger that will ensure measures are put in place promptly should the LP not be effective in maintaining a five-year housing land supply?	
Spatial Objective 8: A balanced housing market	Policy 2 – Spatial Strategy for Development within the Borough; Policy 11 – Housing Choices; Policy 13 – Affordable Housing; Policy 16 – Gypsies, Travellers and Travelling Showpeople	Policy 2; Policy 5; Policy 12; Policy 15; Policy 17; Policy 18; Policy 20; Policy 21; policy 46	The Council will maintain a rolling 5 year supply of housing land in conformity with national planning policy and guidance. In doing so the Council will also take account of the housing trajectory set out within Policy 2 of this Plan. Proposed development sites that have a gross site size of 0.3 hectares and larger and are not situated within any of the above locations will be required to achieve an average density of at least 30 dwellings per hectare.	Economic downturn Unforeseen physical constraints. Unplanned growth of out of Borough residential development. Tightening of finance availability. Site becomes unattractive to the market for residential development. Site releasing infrastructure delays. Land values drop considerably meaning developers begin to build at lower densities.	Identify the problem and / or cause of poor performance. Consider a review of the planning policy itself. Be more proactive in liaising with landowners and developers. If appropriate to do so, bring forward other sites allocated within the Plan sooner than envisaged. Stimulate demand for new development opportunities through active promotion and call for sites processes.					

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Ma15	Throughout Local Plan document as referenced.	Throughout Local Plan document as referenced.	<p>To ensure the effectiveness of the Local Plan, the Council and Historic England have agreed the following changes:</p> <p><u>Key Focus Areas (page 20)</u></p> <p>The Council propose to add <i>'and their settings'</i> to bullet 11 of the Key Focus Areas section of the Plan. It is considered that the wording would better reflect that of the NPPF.</p> <p><u>The Spatial Objectives (page 25)</u></p> <p>The Council propose to amend the text of Spatial Objective 12 as suggested below:</p> <p><i>Spatial Objective 12: Enhancing local heritage In order to more closely reflect the NPPF and ensure a sound plan, reference to 'settings' should be included and 'preservation' substituted for 'conservation', such as:- "To encourage the enhancement and conservation preservation of historically significant buildings and heritage assets and their settings, archaeological sites, conservation areas, parks ..."</i></p> <p><u>Policy 17 Kilby Bridge Settlement Envelope</u></p> <p>To ensure that the Conservation areas and heritage assets that are situated within the Borough have sufficient importance, the Council proposes to add additional wording to paragraphs 2.4.5 and 2.4.6 of the Submission</p>	C25. Final Statement of Common Ground with Historic England	The Borough Council

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			<p>Local Plan. The Council is proposing the following wording:</p> <p>2.4.5 <i>In total, there are 10 Conservation Areas which are influential in maintaining the townscape and landscape of the Borough. Nine of these were designated by Oadby and Wigston Borough Council and benefit from individual Conservation Area Appraisals and a Conservation Area Supplementary Planning Document. The other area, the Grand Union Canal Conservation Area was designated by Leicestershire County Council. <u>Each of the conservation areas are extremely important and are designated due to their special architectural and / or historic interest. Each conservation area contributes to the Borough's varied and distinctive landscape character. It is imperative that these areas are conserved and enhanced for future populations to enjoy. In addition to the 10 Conservation areas, there</u> are currently 37 listings of Listed Buildings and Structures situated in the Borough. There are currently no identified Buildings at Risk. There are a number of parks within the Borough that are home to equipped children's play and sports facilities, such as football and cricket pitches.</i></p> <p>2.4.6 <i>In addition to the above, there are areas of archaeological importance, as well as a number of non designated heritage assets, for example locally listed buildings. <u>Although not nationally designated, locally listed buildings are as important to the local historic landscape and heritage of the Borough. The Borough</u></i></p>		

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			<p><u>Council recognises their importance locally, and will seek to conserve and enhance these heritage assets. There are currently a number of locally listed buildings within the Borough, which are illustrated within Appendix 3 of this Plan.</u></p> <p>In addition to wording amendments to paragraph 2.4.5 and 2.4.6, the Council would propose additional wording to paragraph 7.1.2.</p> <p>7.1.2 <i>Within the proposed Settlement Envelope (as illustrated in the Council's Adopted Policies Map), small scale regeneration masterplans should be prepared for any proposed development and should take account of the local environs, including The Grand Union Canal, Limedelves Site of Special Scientific Interest, Barn Pool Meadow Local Wildlife Site and its associated Regionally Important Geological Site and linkages between the Wigston Direction for Growth and Kilby Bridge. <u>It is extremely important that such assets are conserved and enhanced where possible. The Grand Union Canal's designation comprises the canal and all canal related facilities, including towpaths, boatsheds, wharfs, mileposts, bollards, local keeper's cottages, ponds and clay pits.</u></i></p> <p><u>Policy 18 Stoughton Grange Direction for Growth</u></p> <p>The Council proposes to include the need for a Heritage Impact Assessment within Policy 18 Stoughton Grange</p>		

