

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

The following table details the Council's proposed minor modifications to the Oadby and Wigston Local Plan (Submission version). The proposed modifications seek to update the document, improve clarity and correct any minor errors.

It is the Council's opinion that the proposed minor modifications do not change the overall 'thrust' of the Local Plan or affect the substance or soundness of the Plan and that therefore the proposed minor modifications do not need to be subject to Sustainability Appraisal. It should also be noted that the proposed minor modifications have not been subject to public consultation.

The proposed minor modifications take account of representations received during the Pre-Submission Local Plan public consultation that took place between the 6th November and the 18th December 2017 and Inspector comments made during the Hearing sessions that took place between the 24th April 2018 and the 4th May 2018.

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

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
Mi1	Front cover page	Document title	The Borough of Oadby and Wigston Local Plan Pre-submission Consultation Document	To ensure the title is up to date.	The Borough Council
Mi2	Page 3	Addition of a bullet in Policy 3 wording	For clarity the Council is proposing to add the bullet point wording set out below to Local Plan Policy 3 Regeneration Schemes and Large Scale Change. <i>'Conserve and enhance Green Infrastructure assets and Local Green Spaces'</i>	Clarification	Pre-Submission Consultation Response from Saffron Tree Action Group (STAG)
Mi3	Page 4	Paragraph 1.1.2	For clarity, the final sentence of paragraph 1.1.2 will be amended to – <i>'Leicester City Council is the only two-tier unitary authority situated within...'</i>	Clarification	Pre-Submission Consultation Response from Leicester City Council
Mi4	Page 18	Paragraph 2.5.1	Reference to B5199 is to be amended to A5199.	Typographical error	The Borough Council
Mi5	Page 20	Bullet 11	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.	Clarification	Pre-Submission Consultation Response from Historic England
Mi6	Page 21	Paragraph 3 of the Vision	The Council is proposing to amend the third paragraph of the Vision, to take account of Sport England's comment. The proposed wording is as follows – <i>'Residents in the Borough will have the opportunity to enjoy peaceful, harmonious, high quality and healthy active lifestyles...'</i>	Clarification	Pre-Submission Consultation Response from Sport England
Mi7	Page 25	Spatial	The Council propose to amend the text of Spatial	Clarification	Pre-Submission

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		Objective 12	Objective 12 as suggested by Historic England as it is considered that the wording would better reflect that of the NPPF. <i>"To encourage the enhancement and conservation preservation of historically significant buildings and heritage assets and their settings, archaeological sites, conservation areas, parks ..."</i>		Consultation Response from Historic England
Mi8	Page 28	Table 1	31 st March 2017 2031 (F + G + H = I)	Typographical error	The Borough Council
Mi9	Page 28	Paragraph 4.2.12	The addition of Leicester City Council's highway department in paragraph 4.2.12 is considered appropriate due to the close spatial link with the two local authority areas. The Council is proposing the following minor amendment – <i>'Should evidence suggest a need for further development at the Wigston Direction for Growth area (Phase 3), it would be subject to appropriate testing, in particular, highway and transport infrastructure capacity, and liaison with the Borough Council, Leicester City Council's Highways Department and Leicestershire County Council Highways department.'</i>	Clarification	Pre-Submission Consultation Response from Leicester City Council
Mi10	Page 32 – 34	Paragraph numbers 4.2.32 – 4.3.49	Paragraph numbering from 4.2.32 onwards until the end of Policy 2 supporting text is to be amended as follows – 4.3.33 4.2.33 , 4.3.34 4.2.34 , 4.3.35 4.2.35 , and so on.	Typographical error	The Borough Council

