



The Planning
Inspectorate

Report to Blaby District Council

by Kevin Ward BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

**REPORT ON THE EXAMINATION INTO THE BLABY DISTRICT LOCAL PLAN
(CORE STRATEGY)**

Document submitted for examination on 7 June 2012

Examination hearings held between 9 and 18 October 2012

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Abbreviations Used in this Report

DPD	Development Plan Document
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
HRP	Leicester and Leicestershire Housing Requirements Project
LDS	Local Development Scheme
LLITM	Leicester and Leicestershire Integrated Transport Model
MM	Main Modification
NPPF	National Planning Policy Framework
PUA	Principal Urban Area
RS	Regional Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SES	Strategic Employment Site
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SUE	Sustainable Urban Extension

Non-Technical Summary

This report concludes that the Blaby District Local Plan (Core Strategy) provides an appropriate basis for the planning of the District over the next 16 years, providing a number of modifications are made. The Council has specifically requested that I recommend any modifications necessary to enable them to adopt the Core Strategy.

The Council has provided the detailed wording of all of the modifications, many of which are based on suggestions it put forward during the examination. I have recommended their inclusion after full consideration of the representations from other parties on these issues.

The modifications can be summarised as follows:

- Include a specific policy on the presumption in favour of sustainable development;
- Increase the overall provision for housing to an average of 380 dwellings per annum, make clear that housing requirements are regarded as a minimum and provide greater flexibility for housing provision in the medium central and smaller villages;
- Amend the approach to affordable housing at the Sustainable Urban Extension to ensure that it is fully justified and provides sufficient flexibility;
- Set out clearly the overall provision and broad distribution of employment land;
- Amend the approach for retailing, offices and other main town uses outside of centres to ensure that it is justified, effective and consistent with national policy;
- Revise the policy on Gypsy and Traveller accommodation to ensure that it is justified by up to date evidence, effective and consistent with national policy;
- Amend a number of policies to ensure that they are effective by providing necessary clarity and/or flexibility, that they are justified by up to date evidence and are consistent with national policy; and
- Revise the Infrastructure Plan to ensure that it is justified and effective and the Monitoring Framework so that it is effective.

Introduction

1. This report contains my assessment of the Blaby District Local Plan (Core Strategy) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the preparation of the Core Strategy has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Core Strategy is sound and whether it is compliant with the legal requirements. Paragraph 182 of the National Planning Policy Framework (NPPF) makes clear that to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. The basis for my examination is the submitted Core Strategy (June 2012) which is the same as the document published for consultation in January 2012.
3. My report deals with the main modifications that are needed to make the Core Strategy sound. These are identified in bold in the report (**MM**) and set out in full in the Appendix. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any modifications needed to rectify matters that make the Core Strategy unsound/not legally compliant and thus incapable of being adopted. The Council has provided the detailed wording of all of the modifications, many of which are based on suggestions it put forward during the examination.
4. The main modifications have been subject to public consultation and Sustainability Appraisal (SA) and I have taken account of consultation responses and the findings of the SA in writing this report.
5. The NPPF and Planning Policy for Traveller Sites were published in March 2012. The Council and other interested parties were given the opportunity to comment on the implications of these documents for the Core Strategy and I have taken these comments into account.

Assessment of Duty to Co-operate

6. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the preparation of the Core Strategy.
7. The Council's Duty to Co-operate Topic Paper (TP5) sets out in detail how it has engaged with other local authorities and relevant organisations during the preparation of the Core Strategy. There are well established mechanisms for ongoing discussion between authorities in Leicester and Leicestershire and there are numerous examples of joint working to produce evidence base documents. It is clear that other local authorities and relevant organisations have had full opportunity to engage with the Council at all key stages in the process of preparing the Core Strategy.
8. The Council has clearly taken into account the wider strategic context and the interrelationships with neighbouring areas in terms of housing markets, employment patterns and the provision of retailing and social and

community facilities. In terms of the broad scale and distribution of development, the Core Strategy has been prepared on the basis of continuing to accommodate some of the housing needs of the wider Leicester and Leicestershire Housing Market Area (HMA), notably from Leicester City; and continuing to provide opportunities for strategic employment needs to be met.

9. Both Charnwood and Oadby and Wigston Borough Councils made reference to the duty to co-operate in representations concerning the provision for housing and the relationship with the Regional Strategy (RS). These representations were subsequently withdrawn however and the specific issue of housing provision is dealt with later in this report. I consider that the Core Strategy takes a broadly consistent and complementary approach in relation to adopted and emerging plans produced by neighbouring authorities.
10. I am satisfied that the Council has engaged constructively, actively and on an ongoing basis with relevant local authorities and organisations and I conclude that the duty to co-operate has been met.

Assessment of Soundness

Preamble

11. The most significant element of the Core Strategy is the proposal for a Sustainable Urban Extension (SUE) linked with a Strategic Employment Site (SES). These are identified on the key diagram as locations for growth rather than specific sites. A planning application for development broadly in line with the Core Strategy proposals was submitted to the Council in February 2011. The Council resolved to approve the application in November 2012, subject to planning obligations, conditions and referral to the Secretary of State. At the time of writing this report, I understand that no formal decision has been taken on the application.
12. The planning application and information arising from it were referred to by the Council, the developers and other parties during the course of the examination and in many cases the ability to refer to an actual scheme proved useful for example in illustrating the potential implications of the proposals and assessing potential deliverability. However, it must be stressed that my conclusions on this matter only relate to the strategic proposals set out within the Core Strategy and not the particular scheme which is subject to the planning application. The two processes are entirely separate. I have considered the Core Strategy proposals on their own merits. Whether or not the Council intended to approve the planning application has not been relevant to my consideration of the issues.

Main Issues

13. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified the following main issues upon which the soundness of the Core Strategy depends.

Issue 1 – Whether the strategy for locating new development has been positively prepared and whether it is justified, effective and consistent with national policy (Policy 1)

The plan period

14. The Core Strategy covers the period up to 2029. This would give at least a 15 year timeframe from adoption and provide sufficient context for the Allocations, Designations and Development Management Development Plan Document (Allocations DPD) which is expected to be adopted in 2014. The base date of 2006 for housing provision reflects that used in the RS and is consistent with other adopted plans in the HMA. It is also the starting point for the Leicester and Leicestershire Housing Requirements Project (HRP) commissioned jointly by authorities in the HMA to inform future housing provision. In adopting 2006 as the base date, the Council is able to address the shortfall in housing delivery against targets since that time. I consider that the plan period is therefore justified and consistent with national policy.