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			<p>Direction for Growth upon the advice of Historic England. The Council proposes the following wording in the 1st sentence of the 4th paragraph (directly below the bullets).</p> <p><i>'Any proposal for development of this growth area will be required to conform to all other relevant policies set out within this Plan and should be accompanied by a Heritage Impact Assessment'.</i></p> <p>The Council will ensure that the County Archaeologist is consulted should a development proposal for the cemetery allocation be submitted to the Council.</p> <p>In addition to the Council's initial wording amendment to Policy 18, the Council would propose an amendment to paragraph 7.2.5 of the Submission Local Plan to reflect the importance of heritage assets beyond the Borough's boundary. The proposed amendment is shown below.</p> <p><i>7.2.5 The growth area is also adjacent to a number of privately owned buildings that have statutory listings. Grange Cottage, Lodge Cottage and South Lodge are all Grade II listed buildings. To the north east of the site in Harborough District is Stoughton Conservation Area, a scheduled monument and numerous Listed Buildings. <u>There are also other heritage assets at Evington to the north west and Stoughton to the north east</u> These heritage assets will need to be taken into account and protected through any proposed development of the growth area.</i></p>		

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			<p><u>Culture and Historic Environment Assets</u></p> <p>It is proposed that an additional paragraph be added within the supporting text to both Policy 40 and Policy 41 of the Submission Local Plan. The additional paragraph will set out how paragraph 184 and 185 of the NPPF would relate to Policy 40 and Policy 41 should the NPPF paragraphs ever be applied in the future.</p> <p>The wording below will apply to both (new) paragraphs 10.4.5 and 10.5.6:</p> <p><u>'This Local Plan policy is strategic in nature and should there ever be a relevant Neighbourhood Plan produced, any policies contained within the Neighbourhood Plan will be required to be in conformity with this Local Plan policy.'</u></p> <p>Within the Council's responses to the Inspector's Initial Comments and Questions document, the Council proposed the following changes to Submission Local Plan Policy 40 Culture and Historic Assets to better reflect national planning policy and guidance.</p> <p><i>Policy 40, paragraph 1 – 'The Council will seek to conserve and enhance the Borough's unique cultural identity, as well as its significant heritage and historic character through the identification and protection of designated and non-designated heritage assets.'</i></p>		

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			<p><i>Policy 40, paragraph 4 – ‘All development proposals should seek to safeguard, conserve or enhance both designated and non-designated heritage assets and their settings, as well as the character and setting of areas of acknowledged significance.’</i></p> <p><i>Policy 40, paragraph 3 – ‘...Rutland Historic Environment Record will be taken into account when development proposals are being considered determined. The Council’s Conservation Area Supplementary Planning Document and specific Conservation Area Appraisals will also be taken account of when development proposals are being considered determined.’</i></p> <p>In addition to the above, the Council would propose the following wording amendments / additions;</p> <p>Move the (current) 2nd paragraph and 4th paragraph of the Policy wording into a new supporting text paragraph (10.4.5).</p> <p><u>‘Both, the Leicestershire, Leicester and Rutland Historic Landscape Characterisation, as well as the Leicestershire and Rutland Historic Environment Record will be taken into account when development proposals are being determined. The Council’s Conservation Area Supplementary Planning Document and specific Conservation Area Appraisals will also be taken account of when development proposals are</u></p>		

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			<p><u>being determined. Development should respect and respond proportionately to non-designated heritage assets and their settings, where possible, avoiding their loss or damage. The degree of protection afforded to a heritage asset will reflect its level of historic value or significance.</u></p> <p>Additional wording to the (current) 5th paragraph of the Policy wording.</p> <p><i>'Where development is likely to have a significant adverse impact on designated heritage assets and their settings <u>and / or non designated heritage assets and their settings, and / or other historic / heritage character areas,</u> and cannot be avoided or they cannot be preserved in situ, the development will not be permitted, unless there are substantial public benefits, which outweigh that harm or loss.'</i></p>		
Ma16	Page 50	Policy 8 Green Infrastructure	<p>The Council would propose to amend the 2nd paragraph of the policy 8 wording to:</p> <p><i>'Where relevant, all new development must contribute towards achieving this net gain.'</i></p>	<p>C15. Council Matter 13 Statement, Question 1:</p> <p>Q1. Policy 8 'Green Infrastructure' makes reference to seeking the creation of new</p>	The Borough Council