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Mi11	Page 37	Paragraph numbers 4.4.1 – 4.4.6	Paragraph numbering from 4.4.1 to 4.4.6 is to be amended as follows – 4.4.1 4.3.1 , 4.4.2 4.3.2 , 4.4.3 4.3.3 , 4.4.4 4.3.4 , 4.4.5 4.3.5 and 4.4.6 4.3.6	Typographical error	The Borough Council
Mi12	Page 45	Bullet 8 of Policy 6 wording	To illustrate key examples of sustainable means of travel and add clarity, the Council is proposing the following amendment to bullet 8 of Policy 6 – <i>'encouraging sustainable means of travel, including walking, cycling and public transport'.</i>	Clarification	Pre-Submission Consultation Response from Leicester City Council
Mi13	Page 45	Bullet 13 of Policy 6 wording	To add clarity to the bullet 13 of Policy 6 the Council is proposing the following amendment – <i>'connects effectively and efficiently to existing routes and developments, by avoiding dead ends and convoluted routes, to allow it to integrate in to the wider settlement and to link to existing services and facilities'.</i>	Clarification	Pre-Submission Consultation Response from Leicester City Council
Mi14	Page 46	Paragraph 5.4.2	The Council agrees that community facilities can play an important role in the communities health and wellbeing and can be places of recreation. The Council proposes to amend the final sentence of paragraph 5.4.2 to – <i>'They are a key part of sustainable communities and can contribute positively towards community health, recreation and wellbeing'.</i>	Clarification	Pre-Submission Consultation Response from Sport England
Mi15	Page 46	Paragraph 5.4.5	To ensure clarity within the Council's Local Plan, however to avoid unnecessary repeating of national policy and guidance, the Council is proposing the following wording addition to Local Plan paragraph 5.4.5 –	Clarification	Pre-Submission Consultation Response from Pegasus Group

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			<i>'...community facilities within the Borough. Any developer contributions sought will be in accordance with the Borough Council's Developer Contributions Supplementary Planning Document.'</i>		(Oadby Grange)
Mi16	Page 49	Paragraph 5.5.5	For consistency it is proposed the Local Green Spaces is contained within the list in Local Plan paragraph 5.5.5 as show below. <i>'...local green spaces, cemeteries, sports fields...'</i>	Clarification	Pre-Submission Consultation Response from Saffron Tree Action Group (STAG)
Mi17	Page 50	Bullet 8 of Policy 8 wording	To ensure clarity, the Council proposes to remove the following wording from the 8 th bullet of Policy 8 as follows – 'using developer contributions to facilitate facilitating off-site improvements to existing Green Infrastructure assets / corridors, particularly their quality and accessibility'.	Clarification	Pre-Submission Consultation Response from Define Planning (Bloor Homes)
Mi18	Page 53	Paragraph 5.6.13	To clarify the purpose of paragraph 5.6.13, the Council propose the following amendment to the paragraph – <i>'all areas of open space, sports and recreational facilities will be are relevant to Policy 9 and protected and retained, not just those identified within the Council's open space study and annual audits'</i>	Clarification	Pre-Submission Consultation Response from Montagu Evans (University of Leicester)
Mi19	Page 59	5 th paragraph of Policy 11 wording	The Council considers that the following wording, which is directly relevant to the wording at paragraph 60 of the NPPF, fully consistent with national policy and guidance.	Clarification	Pre-Submission Consultation Response from

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			<p>The following wording amendment is proposed by the Council at paragraph 5 of Local Plan Policy 11 Housing Choices –</p> <p><i>'All residential proposals will need to promote or reinforce local distinctiveness and reflect the character of the area in which they are located.'</i></p>		Pegasus Group (Oadby Grange)
Mi20	Page 73	Paragraph 4 of Policy wording	<p>The Council proposes to include the need for a Heritage Impact Assessment within Policy 18 Stoughton Grange 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>	Clarification	Pre-Submission Consultation Response from Historic England
Mi21	Page 76	Paragraph 7.4.12	<p>The Council proposes to amend the final sentence of paragraph 7.4.12 to –</p> <p><i>'Required infrastructure relating to this growth area will be that agreed by Leicestershire County Council Highways department, Leicester City Council Highways department and the Borough Council.'</i></p>	Clarification	Pre-Submission Consultation Response from Leicester City Council
Mi22	Page 81	Final paragraph of Policy 21 wording	<p>The Council proposes to amend the final sentence of Policy 21 to –</p> <p><i>'Any proposal would also be required to submit a detailed</i></p>	Clarification	Pre-Submission Consultation Response from Leicester City