Overall housing provision in the District

15. Policy 1 of the Core Strategy provides for some 8,395 houses to be developed between 2006 and 2029; an average of 365 per annum. This compares with 380 per annum for 2006-2026 set out in the RS. The Council rely largely on the HRP to justify the proposed level of housing. Rather than advocating a specific annual housing requirement for each authority, the HRP sets out a range of potential requirements for 2006-2031 based on a number of scenarios.
16. However, whilst the Council explained that the figure of 365 houses per annum was derived from an assumption of 7.1% employment growth, this specific level of employment growth was not one of the scenarios included in the published HRP report. This assumed rate of employment growth also appears to relate to the period up to 2026. I am satisfied that the Core Strategy has been prepared positively in terms of the principle of economic growth and the need to accommodate some of the development needs from the wider HMA. However, on the basis of the information available, I consider that there is insufficient clear, specific and robust evidence to justify a figure of 365 houses per annum for the period 2006-2029.
17. Furthermore, there has been no significant progress in terms of using the HRP to establish a suitable distribution of housing provision between the various authorities across the HMA. Given the interrelationships between different areas and specifically the need to accommodate housing growth generated from Leicester City, I consider that it would be inappropriate to use the HRP to determine housing provision for one authority in isolation.
18. Whilst the difference with the RS annual housing requirement is relatively modest and does not raise issues of general conformity, the RS provides the only robust and agreed basis for housing provision at this point in time which objectively takes account of wider needs in the HMA. Sufficient capacity has been identified to accommodate at least an average of 380 houses per annum across the District.
19. It is important to provide a reasonable degree of certainty and a clear

strategic framework for future housing provision and site allocations. At the same time, it is also important to take a flexible and positive approach and be clear that the Core Strategy does not impose a ceiling on the amount of housing development that may come forward. Policy 1 of the Core Strategy does not make it clear that the housing provision figures are regarded as a minimum. In this respect it does not take a sufficiently flexible approach and is therefore not effective.

The Principal Urban Area (PUA) and the rest of the District

20. The Core Strategy seeks to focus the majority of development within and adjoining the Leicester PUA which for Blaby consists of Glenfield, Kirby Muxloe, Leicester Forest East, Braunstone Town and Glen Parva. This is in line with the strategic approach towards urban concentration set out in the RS. In terms of housing, some 66% of new development is planned within and adjoining the PUA. Again this is consistent with the approach set out in the RS.
21. A significant proportion of the District's population lives in the PUA and there are very strong functional links with Leicester City Centre in terms of employment, retailing and social infrastructure. Focussing housing development within and adjoining the PUA will help to reduce the need to travel, support the provision and use of public transport and facilitate accessibility to services and facilities.
22. Sufficient capacity has been identified to accommodate at least the level of housing planned for the PUA and there is no substantive evidence that there is a realistic alternative in terms of the broad distribution of development between the PUA and the rest of the District given the scale of growth required. Subject to an increase in overall provision and the introduction of more flexibility as discussed above, the proportionate distribution of housing development between the PUA and the rest of the District is justified.
23. However, there is insufficient clarity in Policy 1 in terms of the distribution of development between settlements outside the PUA, other than in Blaby town, and there is a lack of consistency with the terminology used in Policy 5 in relation to the settlement hierarchy. In these respects Policy 1 is not effective.

Development other than housing

24. The Blaby Employment Land Study Refresh 2011 identifies the need for approximately 68Ha of employment land for the period up to 2029. Taking into account existing commitments and the proposed SES at Enderby, some 57Ha of this would be within or adjoining the PUA. Whilst Policy 1 seeks to focus most new employment development within and adjoining the PUA, it does not set out the overall scale of employment land to be provided for or the broad distribution across the District. This lack of clarity results in an ineffective policy.
25. In terms of retail development, evidence from the Blaby Retail Study Update 2012 points to a relatively modest need for additional floorspace which is only likely to arise towards the end of the plan period. Policy 1 does not include figures for retail floorspace requirements and on the basis of the

evidence available this approach is justified.

Previously developed land

26. Despite the limited amount of previously developed land which has been identified for potential future development, it is appropriate for the Core Strategy to encourage the use of such land in line with the NPPF. However, the specific reference to prioritising the use of previously developed land is inconsistent with national policy.

Implementation and delivery

27. It is not sufficiently clear how the policy of urban concentration focussing on land within or adjoining the PUA will be implemented and delivered in practical terms. In this respect the Core Strategy is not effective. Furthermore, the apparent approach of resisting proposals outside of the PUA simply because housing targets have been achieved is not consistent with national policy.

Sustainable development

28. I am satisfied that the Council has taken full account of the principles of sustainable development in preparing the Core Strategy and that these principles are embedded within the document. However, a specific policy setting out a clear presumption in favour of sustainable development would ensure that it is fully consistent with national policy.

Conclusion on Issue 1

29. I consider that the strategy for locating new development has been positively prepared with the aim of achieving economic growth and providing for the needs of the District and in the case of housing and employment land, some of the needs of the wider area. The plan period is justified and consistent with national policy. The approach to the distribution of housing development between the PUA and the rest of the District is justified.
30. However, the overall provision for housing in the District over the plan period is not justified by clear, specific and robust evidence. As set out above, in a number of respects Policy 1 is also inconsistent with national policy and not effective due to a lack of clarity, consistency and flexibility.
31. Main modifications **MM.Pol1.1** to **MM.Pol1.9** and **MM.Pol24.1** would address these concerns and are necessary to ensure that the strategy for locating new development is justified, effective and consistent with national policy.

Issue 2 – Whether the proposed Sustainable Urban Extension (SUE) is justified, effective and consistent with national policy (Policy 3)

32. The Core Strategy proposes a SUE at Lubbesthorpe, west of the M1 Motorway between Leicester Forest East and Enderby. It is intended that the SUE would include some 4,250 houses, employment opportunities, retailing, new schools, other social and community facilities and green infrastructure.