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				strategic and / or local Green Infrastructure assets / corridors within all new development (my emphasis). Is this realistic and justified, for example in the case of a house extension?	
Ma17	Pages 60 - 61	Policy 12	<p>To add clarity, the Council propose the following changes Policy 12.</p> <p>Policy 12 Housing Density:</p> <p><i>'The Council is committed to delivering new homes in an effective and efficient manner. The Council is also committed to locating people close to much needed services and facilities as well as jobs. To ensure that the Borough provides the required number of homes for its communities, the Council will adopt the following density targets on all new development sites that involve the provision of new homes.</i></p> <p><i>Proposed development sites that have a gross site size of 0.3 hectares and larger and are located within the town centre boundary of Wigston or the district centre</i></p>	<p>Matter 3 Hearing Session, 25.04.18:</p> <p>The Inspector asked the Council to redraft the wording of the final paragraph in Policy 12.</p>	The Borough Council

Main Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed modification	Source of main modification
			<p><i>boundaries of Oadby and South Wigston will be required to achieve an average density of at least 50 dwellings per hectare.</i></p> <p><i>Proposed development sites that have a gross site size of 0.3 hectares and larger and are located outside of the town centre boundary of Wigston or district centre boundaries of Oadby and South Wigston, but within the Leicester PUA will be required to achieve an average density of at least 40 dwellings per hectare.</i></p> <p><i>Proposed development sites that have a gross site size of 0.3 hectares and larger and are not situated within any of the above locations will be required to achieve an average density of at least 30 dwellings per hectare.</i></p> <p><i>Where a development is otherwise acceptable but an independent viability appraisal and / or a an independent character and design appraisal demonstrates that the required density cannot be achieved, the Council will work with the applicant to consider whether there are alternative approaches that would deliver the desired policy outcomes. If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost'.</i></p>		
Ma18	Pages 71 - 73	Paragraph 7.2.11 and Policy 18 (bullet point	The Council propose the following changes to Paragraph 7.2.11 and Policy 18: Paragraph 7.2.11:	Matter 3 Hearing Session, 25.04.18:	The Borough Council

Main Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed modification	Source of main modification
		9)	<p><i>'The Council will require support provision of self and custom build homes as part of the delivery of 300 new homes. There is currently 5 individuals on the Council's self and custom build register that have suggested Oadby (or anywhere within the Borough) as being an appropriate location for a self and custom build plot. The Council would also actively encourage the provision of a mix of residential house types, including bungalows and flats.'</i></p> <p>Policy 18 Stoughton Grange Direction for Growth Area and Oadby Cemetery Allocation:</p> <p><i>'Stoughton Grange Direction for Growth area</i></p> <p><i>The Council will allocate land to the north of the Borough in Oadby, for the Stoughton Grange Direction for Growth area.</i></p> <p><i>The Council will consider new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not have a detrimental impact on the surrounding Green Wedge and Countryside and will conserve and better reveal the historic significance of the site including its listed buildings, and archaeological remains, in particular those relating to the former Stoughton Grange Hall and surviving elements of its designed landscape and planting.</i></p>	<p>The Inspector asked the Council to delete bullet point 9 in Policy 18 and to amend the text in paragraph 7.2.11 by replacing the word "require" with the word "support".</p>	

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			<p><i>Any development proposed within this growth area would require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:</i></p> <ul style="list-style-type: none"> <i>- safeguarding of the potential transport route (former Eastern District Distributor Road).</i> <i>- at least 300 new homes, of which at least 30 per cent should be affordable.</i> <i>- land area to the north of Gartree Road will be mixed use and will consist of new small scale residential, and a mix of small scale A1, A2, A3, A4 and any other appropriate small scale uses.</i> <i>- at least two vehicular access points, one off Gartree Road and one off Stoughton Road, for the land area to the south of Gartree Road.</i> <i>- at least one access point off Gartree Road for the land area to the north of Gartree Road.</i> <i>- off-site contribution towards an existing and / or new community facility building in Oadby.</i> <i>- off-site contribution towards new education facilities.</i> <i>- onsite open space, consisting of allotments, sports pitches, play areas and structural landscaping in</i> 		

Main Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed modification	Source of main modification
			<p><i>accordance with the Open Space, Sport and Recreation Facilities policy of this Plan.</i></p> <p><i>- provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission.</i></p> <p><i>- provision of an appropriate number of bus stops and associated infrastructure, including bus shelters and information display boards onsite as well as off site, to allow for this sustainable method of public transport.</i></p> <p><i>- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths onsite as well as off site, and</i></p> <p><i>- off site transport infrastructure or financial contributions towards off site transport infrastructure will be required to make the development sustainable.</i></p> <p><i>Any proposal for development of this growth area will be required to conform to all other relevant policies set out within this Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department can fully assess any traffic / transport implications stemming from the development.</i></p> <p><i>The Stoughton Grange Direction for Growth Area is identified on the Council's Adopted Policies Map.</i></p>		