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			<i>Transport Assessment as part of any planning application to ensure that Leicestershire County Council Highways department and Leicester City Council Highways department can fully assess any traffic / transport implications stemming from the development.'</i>		Council
Mi23	Page 110	Paragraph 9.9.5	To encourage the provision of electric vehicle charging points in existing car parking facilities, both on and off street, the Council is proposing the following wording amendment for paragraph 9.9.5 – <i>'...should be introduced for an agreed number of spaces to encourage electrical vehicle use. The Council will also encourage provision of electric charging points at existing parking facilities'.</i>	Clarification	Pre-Submission Consultation Response from Leicestershire County Council
Mi24	Page 114	Paragraph 10.1.1	The Council is proposing to amend the final sentence of paragraph 10.1.1 to – <i>'If a development proposal has a less significant impact that can be mitigated through appropriate mitigation measures, for example habitat re-creation, the proposal will not be refused from the outset and discussion will take place between the applicant, the Council, the County Council and other external stakeholders, for example the Woodland Trust, the Environment Agency and Natural England.'</i>	Clarification	Pre-Submission Consultation Response from National Farmers Union (NFU)
Mi25	Page 114	Paragraph 10.1.4	Upon the Environment Agency's advice, to strengthen the supporting text at paragraph 10.1.4 the Council would propose the minor wording addition as proposed.	Clarification	Pre-Submission Consultation Response from

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			<p>The paragraph would read –</p> <p><i>'...that may be impacted. In all cases, any negative impacts to protected and priority habitats and species should be avoided.</i>'</p>		the Environment Agency
Mi26	Page 114	Paragraph 10.1.5	<p>The Council is proposing to amend the final sentence of paragraph 10.1.5 to –</p> <p><i>'Any development proposals that require mitigation will be required to submit the mitigation proposals to the Council and get them approved by the Council and in collaboration with the Woodland Trust.</i>'</p>	Clarification	Pre-Submission Consultation Response from National Farmers Union (NFU)
Mi27	Page 117	Paragraph 10.2.9	<p>The Council is proposing to amend the final sentence of paragraph 10.2.9 to –</p> <p><i>'The creation of new habitats, the planting of appropriate trees, and the creation of new woodland in appropriate places will be sought as they can help reduce the danger of both fluvial and surface water flooding.'</i></p>	Clarification	Pre-Submission Consultation Response from National Farmers Union (NFU)
Mi28	Page 120	Paragraph 10.3.3	<p>Upon the Environment Agency's advice, to strengthen the supporting text at paragraph 10.3.3 the Council would propose the minor wording addition as proposed.</p> <p>The paragraph would read –</p> <p><i>'...sustainable protection of water quality. Development proposals that are likely to impact surface or</i></p>	Clarification	Pre-Submission Consultation Response from the Environment Agency

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			<i>groundwater should consider the requirements of the Water Framework Directive'</i>		
Mi29	Page 127	Bullet 6 of Policy 42 wording	To clarify the intention of Local Plan Policy 42 Green Wedges the Council proposes the following minor amendment to bullet 6 – <i>'Outdoor leisure and recreation, and outdoor / indoor sporting facilities'</i>	Clarification	Pre-Submission Consultation Response from Montagu Evans (University of Leicester)
Mi30	Page 130	Final paragraph of policy wording	The Council agrees that only development having an adverse impact should be managed appropriately, therefore is proposing the following wording for the final paragraph in Policy 44 Landscape and Character. <i>'Development proposals that have a potential adverse impact on nationally designated areas or features of landscape and cultural significance will not be permitted.'</i>	Clarification	Pre-Submission Consultation Response from National Farmers Union (NFU)
Mi31	Page 133	Paragraph 11.1.10	Reference to B5199 is to be amended to A5199	Typographical error	The Borough Council
Mi32	Page 133	Paragraph 11.1.6	For clarity, the Council propose the inclusion of some minor wording to paragraph 11.1.6, as follows – <i>'...as set out in the Community Infrastructure Levy Regulations, as well as guidance set out in the National Planning Practice Guidance. Any contributions sought by the Council will be done so through the guidance set out in the Council's Developer Contributions Supplementary Planning Document'.</i>	Clarification	Pre-Submission Consultation Response from Define Planning (Bloor Homes)
Mi33	Page 134	Final	To ensure that both the Borough's Local Plan and	Clarification	Pre-Submission

