

1.

## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	TBC	New Policy 47	<p>New Policy wording:</p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>The Council will also commence a full or partial review should the post 2031 development strategy set out 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.</u></p> <p><u>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</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>(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.</u></p>
MM2	28, 32 & 33	Para 4.2.11, 4.2.12, 4.3.35, 4.3.36 and Table 1	<p>4.2.11 In addition to <u>F, G and H illustrated in Table 1, there is an additional number of new homes that can be delivered up to the end of the Plan period to 2031 or beyond. This additional number of new homes consists of 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.</u></p> <p>4.2.12 Should <u>delivery of allocated sites be slower than envisaged by the Plan, or evidence suggests a</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>need for further development, <u>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, it 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.</u> 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. <del>This will be Plan led and will be considered through a future review of this Plan.</del></p> <p>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 <del>up to</del> <u>approximately 1,350</u> (Phase 1, 2 and 3) and 5 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.</p> <p>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). <u>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.</u> 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.</p>
MM3	63	Policy 13	<del>Affordable housing will be required at the following</del>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>minimum targets which have been informed by the Council's current Affordable Housing Viability Assessment. <u>Development will be permitted provided that at least the following percentages for affordable housing are met:</u></del></p> <p>.....</p> <p>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 alternatives approaches that <del>would deliver the desired policy outcomes.</del> If the Council requires its own independent viability assessments to verify outcomes of the applicants assessment, it will be at the applicants cost.</p>
MM4	58-59	Policy 11	<p><del>In addition, on all new large scale residential developments (11 dwellings and more) the <u>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.</u></del></p> <p>.....</p> <p>All residential proposals will need to <u>respect</u> reflect the character of the area in which they are located.....</p> <p>.....</p> <p><del>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.</del></p>
MM5	64	Policy 14	<p><del>'To ensure that the housing mix within the Borough reflects the needs of its communities, the Council will <u>support encourage</u> 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 <u>relevant policies within this Plan.</u></del></p> <p>In line with national legislation, the Council will keep a register of individuals and associations of individuals who wish to acquire serviced plots of</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>land to bring forward Self Build and Custom Build housing projects.</p> <p><del>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.</del></p> <p><del>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'.</del></p>
MM6	86	Policy 22 (para 4)	<p>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 <del>and the needs of people who live in or near the proposal areas.</del> P proposals seeking higher retail provision than those set out above would need to be evidenced and justified and would need to <del>set out demonstrate</del> that there would not be any detrimental impacts to <u>a significant adverse impact on</u> the centre in which it <del>the proposal</del> is situated.</p>
MM7	90	Policy 24	<p>Add:</p> <p><u>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'.</u></p>
MM8	116-119	Policy 38	<p>Energy:</p> <p><del>'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.</del></p> <p>Climate Change</p> <p>(2<sup>nd</sup> para)</p> <p>The Council will also expect all major-scale planning</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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 <del>will be reduced by addressing issues, including have been addressed and minimised by taking account of:</del></p> <ul style="list-style-type: none"> <li>- Energy efficiency;</li> <li>- Water conservation;</li> <li>- Sourcing of construction materials;</li> <li>- Giving consideration to site orientation aspects of a scheme;</li> <li>- Promoting sustainable means of transport;</li> <li>- Sustainable waste management solutions (during and post-construction); and,</li> <li>- The feasibility of integrating renewable energy solutions into the development.</li> </ul> <p><del>The level of detail required will depend upon the scale and complexity of the application and will be determined through collaboration with the Council.</del></p> <p>Renewable / Low Carbon Energy</p> <p>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 <b>and /</b> or on-site provision of buildings that reduce the need for non-renewable energy use.</p> <p>The Council will <del>provide</del> support for renewable or low-carbon energy schemes, subject to the following considerations:-</p>