33. The Strategic Housing Land Availability Assessment (SHLAA) identifies limited capacity for housing development on previously developed land or generally within the built up area of existing settlements. Given this, the scale of new housing required and the policy of urban concentration, it is clear that a significant extension or extensions to the PUA is needed. The RS recognises the need for SUEs in the HMA and identifies the area west of Leicester in Blaby District along with the area north of Leicester in Charnwood as providing the best opportunities.
34. The Council considered alternative options for accommodating housing growth, including a more dispersed pattern of development. I share the Council's view that the development of a number of smaller urban extensions would limit the scope for the provision of social and community infrastructure. Likewise, the development of one larger urban extension would increase the potential for a co-ordinated approach to the delivery of such infrastructure along with employment and retail provision within the development itself, be more likely to reduce the need to travel and assist in the provision of public transport.
35. Taking into account the background of housing requirements and the relatively limited potential supply from elsewhere in the PUA, along with the need to provide realistic scope for the provision of a full range of facilities including a secondary school, I consider that the Council's approach of seeking to identify a single SUE capable of delivering approximately 4,250 houses is appropriate and justified.
36. In addition to the area at Lubbethorpe, potential SUEs at Glenfield and west of Leicester Forest East were assessed. The Glenfield location was being promoted by a developer primarily for employment uses with only very limited housing. It would not provide the scale of housing required and there were also concerns in relation to the impact on an existing green wedge. Planning permission was subsequently granted on appeal for employment development with 250 houses on part of the area.
37. The location west of Leicester Forest East would only be able to deliver the scale of housing required at relatively high densities. This is likely to have an adverse effect on the overall quality of development, the potential to incorporate green infrastructure and the provision of adequate social and community infrastructure within the development. The reliance on the A47 for access would limit the scope for alternative transport solutions and there were concerns over the impact on existing recreational areas.
38. Whilst a further location at Kirby Muxloe had been proposed to the Council, this would only deliver approximately 1,000 houses and was not taken forward for detailed consideration on this basis.
39. The proposed SUE at Lubbethorpe is the only one of the potential options which is large enough to provide for the scale of housing development required along with employment, retailing and the full range of social and community facilities necessary to deliver a reasonable degree of self containment, thereby reducing the need to travel. It is large enough to provide significant amounts of green infrastructure and establish new green wedges to protect the identity of individual settlements. It lies close to

existing areas of employment, retailing and leisure facilities and provides the opportunity for links with the proposed SES at Enderby.

40. The delivery of required housing growth in the District would be heavily dependent on the SUE and it would provide the vast majority of additional land not already committed for development. However, evidence demonstrates that the development of the SUE would be viable, even taking account of the substantial infrastructure costs that would be involved. There is clearly genuine interest from developers and landowners in bringing the SUE forward.
41. There is no substantive evidence that there are physical or other constraints that would have a significant effect on the development of the SUE. The timing and rate of development envisaged by the Council is realistic given the potential for a number of developers to be involved, multiple sales points and the relative strength of the local housing market. I consider that the proposed SUE is realistically deliverable within the timeframe envisaged. The scale of the SUE and the lengthy timescale for implementation provide some flexibility in terms of the phasing of the development.
42. There will inevitably be some adverse effects as a result of the development of the SUE. These will include significant increases in traffic flows which would place further pressure on the road network, add to existing congestion and potentially affect air quality. There is likely to be additional pressure on existing services and facilities in the surrounding area, particularly in the short term whilst infrastructure within the SUE is being developed. Given its current open, largely agricultural use, the character and visual appearance of the landscape and countryside will change significantly, despite the potential to incorporate substantial amounts of green infrastructure. Although there are no statutory nature conservation designations within the area, the scale of built development envisaged will clearly have some effect on biodiversity.
43. As I have set out above, the required housing growth can only realistically be accommodated through a significant extension or extensions to the PUA. Adverse effects similar to those outlined above would be likely to occur to a greater or lesser extent regardless of the specific location of these extensions. Unlike other options to accommodate growth, the proposed SUE provides the potential for a reasonable degree of self containment in terms of journeys and the inclusion of significant amounts of green infrastructure and strategic landscaping. It also provides scope to fund transport mitigation measures, improvements to the road network and support for public transport. I am satisfied that adequate safeguards can be put in place to avoid harm to heritage assets, mitigate the effects of traffic noise on existing and future residents and minimise flood risk.
44. In overall terms I consider that the proposed SUE at Lubbesthorpe is necessary to meet the need for additional housing whilst pursuing a policy of urban concentration and focussing development within and adjoining the PUA. It is the most appropriate option when considered against reasonable alternatives. In principle the SUE is justified, effective and consistent with national policy.
45. Despite its importance to the overall strategy, there would be no particular

benefit in allocating the SUE as a strategic site in the Core Strategy. The location of the SUE as a strategic area for growth is sufficiently clear from the Key Diagram given the context provided by existing built up areas and the M1 and M69 Motorways and there is adequate guidance in terms of the broad scale of development set out in Policy 3. In any case, as I have noted a planning application has been submitted for development along the lines envisaged. Allocating a specific site would unnecessarily reduce flexibility and require additional work, delaying the adoption of the Core Strategy.

46. It is important that the number of houses proposed at the SUE is seen as a minimum to ensure that housing requirements are met and provide some flexibility. In this respect Policy 3 is not effective.
47. There is a lack of specific and robust evidence to justify seeking 30% affordable housing at the SUE compared with 25% elsewhere in the District. There is no evidence which specifically identifies a higher level of need or a different effect on viability. Whilst some of the houses at the SUE may well generate higher than average values, there is no basis to assume that in overall terms this would be the case, particularly given the scale of development proposed and the need for a wide range of housing types. Policy 3 also lacks sufficient flexibility in terms of the number of affordable houses and the need to clearly take account of the effect on viability and up to date information on housing needs. It is therefore not justified or effective in its approach to affordable housing provision at the SUE.
48. The requirement to provide open space in excess of the minimum standards applied elsewhere in the District is not justified by evidence.
49. There is a lack of flexibility in terms of the size of supermarket to be included in the District Centre. It is unclear from Policy 3 that the proposed SES at Enderby is not within the SUE. The policy lacks sufficient clarity in relation to the provision of employment uses within the SUE, the role of the masterplan, the frequency of bus services and the approach to flood alleviation works. There is no reference in the policy to the detailed infrastructure requirements set out in Appendix D and it is unclear from paragraph 7.3.7 (7) that the requirements for community facilities and services may involve more than the physical provision of buildings. Policy 3 is not effective in these respects therefore.
50. As I have set out above, in principle the SUE is justified, effective and consistent with national policy. However, in relation to the detailed matters above Policy 3 is not justified or effective. Main modifications **MM.Pol3.1** to **MM.Pol3.10** would address these concerns.