Main Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed modification	Source of main modification
			<p><i>Oadby Cemetery Allocation</i></p> <p><i>The Plan allocates land to the north of the Borough in Oadby for cemetery and burial uses.</i></p> <p><i>Any cemetery or burial proposal for the allocation site would need to be sufficiently evidenced and justified in terms of ground conditions and its size, scale, need, impact and use. The impact on the direct highway network would also need to be assessed against any proposal put forward. The Oadby Cemetery Allocation is identified on the Council's Adopted Policies Map'.</i></p>		
Ma19	Pages 77 - 78	Paragraph 7.4.15 and Policy 20 (bullet point 9)	<p>The Council propose the following changes to Paragraph 7.4.15 and Policy 20:</p> <p>Paragraph 7.4.15:</p> <p><i>'The Council will requiresupport provision of self and custom build homes as part of the delivery of 1,000 new homes. There is currently 4 individuals on the Council's self and custom build register that have suggested Wigston (or anywhere within the Borough) as being an appropriate location for a self and custom build plot. The Council would also actively encourage the provision of a mix of residential house types, including bungalows and flats'.</i></p> <p>Policy 20 Wigston Direction for Growth Area:</p>	<p>Matter 3 Hearing Session, 25.04.18:</p> <p>The Inspector asked the Council to delete bullet point 9 in Policy 20 and to amend the text in paragraph 7.4.15 by replacing the word "require" with the word "support".</p>	The Borough Council

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			<p><i>'The Council will seek to expand the current Wigston Direction for Growth area. The Council will allocate further land at the Wigston Direction for Growth area for 'Phase 2' development.</i></p> <p><i>Through the Council's previous Plan and subsequent granted planning permission, 'Phase 1' of the Direction for Growth area in Wigston consists of 450 new homes and 2.5 hectares of new employment land.</i></p> <p><i>In 'Phase 2', this Plan allocates land for at least 600 new homes and in the region of 2.5 hectares of employment land.</i></p> <p><i>Development proposed within 'Phase 2' of the Wigston Direction for Growth area is in addition to 'Phase 1' and will require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:</i></p> <ul style="list-style-type: none"> <i>- at least 600 new homes, which at least 20 per cent should be affordable.</i> <i>- in the region of 2.5 hectares of new employment land.</i> <i>- a new primary school.</i> <i>- a roundabout (vehicular) site access from Welford Road.</i> 		

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			<p>- a link road through the site allowing all parts of the site (including Phase 1) to be accessed from Newton Lane and Welford Road.</p> <p>- formation of a new Local Centre – that contributes towards the provision of A1, A3 or A4 uses.</p> <p>- a community facility building (including changing facilities).</p> <p>- onsite open space, consisting of allotments, sports pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Local Plan.</p> <p>- provision of Self build and Custom Build plots, to meet the identified need at the time of planning application submission.</p> <p>- provision of an appropriate number of bus stops and associated infrastructure, including shelters and information display boards on-site as well as off-site, to allow for this sustainable method of public transport, and</p> <p>- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths, onsite as well as off site.</p> <p>Any proposal for development of 'Phase 2' will be required to conform to all other relevant policies set out within this</p>		

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			<i>Local Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department can fully assess any traffic / transport implications stemming from the development’.</i>		
Ma20	Pages 79 - 81	Paragraph 7.5.8 and Policy 21 (bullet point 8)	<p>The Council propose the following changes to Paragraph 7.5.8 and Policy 21 Cottage Farm Direction for Growth Area:</p> <p>Paragraph 7.5.8:</p> <p><i>‘The Council will require support provision of self and custom build homes as part of the delivery of Phase 2. There is currently 5 individuals on the Council’s self and custom build register that have suggested Oadby (or anywhere in the Borough) as being an appropriate location for a self and custom build plot. The Council would also actively encourage the provision of a mix of residential house types, including bungalows and flats’.</i></p> <p>Policy 21 Cottage Farm Direction for Growth Area:</p> <p><i>‘This Local Plan will seek to expand the current Cottage Farm site (‘Phase 1’) and form the Cottage Farm Direction for Growth area. The Council will allocate further land to the south east of Oadby, for ‘Phase 2’ development.</i></p> <p><i>In ‘Phase 2’, this Plan allocates land for up to 250 new additional homes.</i></p>	<p>Matter 3 Hearing Session, 25.04.18:</p> <p>The Inspector asked the Council to delete bullet point 8 in Policy 21 and to amend the text in paragraph 7.5.8 by replacing the word “require” with the word “support”.</p>	The Borough Council