MM9	127	Policy 42	<p>Due to the open and undeveloped nature of the Green Wedges, the Council will allow uses that are consistent with the following.</p> <ul style="list-style-type: none"> <li>- Agriculture, horticulture and allotments, <del>including associated built facilities</del> not accompanied by retail development; <b>and associated development necessary to facilitate and support these uses;</b></li> <li>- Outdoor leisure, recreation and sporting facilities, <del>including associated built facilities</del> <b>and associated development necessary to facilitate and support these uses;</b></li> <li>- Forestry and bodies of water, <b>including</b></li> </ul>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><b><u>associated built facilities and associated development necessary to facilitate and support these uses-:</u></b></p> <ul style="list-style-type: none"> <li>- Footpaths, bridleways and cycle ways; and,</li> <li>- Burial grounds, <b><u>including associated built facilities and associated development necessary to facilitate and support these uses-:</u></b></li> </ul> <p><i>Last paragraph:</i></p> <p>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 proposal that has an <u>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</u>'.</p>
MM10	131	Policy 45	<p>Policy 45 Local Green Space: <u>'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.</u></p> <p><u>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.</u></p>
MM11	50-51	Policy 8 2 <sup>nd</sup> para	<p>All new development <u>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:</u></p> <ul style="list-style-type: none"> <li>- safeguarding and enhancing existing Strategic Green Infrastructure assets /</li> </ul>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>corridors;</p> <ul style="list-style-type: none"> <li>- <u>contributing towards</u> the creation of new multifunctional areas of green space;</li> <li>- [various other criteria]</li> <li>- <del>using developers contributions to</del> <b>facilitating</b> off-site improvements to existing Green Infrastructure assets / corridors, particularly their quality and accessibility;</li> <li>- .....</li> </ul>
MM12	Policies Map		Delete SW2 Local Green Space
MM13	Throughout Local Plan document as referenced		<p><i>Move following wording of Policy 4 and add as a further sentence to paragraph 5.1.5 of the policy supporting text:</i></p> <p><u>'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'.</u></p> <p><i>Amend Policy 10, paragraph 2:</i></p> <p>'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 <del>encouraged</del> <u>supported</u>;'</p> <p><i>Amend Policy 22, paragraph 4:</i></p> <p>'Retail development <del>will be encouraged</del> <u>must be</u> of a scale appropriate to the needs of the local area served by these centres.'</p> <p><i>Amend Policy 4, paragraph 5:</i></p> <p><del>'Where appropriate</del> <u>If there is an identified need to do so,</u> 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><i>Amend Policy 30, paragraph 4 and insert a new paragraph (9.5.5):</i></p> <p><u>'Where appropriate, the ecological value of proposed sites for development and opportunities for habitat enhancement should be sought',</u></p> <p><i>Policy 34, paragraph 2:</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>'Where appropriate there is an evidenced need to do so, some flexibility could be factored into the standards in relation to the specific local circumstances.'</del></p> <p><i>Policy 37, paragraph 2:</i></p> <p>'Where development will have known detrimental impacts or cause lasting harm to the natural habitats in that location, <del>where appropriate</del>, 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.'</p> <p><i>Policy 38, paragraph 7, 2<sup>nd</sup> bullet:</i></p> <p><del>'Where appropriate,</del> include suitable habitat creation and not cause detriment to existing habitats and species; and'</p> <p><i>Policy 8 Green Infrastructure, second paragraph:</i></p> <p>All new development must contribute towards achieving this net gain. Green Infrastructure assets will be created, preserved, managed and <del>where necessary</del> enhanced by:</p> <p><i>Policy 23, paragraph 4:</i></p> <p>'The Borough Council will also seek to retain and <del>where necessary</del>, identify new small scale local shopping opportunities to meet the everyday needs of the local people'.</p> <p><i>Policy 11 Housing Choices:</i></p> <p>'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. <del>It is expected that all</del> <u>All</u> new residential development proposals <u>must</u> demonstrate how they contribute to achieving the identified needs as set out within the Housing and Economic Development Needs Assessment.