Issue 3 – Whether the approach to housing provision and distribution is justified, effective and consistent with national policy (Policy 5 and the housing trajectory)

51. As of 31 March 2012, existing commitments and completions since 2006 accounted for 3,445 houses. The SHLAA identifies sufficient potential housing land to meet requirements for the rest of the plan period with a considerable amount of flexibility. Subject to amendments to take account of an overall annual average requirement of at least 380 houses and updated

information as of 31 March 2012, the housing trajectory is based on realistic and reasonable assumptions in terms of the availability of housing land and the timing and rate of delivery of sites. I consider that the Core Strategy provides for sufficient developable housing sites to come forward during the plan period to meet requirements and give a reasonable degree of flexibility and choice.

52. The Council accepts that there has been persistent under delivery of housing compared with requirements. Under such circumstances, in terms of demonstrating a five year supply of deliverable housing sites in line with the NPPF, an additional 20% buffer should be brought forward from later in the plan period. On the basis that the shortfall in housing delivery since 2006 will be accommodated over the remaining plan period, I am satisfied that the Core Strategy will provide a five year supply of deliverable housing sites, including a 20% buffer in the early years until the issue of persistent under delivery has been addressed. Further flexibility is given by the fact that the housing trajectory does not include an allowance for windfall sites which may come forward.
53. Policy 5 sets out the approach to the distribution of housing between settlements within the broad strategy for the PUA and the rest of the District. The scale of additional housing reflects the size of settlements and access to services and facilities whilst taking account of the potential availability of sites, recent completions and existing commitments. Most of the housing within or adjoining the PUA is proposed at the SUE with the vast majority of the rest accounted for by completions and existing commitments. Much of the requirements for the rest of the District are also met by completions and existing commitments. Sufficient capacity has been identified to accommodate the additional housing required and I am satisfied that this can be done without undue harm to the character of individual settlements or other significant adverse effects.
54. In overall terms, subject to a proportionate increase in housing requirements to reflect the need for at least 380 houses per annum across the District and clarification that the requirements are regarded as minima, the proposed distribution of housing by settlement is justified. Given the relatively limited amount of additional housing land to be identified for any existing settlement, there is no need to identify specific directions for growth. This would also unnecessarily reduce flexibility.
55. However, in setting out specific housing requirements for each of the Medium Central Villages and Smaller Villages, Policy 5 lacks sufficient flexibility in relation to the location of future housing sites, particularly given the relatively small number of additional houses required. Likewise the approach to further housing in Stoney Stanton, Countesthorpe and Huncote set out in the final paragraph of the policy also lacks sufficient flexibility. The amount of additional housing land to be identified taking account of completions since 2006 and existing commitments is not sufficiently clear.
56. The approach to housing provision and distribution is justified and consistent with national policy. However, due to a lack of flexibility and clarity, Policy 5 is not effective. Main modifications **MM.Po15.1** to **MM.Po15.20** would address these concerns. Main modification **MM.AppF.1** is necessary to

ensure that the housing trajectory is effective in reflecting up to date information and increased housing requirements.

Issue 4 – Whether the approach to employment and the Strategic Employment Site (SES) is justified, effective and consistent with national policy (Policies 6 and 4)

Employment (Policy 6)

57. As discussed above in relation to Policy 1, the Blaby Employment Land Study Refresh 2011 identifies the need to provide 68Ha of employment land for the period up to 2029. Given its location in relation to the motorway network, the District provides opportunities to meet strategic employment needs of the wider area in addition to its own. The overall approach to the scale, form and distribution of employment development is therefore justified. However, in themselves neither Policy 1 nor Policy 6 are sufficiently clear in terms of the scale and broad distribution of employment land. The main modifications to Policy 1 would address this concern and ensure that the Core Strategy is effective in setting out strategic employment needs. The second paragraph of Policy 6 would be inconsistent with Policy 1 as modified. It is not therefore effective.
58. Taking into account existing commitments, the proposed SES and employment opportunities at the SUE, the scale of additional employment land required elsewhere is relatively limited. Policy 6 provides sufficient guidance for the development of employment sites whilst maintaining flexibility in terms of specific locations.
59. The approach to office development outside centres in Policy 6 is inconsistent with the NPPF in that it does not make clear that a sequential test will be applied or that an impact assessment will be required for significant proposals. There is no specific evidence to support a limit of 1,000 sqm for individual offices in the District and no substantive evidence relating to the proposal to limit office development to a maximum of 10% of a site. Furthermore there is no basis to conclude that these limits would actually be effective in focussing office development in centres wherever possible and avoiding adverse effects on their vitality and viability.
60. Whilst the overall approach to the scale and distribution of employment is justified, the wording of Policy 6 itself is ineffective in terms of clarity and consistency on this issue. The approach to out of centre office development is not justified, effective or consistent with national policy. Main modifications **MM.Pol6.1** and **MM.Pol6.2** would address these concerns.

SES (Policy 4)

61. A key element in the Council's strategy to deliver sufficient employment land is the proposal for a SES of some 21Ha at Enderby. Whilst earlier employment land studies identified the need for a single strategic site and the proposal at Glenfield was subsequently approved, evidence from the Blaby Employment Land Study Refresh 2011 supports the need for an additional strategic site of at least 20Ha to ensure that overall employment land requirements are met, that there is a suitable range and choice of land available and opportunities to maximise the benefits of the District's location

are taken.