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			<p><i>The Council will consider new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not have a detrimental impact on the surrounding Green Wedge and Countryside.</i></p> <p><i>Development proposed within 'Phase 2' of the Cottage Farm Direction for Growth area is in addition to 'Phase 1' and will require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:</i></p> <ul style="list-style-type: none"> <i>- at least 250 new additional homes, of which at least 30 per cent should be affordable.</i> <i>- vehicular access to the growth area will be directly off the A6.</i> <i>- a link road through the site allowing all parts of the site (including 'Phase 1') to be accessible.</i> <i>- off-site contribution towards a community facility building in Oadby and / or the extension and refurbishment of Coombe Park pavilion, including further car parking.</i> <i>- improved pedestrian access into Coombe Park from the development.</i> <i>- onsite open space, consisting of allotments, sports</i> 		

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			<p><i>pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Local Plan.</i></p> <p><i>- off-site contribution towards new education facilities.</i></p> <p><i>- provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission.</i></p> <p><i>- provision of an appropriate number of bus stops and associated infrastructure, including bus shelters and information display boards on-site as well as off-site, to allow for this sustainable method of public transport, and</i></p> <p><i>- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths, on-site as well as off-site.</i></p> <p><i>Any proposal for development of 'Phase 2' will be required to conform to all other relevant policies set out within this Local Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department'.</i></p>		
Ma21	Pages 68 - 69	Policy 17	The Council propose the following change to Policy 17 Kilby Bridge Settlement Envelope. The Adopted Policies Map will be amended as shown in Paragraph 15 of the Statement of Common Ground with Gordon White Hood	Matter 6 (Issue 1) Hearing Session, 26.04.18:	The Borough Council

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			<p>(C20):</p> <p><i>'The Council will consider small scale development proposals within the defined Settlement Envelope of Kilby Bridge as shown on the Adopted Policies Map. Any residential development proposed within the defined envelope should be small scale (up to 40 new additional homes across the whole settlement envelope) and delivered at a minimum of 30 dwellings per hectare.</i></p> <p><i>All development proposals will need to take account of the rural and historic landscape, as well as the distinctive character of the Grand Union Canal Conservation Area and views across open countryside. All proposals must give careful consideration to the proposed scale of the development and in particular, take account of the impact that any scheme may have upon this rural 'gateway' into the Borough.</i></p> <p><i>The key objectives of the Kilby Bridge Settlement Envelope are to:</i></p> <ul style="list-style-type: none"> <i>- Maintain the open, attractive, and rural setting;</i> <i>- Retain and enhance public access to the Grand Union Canal; River Sence; and the Kilby-Foxton Site of Special Scientific Interest (SSSI);</i> <i>- Provide publicly accessible open space on land to the east of the settlement boundary, between the</i> 	<p>The Inspector asked the Council to insert additional wording at the end of the first sentence as well as the key objectives list in Policy 17 and to amend the Adopted Policies Map as shown in the Statement of Common Ground with Gordon White Hood (C20).</p>	

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			<p><i>railway line to the north, Grand Union Canal to the south and the SSSI to the east;</i></p> <ul style="list-style-type: none"> - <i>Conserve and enhance the Grand Union Canal Conservation Area;</i> - <i>Deliver small scale sustainable residential development(s) that will provide a range of housing types, unit sizes and tenures whilst retaining the distinctive landscape and historic character through designing attractive schemes that will complement this gateway location;</i> - <i>Protect the existing local economy, as well as to enhance it through delivering small scale outdoor leisure, recreation and tourism development; and,</i> - <i>Give consideration to the incorporation of small scale 'starter' units for suitable rural businesses.</i> <p><i>The Council will encourage early engagement with regards to any potential scheme, together with the submission of a detailed Masterplan illustrating the proposed scale, design, layout, mix of dwellings, tenure and an appreciation for how the wider issues including transport, accessibility and mitigation of potential impacts will be taken into account.</i></p> <p><i>All development proposals within Kilby Bridge Settlement Envelope will need to give consideration to other relevant policies within this Plan'.</i></p>		

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Ma22	Pages 72 - 73	Policy 18 (bullet point 8)	<p>The Council propose the following change to bullet point 8 of Policy 18 Stoughton Grange Direction for Growth Area and Oadby Cemetery Allocation:</p> <p><i>'Stoughton Grange Direction for Growth area</i></p> <p><i>The Council will allocate land to the north of the Borough in Oadby, for the Stoughton Grange Direction for Growth area.</i></p> <p><i>The Council will consider new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not have a detrimental impact on the surrounding Green Wedge and Countryside and will conserve and better reveal the historic significance of the site including its listed buildings, and archaeological remains, in particular those relating to the former Stoughton Grange Hall and surviving elements of its designed landscape and planting.</i></p> <p><i>Any development proposed within this growth area would require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:</i></p> <ul style="list-style-type: none"> <i>- safeguarding of the potential transport route (former Eastern District Distributor Road).</i> <i>- at least 300 new homes, of which at least 30 per cent</i> 	<p>Matter 6 (Issue 1) Hearing Session, 26.04.18:</p> <p>The Inspector asked the Council to redraft bullet point 8 of Policy 18 to allow for open space to be provided 'on or off site'.</p>	The Borough Council