</p> <p><i>Paragraph 3:</i></p> <p>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 <del>consider</del> <u>ascertain</u> 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.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><i>Paragraph 5:</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 <del>considered to be</del> 'out of character' within the locale will be refused, unless the benefits of any proposed development are <del>considered to outweigh</del> the negative impact.</p> <p><del>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.[see MM4]</del></p> <p><i>Last paragraph:</i> All residential proposals for conversions, sub-division and / or changes of use will be <del>considered</del> <u>determined</u> on a case by case basis, and must take into account the Government's Technical Housing Standards.'</p> <p><i>Policy 9, paragraph 1:</i> '...and the equivalent cannot be provided elsewhere. New development will <del>be expected to</del> contribute either physically or financially to the provision or improvement of open space, sport and recreation facilities.'</p> <p><i>Policy 14, paragraph 4:</i> '<del>It is expected that all</del> <u>All</u> Self Build and Custom Build serviced plots will be provided to the market with at least outline planning permission for residential development.'</p> <p><i>Policy 18, paragraph 2:</i> Substitute 'support' for 'consider'.</p> <p><i>Policy 4, paragraph 5:</i> '<del>the Council will also consider the use of</del> legal agreements to secure any necessary improvements in education provision arising as a result of development.'</p> <p><i>Policy 17, paragraph 1:</i> 'The Council will <del>consider</del> <u>in principle support</u> small scale development proposals within the defined Settlement Envelope of Kilby Bridge.'</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><i>Policy 17, paragraph 5:</i>            'All development proposals within Kilby Bridge Settlement Envelope will need to <del>give consideration</del> <u>conform</u> to other relevant policies within this Plan.'</p> <p><i>Policy 18, paragraph 2:</i>            'The Council will <del>consider</del> <u>in principle support</u> 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><i>Policy 19, paragraph 6:</i>            'All development proposals will need to <del>give consideration</del> <u>conform</u> to other relevant policies within this Local Plan.'</p> <p><i>Policy 21, paragraph 3:</i>            'The Council will <del>consider</del> <u>in principle support</u> new development proposals that seek to create a sustainable, well designed and high quality development that is sensitive to its surroundings...'</p> <p><i>Policy 39, paragraph 2:</i>            'All schemes should be informed by specific catchment and ground characteristics, and they will be required to <del>consider</del> <u>establish the</u> wider ranging issues relating to long-term management, adoption and maintenance of SuDS.'</p> <p><i>Policy 46, paragraph 3:</i>            'For all new development proposals, it will be necessary to <del>consider</del> <u>establish</u> 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.'</p> <p><i>Policy 19, paragraph 2:</i>            'Any proposal for redevelopment must <del>seek to</del> 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'.</p> <p><i>Policy 19, paragraph 3:</i>            'Any proposal should <del>seek provision of</del> <u>provide an</u> appropriate number of bus stops and associated infrastructure, including bus shelters and</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>information display boards onsite as well as off site, to allow for this sustainable method of public transport’.</p> <p><i>Policy 19, paragraph 4:</i>  ‘Any proposal should <del>seek provision of</del> <u>provide</u> any other associated infrastructure required to bring the site forward sustainably, including cycle ways and footpaths, onsite as well as off-site’.</p> <p><i>Policy 9, paragraph 1:</i>  ‘In relation to open space, sport and recreation facilities, the Council will <del>seek to</del> protect existing sites from development where there is a demand to retain them, they contribute towards the Green Infrastructure in the Borough...’</p> <p><i>Policy 10, paragraph 2:</i>  ‘Development proposals that <del>seek to</del> provide public realm schemes, as identified within the Area Action Plan Guidance will be, in principle, supported. The following schemes will be encouraged;’</p> <p><i>Policy 15, paragraph 3:</i>  ‘Proposals that <del>seek to</del> 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...’</p> <p><i>Policy 18, paragraph 2:</i>  ‘...new development proposals that <del>seek to</del> create a sustainable, well designed and high quality development that is sensitive to its surroundings and will not...’</p> <p><i>Policy 19, paragraph 2:</i>  ‘Any proposal for redevelopment must <del>seek to</del> create a sustainable, well designed and high quality scheme.’