62. The Council considered alternative options for the location of a SES at Glenfield and West of St. John's, Enderby. Both alternatives would affect existing green wedges. Importantly, unlike the other options, the proposed SES at Enderby provides the opportunity for close physical and functional links with the adjacent SUE. As noted above, an employment led development has subsequently been approved at Glenfield and evidence supports the provision of an additional strategic employment site.
63. The proposed SES would be located close to the junction of the M1 and M69 Motorways, near to centres of population and other employment areas. Evidence demonstrates that the development of the SES would be viable and realistically deliverable and there is clearly genuine interest from developers and landowners in bringing a proposal forward. There is no substantive evidence that there are physical or other constraints that would have a significant effect on the development of the SES.
64. The SES will clearly have some adverse impacts. There will be increased traffic including heavy goods vehicles which would place further pressure on the road network, add to existing congestion and potentially affect air quality. The character and visual appearance of the landscape and countryside will change and there will be a reduction in the sense of openness between built up areas. However, the SES is required to meet strategic employment needs and similar effects would be likely to occur at other locations, given the scale of development required.
65. The SES provides scope to fund transport mitigation measures including improvements to the road network. I also consider that adequate safeguards can be put in place to avoid harm to heritage assets, maintain the separation of existing settlements and minimise flood risk.
66. In overall terms I consider that the proposed SES at Enderby is necessary to meet the need for employment land, provide an additional strategic site and broaden the range and choice of employment land available. It is the most appropriate option when considered against reasonable alternatives. In principle the SES is justified.
67. As with the SUE, there would be no particular benefit in allocating the SES as a strategic site in the Core Strategy. The location of the SES is sufficiently clear from the Key Diagram given the context provided by existing built up areas and the M1 and M69 Motorways and there is adequate guidance in terms of the broad scale of development set out in Policy 4. Allocating a specific site would unnecessarily reduce flexibility and require additional work, delaying the adoption of the Core Strategy.
68. The SES would constitute an out of centre location for office development. Policy 4, as is the case with Policy 6, is inconsistent with the NPPF in terms of the approach to such proposals. Again there is no specific evidence to support a limit of 1,000 sqm for individual offices in this location and no substantive evidence relating to the proposal to limit office development to a maximum of 10% of the site. Likewise there is no basis to conclude that these limits would actually be effective in focussing office development in

centres wherever possible and avoiding adverse effects on their vitality and viability.

69. The combination of the SUE and SES will have significant transport implications and will require a co-ordinated transportation strategy. This is insufficiently clear from Policy 4 and in this respect the policy is not effective.
70. Whilst a bypass of Enderby would potentially have significant benefits in terms of reducing congestion, there is no substantive evidence that such a bypass would be required as a direct result of the development of the SES. The penultimate paragraph of Policy 4 is not clear in terms of the responsibilities of the developer and is therefore not effective.
71. In overall terms the proposed SES is justified. However the approach to out of centre office development is not justified, effective or consistent with national policy and the policy is not effective due to a lack of sufficient clarity in relation to transport matters. Main modifications **MM.Pol4.1** to **MM.Pol4.5** would address these concerns.

Issue 5 – Whether the approach to affordable housing, the mix of housing and accommodation for Gypsies and Travellers is justified, effective and consistent with national policy (Policies 7, 8 and 9)

Affordable housing (Policy 7)

72. Based on the 2010 update of data from the Strategic Housing Market Assessment of 2008 (SHMA), the Council estimate that there is an annual need for 344 affordable houses per annum over a 7.5 year period. This would constitute the vast majority of planned housing in the District and the Council accepts that it would be an unrealistic target in terms of actual delivery. The Affordable Housing Provision and Developer Contributions Report (Affordable Housing Viability Assessment) of 2009 and the update of November 2011 indicate that seeking 25% affordable housing on all developments of 15 houses or more is likely to be viable subject to the particular circumstances of each proposal.
73. I consider that on the basis of evidence of need and potential viability, applying this approach to housing development across the District is justified. However, Policy 7 seeks 30% affordable housing provision at the SUE. As noted in relation to Policy 3, this is not justified by evidence.
74. On the basis of a 25% provision being sought across the District and taking account of the likely size of schemes coming forward, the Council has suggested an amended target of 1,960 affordable houses over the plan period, equating to an average of 85 per annum. Although this is an optimistic and challenging target given past performance and current market conditions, it is not unrealistic over the longer term covered by the plan period.
75. Policy 7 has sufficient flexibility to take account of the viability of particular schemes and allow for negotiation as to the percentage and type of affordable houses sought. It would also allow for updated information on housing need to be taken into account.

76. In principle, seeking commuted sums in lieu of on site provision where exceptional circumstances exist is appropriate. However, stating that this approach will be taken in an area where there is a demonstrable surplus of affordable housing is not justified given that planning obligations must be necessary to make the development acceptable in planning terms and directly related to it.
77. It is unclear from paragraph 7.7.7 that amending the provisions of Policy 7 would require a review of the Core Strategy. In this respect it is not effective.
78. The approach to affordable housing set out in Policy 7 is consistent with national policy. However, it is not justified in terms of the specific approach to the SUE or commuted sums and is not effective in relation to a review of the policy approach. Main modifications **MM.Pol7.1** to **MM.Pol7.5** would address these concerns.

The mix of housing (Policy 8)

79. Policy 8 seeks the provision of an appropriate mix of housing types based on the SHMA and other evidence of local need. This is justified and consistent with national policy. There is sufficient flexibility to take account of updated evidence and allow for discussion and negotiation. However, the policy would apply to all housing proposals and the Council accepts that it is unrealistic to expect small scale developments to achieve a mix of house types. Policy 8 is not realistically deliverable and therefore not effective. Paragraph 7.8.3 is also not effective due to a lack of clarity in the definition of the types of housing required to make up the future stock.
80. The approach to the mix of housing is justified and consistent with national policy however it lacks effectiveness. This lack of effectiveness would be overcome by main modifications **MM.Pol8.1** to **MM.Pol8.3**.

Accommodation for Gypsies and Travellers (Policy 9)

81. Policy 9 seeks to ensure adequate provision for Gypsy and Traveller accommodation and sets out criteria for new sites. However, it does not reflect the latest evidence on the need for additional accommodation up to 2029 (Gypsy and Traveller Accommodation Assessment Refresh: Interim Report 2012) in terms of pitch and plot requirements. In addition, the policy does not make a clear commitment to identify a five year supply of deliverable sites and developable sites or broad locations for the rest of the plan period. It is therefore not justified or consistent with the Planning Policy for Traveller Sites. References to new sites only being granted permission where there is a local need and local family connection are also inconsistent with national policy.
82. It is not clear that the criteria set out in the policy would also apply to potential site allocations and there is a lack of clarity in terms of the criterion relating to landscape impact. The final paragraph of the policy lacks sufficient flexibility as to the number and scale of future sites. In these respects Policy 9 is not effective. Main modifications **MM.Pol9.1** to **MM.Pol9.6** would address these concerns and ensure that Policy 9 is justified, effective and consistent with national policy.