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		paragraph of Policy 46 wording	<p>Harborough District's Local Plan hold a consistent approach to infrastructure mitigation and developer contributions, the following wording will be added.</p> <p><i>'Any development that has an impact within the Borough (or neighbouring authority areas) will be required to contribute towards the provision of and / or financial contribution towards necessary mitigation infrastructure measures'.</i></p>		Consultation Response from Harborough District Council
Mi34	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 paragraph) and Policy 22 at paragraph 1 and paragraph 4.</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>To ensure clarity, the Council would propose a minor 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 minor 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</p>	

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			<p>Paragraph 5 of Policy 4 – Where appropriate If there is an identified need to do so, 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, ‘Where appropriate, the ecological value of proposed sites for development and opportunities for habitat enhancement should be sought’, 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 there is an evidenced need to do so, 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 developer contributions to contribute towards off site</i></p>	<p>are not requirements that must be satisfied or are necessarily clear. The Council may wish to consider if modifications are necessary.</p>	

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			<p><i>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 minor 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> <p>Having revisited the wording of Policy 11 Housing Choices,</p>		

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			<p>the Council would propose the following minor 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 minor 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</p>		

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			<p>making planning decisions.</p> <p>In addition to the modifications proposed in Policy 11 relating to the term 'it is expected that', the Council would propose the following minor 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 minor modifications for the same reasons as set out above for Policy 18.</p> <p>Policy 1, paragraph 2 – <i>'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.'</i></p> <p>Policy 4, paragraph 5 – <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.'</i></p> <p>Policy 6, paragraph 7 – <i>'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.'</i></p> <p>Policy 12, paragraph 5 – <i>'the Council will work with the applicant to consider ascertain whether there are alternative approaches that would deliver the desired</i></p>		

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			<p><i>policy outcomes.'</i></p> <p>Policy 13, paragraph 6 – <i>'he Council will work with the applicant to consider ascertain whether there are alternative approaches that would deliver the desired policy outcomes.'</i></p> <p>Policy 13, paragraph 8 – <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 determining a relevant planning proposal.</i></p> <p>Policy 15, paragraph 1 – <i>'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.</i></p> <p>Policy 17, paragraph 1 – <i>'The Council will consider in principle support small scale development proposals within the defined Settlement Envelope of Kilby Bridge.'</i></p> <p>Policy 17, paragraph 5 – <i>'All development proposals within Kilby Bridge Settlement Envelope will need to give consideration conform to other relevant policies within this Plan.'</i></p>		

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			<p>Policy 18, paragraph 2 – <i>'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...'</i></p> <p>Policy 19, paragraph 6 – <i>'All development proposals will need to give consideration conform to other relevant policies within this Local Plan.'</i></p> <p>Policy 21, paragraph 3 – <i>'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...'</i></p> <p>Policy 22, paragraph 5 – <i>'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.'</i></p> <p>Policy 25, paragraph 3 – <i>'...B1a, B1b, B1c, B2, or B8 use will only be considered acceptable if they clearly demonstrate that the alternative use (s):'</i></p> <p>Policy 26, paragraph 3 – <i>'Where new development is</i></p>		

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			<p>considered to be of a significant scale or type, a transport assessment and/or a travel plan, will be required.'</p> <p>Policy 30, paragraph 1 – '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. Proposals for other appropriate town centre uses such as offices or community facilities will also be considered favourably in principle be supported.</p> <p>Policy 31, paragraph – '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.'</p> <p>Policy 35, paragraph 1 – '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:'</p> <p>Policy 39, paragraph 2 – '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.'</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 minor modification;</p>		

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			<p>the second paragraph of Policy 19 is amended to –</p> <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</p>		

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			<p>Submission document, the Council would propose the following minor 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</i></p>		

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			<p><i>must seek to create a sustainable, well designed and high 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>		

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			<p>Policy 40, paragraph 4 – <i>'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>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 minor modification to the second paragraph of Policy 26 –</p>		

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			<p><i>'In all new development, proposals must consider establish 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'.</i></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 minor amendments in relation to the use of the term 'will expect' in the wording of Policy 38 (at paragraph 2) –</p>		

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			<p><i>'The Council will expect require 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>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>		
Mi35	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:	The Borough Council

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)						Reason for proposed minor modification	Source of minor 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	Q5. Do the housing delivery 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?	
Mi36	Page 86	Policy 22	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.		
			The Council would propose the following wording						C9. Council Matter	The Borough