</p> <p><i>Policy 21, paragraph 3:</i>  ‘...new development proposals that <del>seek to</del> create a sustainable...’</p> <p><i>Policy 38, paragraph 1:</i>  ‘...and, <del>seek to</del> ensure that the prospect of flood risk is minimised through appropriate mitigation measures.’</p> <p><i>Policy 38, paragraph 2:</i>  ‘...resources and <del>seek to</del> reduce their impact upon climate change by meeting high standards of sustainable design and construction.’</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><i>Policy 40, paragraph 4:</i>            'All development proposals should <del>seek</del> 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.'</p> <p><i>Policy 42, paragraph 1:</i>            'Green Wedges protect important areas of green land within the Borough and <del>seek to</del> <u>the Council will</u> retain these areas as open and undeveloped.'</p> <p><i>Policy 26, paragraph 2:</i>            'In all new development, proposals must <del>consider</del> <u>establish</u> <b>provide</b> the highways and transport infrastructure requirements needed to support and service the proposed development.            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><i>Policy 38, paragraph 2:</i>            'The Council will <del>expect</del> <u>require</u> all development proposals.....</p> <p><i>Policy 39, paragraph 1:</i>            'The Council will <del>expect</del> <u>require</u> all proposals, including refurbishments ...</p>
MM14	141-142		<p>Include an additional monitoring trigger for Spatial Objective 8: A balanced housing market to include Policy 2 in the key relevant policies column. Add "<u>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</u>" to the Targets/Threshold column and add "<u>and call for sites processes</u>" in the 'possible action' column.</p>
MM15	Various		<p>Modifications agreed between Historic England and Council as follows:            Key Focus Areas (page 20):            Add '<u>and their settings</u>' to bullet 11 of the Key Focus Areas section of the Plan.            The Spatial Objectives (page 25):            Amend the text of Spatial Objective 12 as follows:            "To encourage the enhancement and <u>conservation</u> <del>preservation</del> of historically significant buildings and heritage assets and their settings, archaeological</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>sites, conservation areas, parks ...”</p> <p>Add additional wording to paragraphs 2.4.5 and 2.4.6:</p> <p>2.4.5 In total, there are 10 Conservation Areas .....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 are currently 37 listings .....Borough.</u></p> <p>2.4.6 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 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>7.1.2 Within the proposed Settlement Envelope (as illustrated in the Council’s Adopted Policies Map), small scale regeneration masterplans .....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></p> <p>Policy 18 Stoughton Grange Direction for Growth: <i>Add the following wording in the 1st sentence of the 4th paragraph (directly below the bullets).</i> <u>‘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’.</u></p> <p>Amend paragraph 7.2.5: The growth area is also ... and numerous Listed Buildings. <u>There are also other heritage assets at Evington to the north west and Stoughton to the</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>north east</u> These heritage assets will need to be taken into account and protected through any proposed development of the growth area.</p> <p>Culture and Historic Environment Assets  <i>Add new paragraph within the supporting text to both Policy 40 and Policy 41:</i>  <i>(new) paragraphs 10.4.5 and 10.5.6 to read:</i>  <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><i>Modify Policy 40, paragraph 1:</i>  'The Council will <del>seek to</del> 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>Policy 40, paragraph 4 -</i> 'All development proposals should <del>seek to</del> 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>Policy 40, paragraph 3 -</i>  '...Rutland Historic Environment Record will be taken into account when development proposals are being <del>considered</del> <u>determined</u>. The Council's Conservation Area Supplementary Planning Document and specific Conservation Area Appraisals will also be taken account of when development proposals are being <del>considered</del> <u>determined</u>.</p> <p>Move the (current) <b>2nd3rd</b> paragraph and <b>4th5th</b> paragraph of the Policy wording into a new supporting text paragraph (10.4.5).  <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 being determined.'</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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><i>Add wording to the (current) <b>5<sup>th</sup> 6<sup>th</sup></b> paragraph of the Policy wording.</i></p> <p>'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.'</p>
MM16	50	Policy 8 2 <sup>nd</sup> para	'Where <u>relevant</u> , all new development must contribute towards achieving this net gain.'