Issue 6 – Whether the approach to retailing and other town centre uses is justified, effective and consistent with national policy (Policy 13)

83. Blaby town has the only town centre in the District and is intended to be the focus for new retail and other main town centre uses. The retail hierarchy set out in Policy 13 recognises the strong influence of Leicester City Centre however, and its key role in providing a range of retailing and other main town centre uses serving a wide catchment area. It also recognises the effect of significant existing out of centre retail provision at the Motorways Retail Area. The hierarchy is justified by up to date evidence (Blaby Retail Study 2008 and Update 2012) and provides an appropriate and realistic basis for the provision and enhancement of retail and other main town centre uses in the District.
84. The Retail Study Update confirms the position that there is likely to be a relatively modest need for additional retail floorspace and that this will occur towards the end of the plan period. No significant need for other main town centre uses has been identified.
85. It is likely that much of the additional need for convenience retail floorspace can be accommodated in Blaby Town Centre and the SUE. Whilst some additional comparison retailing may be accommodated in Blaby Town Centre, the Council accepts that, depending on circumstances at the time and subject to appropriate sequential and impact tests, some may also need to be accommodated in out of centre locations, given the limited potential development opportunities in centres. Some other main town centre uses may also need to be accommodated in out of centre locations.
86. The Council acknowledges that Policy 13 takes an unduly restrictive and inflexible approach to potential out of centre development in circumstances where a sequential and impact test had been satisfied. It is also insufficiently clear how the sequential test will be applied and that it relates to all main town centre uses. In these respects the policy is not effective and inconsistent with the NPPF.
87. Given the existing pattern of provision and the modest overall need for additional retail and leisure floorspace, the requirement for an impact assessment for out of centre development above a threshold of 929sqm is proportionate and justified in the light of local circumstances.
88. The table in Paragraph 7.13.2 does not reflect the latest evidence on retail floorspace requirements and is therefore not justified.
89. In overall terms Policy 13 is justified in its approach to the provision and enhancement of retail and other main town centre uses in the District and provides sufficient guidance for future development. However, it is not effective or consistent with national policy in respect of the approach to out of centre development and the sequential test and is not justified in terms of adequately reflecting up to date evidence. Main modifications **MM.Pol13.1** to **MM.Pol13.4** would overcome these concerns.

Issue 7 – Whether the approach to transport, infrastructure and developer contributions is justified, effective and consistent with national policy (Policies 10, 11 and 12 and Appendix D)

Transport (Policy 10)

90. In pursuing a policy of urban concentration and focussing development within and adjoining the PUA, the Core Strategy seeks to guide new development to locations well related to services and facilities and public transport networks. The aim in proposing the SUE is to create an integrated form of development with a reasonable degree of self containment in terms of journeys and to support and enhance public transport networks.
91. Given the scale of development proposed in the Core Strategy, there will inevitably be significant transport implications, not least in terms of substantial increases in traffic flows. The Leicester and Leicestershire Integrated Transport Model: Blaby District Core Strategy Project Report 2012 (LLITM) provides a strategic assessment of potential transport implications and identifies key areas of mitigation. I am satisfied that insofar as they reasonably can be at this strategic level, the transport implications of the Core Strategy proposals both individually and cumulatively have been adequately taken into account. The specific implications of detailed proposals for the SUE and SES will be addressed through a masterplan and transportation strategy.
92. Other than those associated with the SUE, there are no strategic road schemes which are realistically deliverable within the plan period. Whilst the potential for rail improvements and additional park and ride facilities has been investigated, there are considerable doubts regarding viability and funding and therefore although support for such improvements is appropriate, reference to specific schemes would not be justified.
93. Subject to modifications to Policies 3 and 4 referred to above and further clarification in relation to infrastructure requirements and phasing discussed below in relation to Appendix D, the transport implications of the development proposed have been adequately addressed in the Core Strategy.
94. As with the SES, whilst a bypass of Enderby would potentially have significant benefits in terms of reducing congestion, there is no substantive evidence that such a bypass would be required as a direct result of the development of the SUE. Reference to such a scheme in relation to the SUE in Policy 10 is not justified therefore. It is not sufficiently clear that transport improvements other than those specifically listed may be required. In this respect Policy 10 is not effective. Main modifications **MM.Pol10.1** and **MM.Pol10.2** would overcome these concerns and subject to these, the approach to transport set out in Policy 10 is justified, effective and consistent with national policy.

Infrastructure and developer contributions (Policies 11 and 12 and Appendix D)

95. Policies 11 and 12 establish the principle that new development should be supported by the necessary physical, social and environmental infrastructure and that where appropriate, contributions from developers will be sought.

They provide the context for the detailed Infrastructure Plan set out in Appendix D and make it clear that infrastructure requirements will be kept up to date as the plan progresses. Policies 11 and 12 are justified, effective and consistent with national policy.

96. In overall terms, Appendix D sets out a comprehensive and realistically deliverable schedule of infrastructure requirements currently envisaged to arise as a result of the development proposals in the Core Strategy. This has been developed on the basis of evidence in terms of the transport implications of the proposals and liaison with key service providers. Information on indicative costs, sources of funding and the respective roles of developers, the Council and other agencies is clearly set out. Sufficient flexibility has been built in to reflect updated information that may emerge over the plan period or in relation to specific proposals. Much of the specific infrastructure requirements are inevitably focussed on the SUE given its importance to the overall development strategy.
97. However, in some cases the schedule lacks sufficient clarity as to the specific infrastructure requirements and the phasing of provision. It is also not clear in relation to health facilities that contributions would only be sought where capacity does not already exist to accommodate growth. The schedule is therefore not effective.
98. The schedule is intended to set out essential infrastructure requirements as a result of the development proposed in the Core Strategy. The inclusion of items of infrastructure which are desirable, rather than essential is therefore not justified.
99. Main modification **MM.AppD.1** would overcome these concerns and subject to this, the approach to infrastructure and developer contributions is justified effective and consistent with national policy.

Issue 8 – Whether other policies are justified, effective and consistent with national policy (Policies 2, 16, 17, 18, 19, 20 and 21)

Design of new development (Policy 2)

100. Policy 2 provides an appropriate and comprehensive basis for high quality design and in this respect is consistent with national policy. However, it is not justified and lacks sufficient flexibility in requiring compliance with specific standards for Building for Life which have in any case now been superseded by updated guidance (BfL12). Main modifications **MM.Pol2.1** and **MM.Pol2.2** would introduce a more realistic and flexible approach and are necessary to ensure that Policy 2 is justified and effective.

Green wedges, areas of separation and the countryside (Policies 16, 17 and 18)

101. The Core Strategy makes a strong commitment to the principle of green wedges, areas of separation and the protection of the countryside. It is clear however that given the scale of development required and the limited scope to accommodate it within existing built up areas, the detailed boundaries of these designations will need to be reviewed. Policies 16, 17 and 18 set out a clear, balanced and realistic approach. They are justified, effective and consistent with national policy.