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			<p><i>should be affordable.</i></p> <ul style="list-style-type: none"> - <i>land area to the north of Gartree Road will be mixed use and will consist of new small scale residential, and a mix of small scale A1, A2, A3, A4 and any other appropriate small scale uses.</i> - <i>at least two vehicular access points, one off Gartree Road and one off Stoughton Road, for the land area to the south of Gartree Road.</i> - <i>at least one access point off Gartree Road for the land area to the north of Gartree Road.</i> - <i>off-site contribution towards an existing and / or new community facility building in Oadby.</i> - <i>off-site contribution towards new education facilities.</i> - <i>on-site open space (unless alternative off-site provision is justified), consisting of allotments, sports pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Plan.</i> - <i>provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission.</i> - <i>provision of an appropriate number of bus stops and</i> 		

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			<p><i>associated infrastructure, including bus shelters and information display boards onsite as well as off site, to allow for this sustainable method of public transport.</i></p> <p><i>- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths onsite as well as off site, and</i></p> <p><i>- off site transport infrastructure or financial contributions towards off site transport infrastructure will be required to make the development sustainable.</i></p> <p><i>Any proposal for development of this growth area will be required to conform to all other relevant policies set out within this Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department can fully assess any traffic / transport implications stemming from the development.</i></p> <p><i>The Stoughton Grange Direction for Growth Area is identified on the Council's Adopted Policies Map.</i></p> <p><i>Oadby Cemetery Allocation</i></p> <p><i>The Plan allocates land to the north of the Borough in Oadby for cemetery and burial uses.</i></p> <p><i>Any cemetery or burial proposal for the allocation site would need to be sufficiently evidenced and justified in</i></p>		

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			<i>terms of ground conditions and its size, scale, need, impact and use. The impact on the direct highway network would also need to be assessed against any proposal put forward. The Oadby Cemetery Allocation is identified on the Council's Adopted Policies Map'.</i>		
Ma23	Pages 77 - 78	Policy 20 (bullet point 8)	<p>The Council propose the following change to bullet point 8 of Policy 20 Wigston Direction for Growth Area:</p> <p><i>'The Council will seek to expand the current Wigston Direction for Growth area. The Council will allocate further land at the Wigston Direction for Growth area for 'Phase 2' development.</i></p> <p><i>Through the Council's previous Plan and subsequent granted planning permission, 'Phase 1' of the Direction for Growth area in Wigston consists of 450 new homes and 2.5 hectares of new employment land.</i></p> <p><i>In 'Phase 2', this Plan allocates land for at least 600 new homes and in the region of 2.5 hectares of employment land.</i></p> <p><i>Development proposed within 'Phase 2' of the Wigston Direction for Growth area is in addition to 'Phase 1' and will require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:</i></p> <p><i>- at least 600 new homes, which at least 20 per cent</i></p>	<p>Matter 6 (Issue 1) Hearing Session, 26.04.18:</p> <p>The Inspector asked the Council to redraft bullet point 8 of Policy 20 to allow for open space to be provided 'on or off site'.</p>	The Borough Council

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			<p><i>should be affordable.</i></p> <ul style="list-style-type: none"> - <i>in the region of 2.5 hectares of new employment land.</i> - <i>a new primary school.</i> - <i>a roundabout (vehicular) site access from Welford Road.</i> - <i>a link road through the site allowing all parts of the site (including Phase 1) to be accessed from Newton Lane and Welford Road.</i> - <i>formation of a new Local Centre – that contributes towards the provision of A1, A3 or A4 uses.</i> - <i>a community facility building (including changing facilities).</i> - <i>on-site open space (unless alternative off-site provision is justified), consisting of allotments, sports pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Local Plan.</i> - <i>provision of Self build and Custom Build plots, to meet the identified need at the time of planning application submission.</i> - <i>provision of an appropriate number of bus stops and associated infrastructure, including shelters and</i> 		

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			<p><i>information display boards on-site as well as off-site, to allow for this sustainable method of public transport, and</i></p> <p><i>- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths, onsite as well as off site.</i></p> <p><i>Any proposal for development of 'Phase 2' will be required to conform to all other relevant policies set out within this Local Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department can fully assess any traffic / transport implications stemming from the development'.</i></p>		
Ma24	Pages 80 - 81	Policy 21 (bullet point 6)	<p>The Council propose the following change to bullet point 6 of Policy 21 Cottage Farm Direction for Growth Area:</p> <p><i>'This Local Plan will seek to expand the current Cottage Farm site ('Phase 1') and form the Cottage Farm Direction for Growth area. The Council will allocate further land to the south east of Oadby, for 'Phase 2' development.</i></p> <p><i>In 'Phase 2', this Plan allocates land for up to 250 new additional homes.</i></p> <p><i>The Council will consider new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not have a detrimental impact on the surrounding</i></p>	<p>Matter 6 (Issue 1) Hearing Session, 26.04.18:</p> <p>The Inspector asked the Council to redraft bullet point 6 of Policy 21 to allow for open space to be provided 'on or off site'.</p>	The Borough Council