MM17	60-61	Policy 12 (last para)	Where a development is otherwise acceptable but an independent viability appraisal and / or an independent character and design appraisal demonstrates that the required density cannot be achieved, the Council will work with the applicant to consider whether there are alternative approaches <del>that would deliver the desired policy outcomes</del> . If the Council requires its own independent viability assessments to verify outcomes of the applicant's assessment, it will be at the applicant's cost'.
MM18	71-73		<p>Paragraph 7.2.11:</p> <p>'The Council will <del>require</del> <u>support</u> 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'</p> <p>Policy 18 Delete:</p> <p><del>— provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission.</del></p>
MM19	77-78	Paragraph	Paragraph 7.4.15:

Ref	Page	Policy/ Paragraph	Main Modification
		7.4.15 and Policy 20 (bullet point 9)	<p><del>'The Council will require support</del>  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'.</p> <p>Policy 20 Delete</p> <p><del>- provision of Self build and Custom Build plots, to meet the identified need at the time of planning application submission.</del></p>
MM20	79-81	Paragraph 7.5.8 and Policy 21 (bullet point 8)	<p>Paragraph 7.5.8: <del>'The Council will require support</del>  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'.</p> <p>Policy 21 Delete:</p> <p><del>—provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission.</del></p>
MM21	68-69	Policy 17 & Policy Map	<p>Amend boundary of Kilby Bridge Settlement Envelope on Policies Map as shown in Paragraph 15 of the Statement of Common Ground with Gordon White Hood</p> <p>Policy 17:</p> <p>'The Council will consider small scale development proposals within the defined Settlement Envelope of Kilby Bridge <u>as shown on the Adopted Policies Map</u>. 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.</p> <p>Add the following requirement;</p> <p><del>- Provide publicly accessible open space on land to the east of the settlement boundary, between the railway line to the north, Grand Union Canal to the south and the SSSI to the east;</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM22	72-73	Policy 18 (Bullet 8)	- on-site open space ( <u>unless alternative off-site provision is justified in whole or in part</u> ), consisting of allotments, sports pitches, play areas and structural landscaping in accordance with the Open Space, Sport and Recreation Facilities policy of this Plan.
MM23	77-78	Policy 20 (Bullet 8)	on-site open space ( <u>unless alternative off-site provision is justified in whole or in part</u> ), 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.
MM24	80-81	Policy 21 (bullet point 6)	on-site open space ( <u>unless alternative off-site provision is justified in whole or in part</u> ), 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.
MM25	85	Paragraph 8.2.16	'The table above shows that that there is 0 (zero) quantitative capacity for convenience retail floorspace in Oadby .... <u>However, according to retailer demand, Oadby is lacking in deep discount foodstore options which could be an attractor for the large student population. However,</u> 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 .....
MM26	116-119	Paragraph 10.2.4	Increase the energy efficiency of all new developments and major refurbishment, <u>by respecting nationally prescribed sustainable standards</u> , thus reducing carbon emissions; and,...
MM27	131	Paragraph 10.9.4	'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. <u>The Council will ensure that its approach is consistent with NPPF policy relating to Green Belt, when considering planning applications in or adjoining LGS</u> '.
MM28	35	Policy 2	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. - <del>250</del> <u>244</u> new additional homes, including; Meadow Hill, Welford Road Wigston (53)

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Land west of Welford Road, Wigston (50)  Arriva Bus Depot, Station Street, South Wigston (43)  Former Oadby Swimming Pool, Oadby (32)  Nautical William, Aylestone Lane, Wigston (<del>29</del> <u>23</u>)  39 Long Street, Wigston (18)  53-59 Queens Drive, Wigston (15)</p>
MM29	29 & 34		<p>4.3.47 Evidence suggests that a windfall allowance <del>could</del> <u>should</u> 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. <del>As mentioned,</del> The Council has not included a windfall allowance within the housing trajectory, <del>however has identified an allowance within the housing supply buffer figure.</del> 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> <p>Make consequential changes to Table 1: Housing delivery for the plan period</p>
MM30		Policy 21	<p>All references to the number of dwellings to be "<b>at least</b> 250 dwellings" rather than "up to 250 dwellings".</p>