Biodiversity and geodiversity (Policy 19)

102. Policy 19 sets out a comprehensive and justified approach to biodiversity and geodiversity. However, it is not fully consistent with the NPPF in terms of the detailed approach to the protection and enhancement of such resources and lacks sufficient clarity in relation to the approach to existing water features within the SUE. Main modifications **MM.Pol19.1** to **MM.Pol19.6** are required to ensure that the policy is effective and fully consistent with national policy.

Cultural environment and climate change (Policies 20 and 21)

103. Whilst Policies 20 and 21 provide an effective and justified approach to the cultural environment and climate change, they do not fully reflect the NPPF in terms of the protection and enhancement of heritage assets and their settings. This concern would be resolved by main modifications **MM.Pol20.1** to **MM.Pol20.5** and **MM.Pol21.1**.

Issue 9 – Whether the Core Strategy would be able to be monitored effectively

104. The arrangements for monitoring are sufficiently clear and Appendix E sets out a comprehensive monitoring framework linking each policy to indicators and targets. However, in some cases the indicators are not sufficiently clear and meaningful and the targets would not realistically allow for effective monitoring. The lack of baseline data undermines the ability to monitor progress against targets in some cases. There are insufficient milestones in terms of housing development to allow for responsive and effective monitoring. Main modification **MM.AppE.1** would address these concerns and reflect other modifications to the Core Strategy. Subject to this modification, the Core Strategy will be able to be monitored effectively.

Assessment of Legal Compliance

105. My examination of the compliance of the Core Strategy with the legal requirements is summarised in the table below. I conclude that all of the requirements are met.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Core Strategy is identified within the approved LDS (October 2011) which sets out an expected adoption date of October 2012. The content of the Core Strategy is compliant with the LDS. Its timing is broadly compliant, taking into account the delayed submission and consultation exercise on main modifications.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in July 2006 and consultation has been compliant with the requirements therein, including the consultation on the main modifications.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.

Habitats Regulations Assessment (HRA)	The Habitats Regulations Assessment (HRA) has been carried out and is adequate.
National Policy	The Core Strategy complies with national policy except where indicated and main modifications are recommended.
Regional Strategy (RS)	The Core Strategy is in general conformity with the RS.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
2004 Act (as amended) and 2012 Regulations.	The Core Strategy complies with the Act and the Regulations.

Overall Conclusion and Recommendation

106. The Core Strategy has a number of deficiencies in relation to soundness for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the Act. These deficiencies have been explored in the main issues set out above.

107. The Council has requested that I recommend main modifications to make the Core Strategy sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the attached Appendix the Blaby District Local Plan (Core Strategy) satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF.

Kevin Ward

Inspector

This report is accompanied by the Appendix containing the Main Modifications

Appendix – Main Modifications

The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and **underlined bold** for additions of text.

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

Ref	Page/ Policy/ Paragraph	Main Modification
Policy 1:		
MM.Pol1.1	Page 27 / Policy 1 / Paragraph 1	"..... Some 8,395 <u>A minimum of 8,740</u> houses will be developed in the District between 2006 and 2029, of which, at least 5,520 <u>5,750</u> houses will be provided within and adjoining the PUA".
MM.Pol1.2	Page 27 / Policy 1 / Paragraph 1	".....houses will be provided within and adjoining the PUA. <u>A minimum of 68 hectares of employment land will be provided in the District, of which, at least 57 hectares will be provided within and adjoining the PUA.</u> "
MM.Pol1.3	Page 27 / Policy 1 / Paragraph 2	".....adjoining the more sustainable settlements <u>of Enderby, Narborough, Whetstone and Countesthorpe, referred to as the 'Larger Central villages'</u> , as identified in....."
MM.Pol1.4	Page 27 / Policy 1 / Paragraph 2	".....including Leicester and Hinckley). Some 2,875 <u>At least 2,990</u> houses will be developed in the areas outside of the PUA (between 2006 and 2029)".
MM.Pol1.5	Page 27 / Policy 1 / Paragraph 3	".....in the Rural centre, <u>Medium Central Villages and Smaller Villages</u> and other villages where the scale of development....."
MM.Pol1.6	Page 27 / Policy 1 / Paragraph 4	".....encouragement will be given to prioritising the use of Previously Developed Land....."
MM.Pol1.7	Page 27 / Policy 1 / Paragraph 5	In order to ensure the most sustainable pattern of development, the Council will resist housing and other developments which undermine the policy of 'Urban Concentration':
MM.Pol1.8	Page 28 / Paragraph 7.1.3 / Supporting text to Policy 1	".....adjoining the PUA. This policy broadly reflects the <u>annual requirements (380 per year) and broad</u> distribution of housing identified in the RSS. However, it is based on locally derived housing requirements identified through the 'Leicester and Leicestershire Housing Requirements Project' (GL Hearn 2011) assuming an appropriate share of the Leicester and Leicestershire Housing Market Area's employment growth. The policy also

		includes....."
MM.Pol1.9	Page 29 / Paragraph 7.1.7 / Supporting text to Policy 1	The above policy will be used to ensure that development is delivered in accordance with Council's Vision and Strategy by focussing development towards the PUA. This policy approach seeks to further the policy of urban concentration and prevent excessive development in the non-PUA. <u>The distribution of development will be managed by identifying suitable sites and development limits to settlements through a 'Local Plan - Allocations, Designations and Development Management Policies Development Plan Document', and monitoring of development proposals submitted through the development management process.</u> Accordingly, proposals for residential development that would exceed the overall housing target for the non-PUA (2006—2029) in the housing trajectory (Appendix F) will not normally be released to ensure development is delivered in the most sustainable locations.
Policy 2: Design of New Development		
MM.Pol2.1	Page 31 / Policy 2 / Paragraph 8	Delete final paragraph of the Policy and replace with: <u>The Council will use Building for Life 12 (BfL12) as a tool to encourage high quality design across all new housing developments in the District. Where the design of a new development is not considered of high enough quality, the Council will seek appropriate improvements.</u>
MM.Pol2.2	Page 32 / Paragraphs 7.2.7 and 7.2.8 / Supporting text to Policy 2	Amend the paragraphs in the supporting text as follows: Para 7.2.7 <u>BfL12 (September 2012)</u> Building for Life (BfL) is the national standard for well designed homes and neighbourhoods, and it is managed <u>published</u> by a partnership of <u>Cabe at the Design Council</u> CAbE, <u>Design for Homes and</u> the Home Builders Federation and Design for Homes. It provides a list of criteria from which an objective assessment of architectural and urban design quality in housing can be made <u>guidance and includes a number of questions relating to the creation of good places to live with the aim of stimulating conversation to achieve improved design quality.</u> Para 7.2.8 The requirement for large new developments (10 dwellings or more) to meet the 'silver' standard against the BfL criteria is important in enabling the Council <u>Developers will be expected to work with local communities, the Local Planning Authority and other key stakeholders to achieve the highest quality design outcomes. The Council considers it important to achieve as many 'greens' as possible and to avoid 'reds', in the context</u>