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		Delivering Retail	amendment to the final sentence of Policy 22: <i>'Proposals for retail development within the town and district centres would need...'</i>	7 Statement , Issue 1, Question 1: Q1. Will Policy 22 be effective in meeting the convenience and comparison retail floorspace needs of the area over the plan period?	Council
Mi37	Page 90	Policy 24 – Local Impact Threshold	The Council would propose the following wording change to the Policy 24: <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> <ul style="list-style-type: none"> - <i>Wigston Town Centre – 1,500 s.qm square metre gross floorspace</i> - <i>Oadby District Centre – 1,500 s.qm square metre gross floorspace</i> - <i>South Wigston District Centre – 500 s.qm square metre gross floorspace'.</i> 	C9. Council Matter 7 Statement , Issue 1, Question 2:	The Borough Council
Mi38	Throughout	Throughout	To ensure the effectiveness of the Local Plan, the Council	C25. Final	The Borough

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	Local Plan document as referenced.	Local Plan document as referenced.	<p>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 minor</p>	Statement of Common Ground with Historic England	Council

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			<p>wording to paragraphs 2.4.5 and 2.4.6 of the Submission Local Plan. The Council is proposing the following minor wording:</p> <p><i>2.4.5 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 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.</u></i></p> <p><i>2.4.6 In addition to the above, there are areas of archaeological importance, as well as a number of non</i></p>		

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			<p><i>designated heritage assets, for example locally listed buildings. 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.</i></p> <p>In addition to minor wording amendments to paragraph 2.4.5 and 2.4.6, the Council would propose minor additional wording to paragraph 7.1.2.</p> <p><i>7.1.2 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, Limeselves 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. 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</i></p>		

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			<p><i>keeper's cottages, ponds and clay pits.</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 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 a minor 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</i></p>		

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			<p><i>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.</i></p> <p><u>There are also other heritage assets at Evington to the north west and Stoughton to the north east</u></p> <p><i>These heritage assets will need to be taken into account and protected through any proposed development of the growth area.</i></p> <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</p>		

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			<p>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> <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>		

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			<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 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</i></p>		

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			<i>be preserved in situ, the development will not be permitted, unless there are substantial public benefits, which outweigh that harm or loss.'</i>		
Mi39	Page 50	Policy 8 Green Infrastructure	The Council would propose to amend the 2nd paragraph of the policy 8 wording to: <i>'Where relevant, all new development must contribute towards achieving this net gain.'</i>	C15. Council Matter 13 Statement , Question 1: Q1. Policy 8 'Green Infrastructure' makes reference to seeking the creation of new 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?	The Borough Council
Mi40	Page 56	Policy 10	The Council considers that further clarity could be added	C15. Council	The Borough

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		Public Realm	to the wording of Policy 10 Public Realm and would propose the following amendment: <i>'All proposals for large scale development and / or change refurbishment and / or regeneration, must incorporate high quality public realm on-site and / or contribute towards public realm improvements off site.'</i>	Matter 13 Statement , Question 2: Q2. What is meant by 'or change' in the context of Policy 10 'Public Realm'?	Council
Mi41	Pages 58 - 59	Paragraph 6.1.4	To ensure paragraph 6.1.4 complies with the Inspector's request, the Council propose the following changes: Paragraph 6.1.4: <i>'The Council is committed to providing new homes that are 'fit for purpose' and promote healthy living conditions that and are appropriate for modern living and requirements. The Council will require all new homes, regardless of type or tenure, to be of a size that allows sufficient space for all of its proposed inhabitants to live comfortably and sustainably.'</i>	Matter 3 Hearing Session, 25.04.18: The Inspector has asked that the Council redraft Paragraph 6.1.4 to reflect the changes discussed.	The Borough Council
Mi42	Pages 60 - 61	Policy 12	To add clarity, the Council propose the following changes Policy 12. Policy 12 Housing Density:	Matter 3 Hearing Session, 25.04.18: The Inspector	The Borough Council

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			<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 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>	asked the Council to redraft the wording of the final paragraph in Policy 12.	