Main Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed modification	Source of main modification
			<p><i>Green Wedge and Countryside.</i></p> <p><i>Development proposed within 'Phase 2' of the Cottage Farm Direction for Growth area is in addition to 'Phase 1' and will require the production of a detailed masterplan. The following elements will be required on-site or via an off-site contribution where stated:</i></p> <ul style="list-style-type: none"> <i>- at least 250 new additional homes, of which at least 30 per cent should be affordable.</i> <i>- vehicular access to the growth area will be directly off the A6.</i> <i>- a link road through the site allowing all parts of the site (including 'Phase 1') to be accessible.</i> <i>- off-site contribution towards a community facility building in Oadby and / or the extension and refurbishment of Coombe Park pavilion, including further car parking.</i> <i>- improved pedestrian access into Coombe Park from the development.</i> <i>- on-site open space (unless alternative off-site provision is justified), consisting of allotments, sports pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Local Plan.</i> 		

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			<p><i>- off-site contribution towards new education facilities.</i></p> <p><i>- provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission.</i></p> <p><i>- provision of an appropriate number of bus stops and associated infrastructure, including bus shelters and information display boards on-site as well as off-site, to allow for this sustainable method of public transport, and</i></p> <p><i>- provision of any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths, on-site as well as off-site.</i></p> <p><i>Any proposal for development of 'Phase 2' will be required to conform to all other relevant policies set out within this Local Plan. Any proposal would also be required to submit a detailed Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways Department'.</i></p>		
Ma25	Page 85	Paragraph 8.2.16	<p>The Council propose the following change to bullet Paragraph 8.2.16:</p> <p><i>'The table above shows that that there is 0 (zero) quantitative capacity for convenience retail floorspace in Oadby in the short, medium or long term, up to 2031. Due to this, there is no demonstrable requirement to proactively plan for new convenience floorspace in Oadby district</i></p>	<p>Matter 7 Hearing Session, 26.04.18:</p> <p>The Inspector asked the Council to amend the text in</p>	The Borough Council

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			<p>centre up to the end of the plan period. However, according to retailer demand, Oadby is lacking in deep discount foodstore options which could be an attractor for the large student population. However, it It would be appropriate for the Council to identify land within town centre locations to deal with retail unit 'churn'. In terms of potential capacity for additional comparison retail floorspace in Oadby district centre, the table shows that in the short term to 2021 there is not a significant capacity. However, over the long term this capacity does increase to a more significant 1,351 sq.m by 2031. The overall capacity for additional retail floorspace in Oadby is 1,351 sq.m'.</p>	<p>paragraph 8.2.16 to take account of a sentence included in paragraph 3.107 of the Council's Retail Capacity Study (2016) referencing a deep discount foodstore in Oadby.</p>	
Ma26	Pages 116 - 119	Paragraph 10.2.4	<p>The Council propose the following changes to Paragraph 10.2.4 and Policy 38 Climate Change, Flood Risk and Renewable Low Carbon Energy:</p> <p>Paragraph 10.2.4:</p> <p><i>'The Council, together with all public and private sector agencies, has a responsibility to plan for and implement a strategic approach that will:</i></p> <ul style="list-style-type: none"> - <i>Ensure new developments adapt to, and mitigate for, the potential impact of climate change upon the natural and built environment;</i> - <i>Increase the energy efficiency of all new developments and major refurbishment, by respecting nationally</i> 	<p>Matter 8 Hearing Session, 01.05.18:</p> <p>The Inspector asked the Council to amend Paragraph 10.2.4.</p>	The Borough Council

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			<p><i>prescribed sustainable standards, thus reducing carbon emissions; and,</i></p> <p><i>- Proactively seek to utilise more renewable and low carbon energy solutions within the Borough’.</i></p>		
Ma27	Page 131	Paragraph 10.9.4	<p>The Council propose the following changes to Paragraph 10.9.4:</p> <p><i>‘Whilst the NPPF establishes the concept of LGS designation and provides some guiding principles, it leaves it to local authorities, in partnership with local communities to determine how to implement this at the local level. The Council will ensure that its approach is consistent with NPPF policy relating to Green Belt, when considering planning applications in or adjoining LGS’.</i></p>	<p>Matter 11 Hearing Session, 02.05.18:</p> <p>The Inspector asked the Council to amend Paragraph 10.9.4 to better reflect the wording set out in the National Planning Policy Framework. It should be more apparent that the Council’s approach to Local Green Space will be consistent with the National approach to Green Belt land.</p>	The Borough Council