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			<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>		
Mi43	Pages 71 - 73	Paragraph 7.2.11 and Policy 18 (bullet point 9)	<p>The Council propose the following changes to Paragraph 7.2.11 and Policy 18:</p> <p>Paragraph 7.2.11:</p> <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>Matter 3 Hearing Session, 25.04.18:</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>	The Borough Council

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			<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 should be affordable.</i> <i>- land area to the north of Gartree Road will be mixed use</i> 		

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			<p><i>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></p> <ul style="list-style-type: none"> <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 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 associated infrastructure, including bus shelters and information display boards onsite as well as off site, to</i> 		

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			<p><i>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>		
Mi44	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 require support 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><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>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>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> <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> 		

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			<p><i>- formation of a new Local Centre – that contributes towards the provision of A1, A3 or A4 uses.</i></p> <p><i>- a community facility building (including changing facilities).</i></p> <p><i>- 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.</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 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, 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</i></p>		

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			<i>application to ensure that Leicestershire County Council Highways Department can fully assess any traffic / transport implications stemming from the development’.</i>		
Mi45	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

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
			<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> 		

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			<p><i>- 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.</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>		
Mi46	Pages 68 -	Policy 17	The Council propose the following change to Policy 17	Matter 6 (Issue	The Borough

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
	69		<p>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 (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</i> 	<p>1) Hearing Session, 26.04.18:</p> <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>	Council

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
			<p><i>Canal; River Sence; and the Kilby-Foxtton Site of Special Scientific Interest (SSSI);</i></p> <p>- 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;</p> <p><i>- Conserve and enhance the Grand Union Canal Conservation Area;</i></p> <p><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></p> <p><i>- Protect the existing local economy, as well as to enhance it through delivering small scale outdoor leisure, recreation and tourism development; and,</i></p> <p><i>- Give consideration to the incorporation of small scale 'starter' units for suitable rural businesses.</i></p> <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</i></p>		

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			<p><i>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>		
Mi47	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>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

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
			<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> 		

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			<p>- 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.</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 bus shelters and information display boards onsite as well as off site, to allow for this sustainable method of public transport.</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, and</p> <p>- off site transport infrastructure or financial contributions towards off site transport infrastructure will be required to make the development sustainable.</p> <p>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</p>		

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			<p><i>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 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>		
Mi48	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</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</p>	The Borough Council

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			<p><i>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> <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> 	<p>open space to be provided 'on or off site'.</p>	

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			<p>- a community facility building (including changing facilities).</p> <p>- 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.</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 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</p>		

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
			<i>Highways Department can fully assess any traffic / transport implications stemming from the development'.</i>		
Mi49	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 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> <p><i>- at least 250 new additional homes, of which at least 30 per cent should be affordable.</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

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
			<ul style="list-style-type: none"> - vehicular access to the growth area will be directly off the A6. - a link road through the site allowing all parts of the site (including 'Phase 1') to be accessible. - off-site contribution towards a community facility building in Oadby and / or the extension and refurbishment of Coombe Park pavilion, including further car parking. - improved pedestrian access into Coombe Park from the development. - on-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. - off-site contribution towards new education facilities. - provision of Self Build and Custom Build plots, to meet the identified need at the time of planning application submission. - provision of an appropriate number of bus stops and associated infrastructure, including bus shelters and information display boards on-site as well as off-site, to 		

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			<p><i>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>		
Mi50	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 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</i></p>	<p>Matter 7 Hearing Session, 26.04.18:</p> <p>The Inspector asked the Council to amend the text in paragraph 8.2.16 to take account of a sentence included in paragraph 3.107 of the Council's Retail Capacity Study (2016)</p>	The Borough Council

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			<i>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'.</i>	referencing a deep discount foodstore in Oadby.	
Mi51	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 prescribed sustainable standards, thus reducing carbon emissions; and,</i> <i>- Proactively seek to utilise more renewable and low carbon energy solutions within the Borough'.</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
Mi52	Page 131	Paragraph	The Council propose the following changes to Paragraph	Matter 11	The Borough

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
		10.9.4	10.9.4: <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>	Hearing Session, 02.05.18: 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.	Council
Mi53	Throughout Local Plan	Throughout Local Plan	The Council proposes to remove all references to the 'CC's Design Guide' and to replace them with ' Leicestershire Highways Design Guide '.	Clarification	Leicestershire County Council
Mi54	Page 70	Paragraph 7.2.6	Delete 'up to' in the first sentence of Paragraph 7.2.6 and replace with ' at least ' to be consistent with Policy 18.	Clarification	The Borough Council
Mi55	Throughout	Throughout	Throughout the Local Plan, replace references to the	Clarification	The Borough

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
	Local Plan	Local Plan	<p>'Direction for Growth Area(s)' with 'Direction for Growth Allocation(s)' as appropriate.</p> <p>The Local Plan will be amended accordingly in the following places:</p> <p>Contents Page (Page 2) – Policy 18; Policy 20; Policy 21.</p> <p>Paragraphs 4.2.7 (two references); 4.2.10; 4.2.12; 4.2.18; 4.2.30; 4.2.31; 4.2.32 (two references); 4.3.33; 4.3.35 (five references); 4.3.36; 4.3.37; 4.3.39; 4.4.5; 5.5.12 (two references); 5.7.3; 7.2.1 (two references); 7.2.3; 7.2.6; 7.2.7; 7.2.13; 7.2.14; 7.4.1 (three references); 7.4.3 (two references); 7.4.4 (two references); 7.4.12; 7.4.16; 7.5.1 (two references); 7.5.3; 7.5.4; 7.5.5; 7.5.12; 8.5.16; 8.7.3; 8.7.4 (two references); 8.7.9; 10.7.1;</p> <p>Table 1, Row G, Page 28;</p> <p>Figure 1, Row 5, Page 29;</p> <p>Sub-Titles, Page 32; Page 70; Page 75; Page 79;</p> <p>Policy 2, Pages 34 to 35 (two references);</p> <p>Policy 18, Pages 72 to 73 (four references);</p> <p>Policy 20, Pages 77 to 78 (five references);</p>		Council

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
			<p>Policy 21, Page 80 (three references);</p> <p>Policy 26, Pages 97 to 98 (two references);</p> <p>Policy 43, Page 128;</p> <p>Monitoring Framework, Spatial Objective 5, Column 2, Page 139.</p>		
Mi56	Throughout Local Plan	Throughout Local Plan	<p>Throughout the Local Plan, remove all specific paragraph number references and quotations linking to the National Planning Policy Framework (NPPF) and replace with generic references to '<i>the National Planning Policy Framework</i>' or '<i>the NPPF</i>' to ensure that the Local Plan remains up to date.</p> <p>The Local Plan will be amended accordingly in the following places:</p> <p>Paragraphs 5.4.8 – delete 'at Paragraph 70'; Paragraph 6.5.2 – delete 'Paragraph 53 of' in the 2nd sentence; Paragraph 8.3.1 – delete 'Paragraph 23 of'; Paragraph 8.3.3 – delete '(Annex 2)'; Paragraph 8.4.1 – delete 'Paragraph 26 of'; Paragraph 8.4.4 (1st sentence) – delete 'paragraph 24'; Paragraph 8.4.4 (2nd sentence) – delete 'paragraph 26 of'; Paragraph 8.4.5 - delete '(Annex 2)'; Paragraph 8.5.2 – delete 'Paragraph 14 of'; Paragraph 9.1.10 – delete 'Paragraph 23 of'; Paragraph 10.2.3 –</p>	Clarification	The Borough Council

Minor Modification Reference	Document page number	Document policy / paragraph / table number	Modified text (deleted text shown struck through, additional text in bold)	Reason for proposed minor modification	Source of minor modification
			delete ' Paragraph 93 of '; Paragraph 10.7.2 – delete ' paragraph 55 of ' in the 2 nd sentence; Paragraph 10.9.2 – delete ' Paragraph 76 of '; Paragraph 10.9.3 – delete ' Paragraph 77 of '; Paragraph 11.1.6 – delete ' paragraph 204 of ;		
Mi57	Page 3	Contents page	<i>Policy 29 – Town Centre Boundaries</i> should read <i>Policy 29 – Town and District Centre Boundaries.</i>		
Mi58	Page 3	Contents page	<i>Policy 30 – Other Areas within the Town Centre Boundary but beyond the Primary and Secondary Frontages</i> should read <i>Policy 30 – Other Areas within the Town and District Centre Boundary but beyond the Primary and Secondary Frontages</i>		