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Ma28	Page 35	Policy 2 wording	<p>The Council propose the following wording changes to Policy 2 – ‘Areas within the Leicester PUA’ section.</p> <p><i>The areas situated within the Leicester PUA, but outside of the town centre of Wigston and the district centre of Oadby will contribute the following levels of development.</i></p> <ul style="list-style-type: none"> - 250 244 new additional homes, including; <ul style="list-style-type: none"> <i>Meadow Hill, Welford Road Wigston (53)</i> <i>Land west of Welford Road, Wigston (50)</i> <i>Arriva Bus Depot, Station Street, South Wigston (43)</i> <i>Former Oadby Swimming Pool, Oadby (32)</i> <i>Nautical William, Aylestone Lane, Wigston (29 23)</i> <i>39 Long Street, Wigston (18)</i> <i>53-59 Queens Drive, Wigston (15)</i> - <i>3.22 hectares of employment use land</i> - <i>454 sqm of additional retail floorspace</i> 	The Inspector asked the Council to amend the policy wording to better reflect the updated position.	The Borough Council
Ma29	Page 29 and 34	Table 1, Figure 1 and paragraph 4.3.47 and 4.3.49	<p>Due to changes proposed within Ma2 and Ma28, Table 1, Figure 1 (housing trajectory) and paragraphs 4.3.47 and 4.3.49 require amendments. The changes are set out below.</p> <p>Please note – amendments to Figure 1 (housing trajectory) are illustrated in red and not bold black.</p> <p><i>4.3.47 Evidence suggests that a windfall allowance could</i></p>	The Inspector asked the Council to amend the policy wording to better reflect the updated position.	The Borough Council

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			<p>should be included within the housing trajectory.</p> <p>4.3.49 Over the 9 years mentioned above, the average number of new additional homes being delivered on both large and small windfall sites is 57 dwellings per year. As mentioned, The Council has not included a windfall allowance within the housing trajectory, however has identified an allowance within the housing supply buffer figure. The Council has been conservative in its approach and has decided to use only a proportion of the annual average; some 25 per cent of the 57 dwelling average per year, equating to 14 units per year or 70 units over a 5 year period. Other than the anomaly in 2011 – 2012 where none of the units were classed as windfalls, the number of windfall units has ranged between 30 and 89 in the other 8 years (6 of these 8 years have seen 60 units plus as windfalls).</p>		

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Table 1: Housing delivery for the Plan period

(A) Housing requirement for the Borough for the period 2011 to 2031	2960
(B) New additional housing completions between 1 st April 2011 to 31 st March 2017	578
(C) New additional housing commitments as of 31 st March 2017	768
(D) Total new additional homes already complete or with extant planning permission as of 31 st March 2017 (B + C = D)	1346
(E) Residual provision between 1 st April 2017 and 31 st March 2031	1614
(F) New additional homes allocated on land within the town centre of <u>Wigston</u> and the district centre of <u>Qadby</u>	205
(G) New additional homes on allocated Direction for Growth areas	1159
(H) New additional homes on smaller allocation sites (11-99 units)	250 244*
<i>(I) New additional homes within the <u>Kilby Bridge</u> settlement boundary</i>	40
<i>(J) New additional homes on windfall sites (at least)</i>	70
(H) <i>(K) Total new additional homes provided between 1st April 2017 and 31st March 2017 (F + G + H + I + J = H K)</i>	1614 1718

*~~Wig~~ sites providing 10 new additional homes have been included within the figure, however will not be allocated as they are both below the large site threshold of 11+. The sites are contained within the Council's latest SHLAA and consist of one site of 8 new additional homes and one site of 2 new additional homes.

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			Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Totals				
			New additional housing completions between 01/04/11 and 31/03/17	79	44	47	116	117	175																578			
			New additional housing commitments as of 31/03/17							108	116	140	148	156	100											768		
			New additional homes allocated on land within the town centre of Wigston and district centre of Qadby								15	30	30	20	40	25	25	20								205		
			New additional homes on allocated Direction for Growth areas											40	154	181	193	192	182	182	35					1159		
			New additional homes on smaller allocation sites								52	124	68													244		
			New additional homes within the Kilby Bridge Settlement boundary									20	20													40		
			New additional homes on windfall sites								14	14	14	14	14											70		
			Annual dwelling total	79	44	47	116	117	175	108	197	328	280	230	308	206	218	212	182	182	35	0	0		3064			
			Cumulative dwelling total since 2011	79	123	170	286	403	578	686	883	1211	1491	1721	2029	2235	2453	2665	2847	3029	3064	3064	3064					
			Local Plan target (2960) (148 per annum)	148	296	444	592	740	888	1036	1184	1332	1480	1628	1776	1924	2072	2220	2368	2516	2664	2812	2960					