		of the BfL12 guidance, and seek to achieve the maximum number of sites with Building for Life Diamond status (the achievement of 12 'greens') in order to raise the quality of design quality around throughout the District.
Policy 3: Sustainable Urban Extension		
MM.Pol3.1	Page 32 / Policy 3 / 'Housing' section (bullet 1)	".....housing tenures). Some At least 4,250 new homes should be delivered in total, 1,350 (30%) of which should be affordable The Council will seek to secure a minimum of 25% of the total number of dwellings as affordable housing (80% Social / Affordable rent and 20% intermediate houses). Where it can be demonstrated that these minimum requirements would make the development of the SUE unviable, a reduced percentage of affordable units and / or a revised tenure split will be negotiated. Implementation of the above requirements will take into account the latest evidence on affordable housing needs, through the Strategic Housing Market Assessment or other evidence of need;"
MM.Pol3.2	Page 33 / Policy 3 / 'Employment' section (bullet 1)	<ul style="list-style-type: none"> • A Strategic Employment Site (see policy 4 below)
MM.Pol3.3	Page 33 / Policy 3 / 'Employment' section (bullet 2)	<ul style="list-style-type: none"> • Other B class and non-B class Employment opportunities (as defined in the including, but not exclusive to, those within the District and Local Centres) within the development.
MM.Pol3.4	Page 33 / Policy 3 / 'District and Local Centres' section (bullet 1)	<ul style="list-style-type: none"> • A District Centre, where appropriate uses will include: <ul style="list-style-type: none"> • A supermarket (up to some 2,500 sq m net) (gross) 2,000 sq m (net)...
MM.Pol3.5	Page 33 / Policy 3 / 'Green Infrastructure' section (bullet 1)	<ul style="list-style-type: none"> • Green Infrastructure to be provided in accordance with an agreed Green Infrastructure Framework, including: <ul style="list-style-type: none"> • Public open space provision (to exceed at least meet the minimum standards set out in policy 15)
MM.Pol3.6	Page 34 / Policy 3 / 'Transport and movement' section (bullet 2 -	<ul style="list-style-type: none"> • A minimum 20 minute frequency bus service from the site into Leicester City Centre;

	sub-bullet 3)	
MM.Pol3.7	Page 34 / Policy 3 / 'General Infrastructur e' section (bullet 1)	<ul style="list-style-type: none"> This includes commensurate provision of, or improvements to, key services, facilities and infrastructure (see policy 11 and Appendix D).
MM.Pol3.8	Page 34 / Policy 3 / Paragraph 3 (final paragraph on page 34)	<p>A Masterplan should be prepared and agreed in advance of, or as part of, a planning application for the SUE. The masterplan should be prepared for the whole SUE and the adjacent Strategic Employment Site (SES) in order to achieve a comprehensive approach. It will set out in detail the structure and development concepts of the SUE to include, amongst other things:</p> <ul style="list-style-type: none"> <u>The distribution and location of proposed land uses;</u> <u>Proposed key transport links, within and outside of the proposed development, including those between the SUE and SES;</u> <u>Important environmental features and heritage assets that are to be protected;</u> <u>Areas of green infrastructure and green space (including new Green Wedges); and,</u> <u>Areas of new landscaping.</u>
MM.Pol3.9	Page 35 / Policy 3 / third from last paragraph	".....Measures to address / regulate flows of water courses that are susceptible to flooding (such as Lubbesthorpe Brook) will be required encouraged, this should....."
MM.Pol3.10	Page 38 / Paragraph 7.3.7 (7) / Supporting text to Policy 3	".....The developer will be required to facilitate new community buildings, services and facilities either through funding or other methods...."
Policy 4: Strategic Employment Site		
MM.Pol4.1	Page 39 / Policy 4 / Paragraph 3	"...as defined in the Town and Country Planning (Use Classes Order) (1987) as amended). Planning applications for B1(a) office uses of 2,500 square metres or more shall be subject to a sequential test and accompanied by an impact assessment. No more than 10% of the site should be developed for Offices (B1(a) of the Use Classes order). Other than in exceptional circumstances, no single B1 (a) office will be allowed if it creates a single office 'floorplate' exceeding 1,000 square metres (net) in area, or is capable of amalgamation to create units of 1,000 square metres (net).
MM.Pol4.2	Pages 39-40 / Policy 4 / Paragraph 5	"A Masterplan and transportation strategy will be prepared in conjunction with for the SUE and SES in advance of the determination of any planning application

		which sets out in more detail the structure and development of the SES and SUE. The Masterplan <u>and transportation strategy</u> will be prepared in consultation with the Local Planning Authority and key stakeholders. No development shall commence on the land until detailed design coding has been completed to the satisfaction of the LPA. Subsequent development shall be in accordance with the Masterplan, <u>transportation strategy</u> and agreed design codes".						
MM.Pol4.3	Page 40 / Policy 4 / Paragraph 6	Opportunities to provide a link road from the Warrens Business Park to Leicester Lane, Enderby should be explored by the applicant in association with the Local Planning and Highway Authority if it is proven using robust and independent evidence that this approach results in demonstrable benefits to the transport network and local communities. Transportation issues will be required to be addressed as part of a comprehensive Transport Plan.						
MM.Pol4.4	Page 41 / Paragraph 7.4.3 / Supporting text to Policy 4	".....informed by the BELPS and LLELS. The policy seeks to limit the amount of B1(a) office space in order to balance the delivery of provide a balanced portfolio of employment sites to meet local and wider needs, with the protection of Leicester City Centre as a focus for large scale whilst assessing the impact of office development proposals on existing centres particularly the New Business Quarter. No size restrictions have been applied to B2 / B8 uses in order to allow the site to respond to market demand in a flexible way".						
MM.Pol4.5	Page 41 / New paragraph after Paragraph 7.4.4 / Supporting text to Policy 4	<u>7.4.5 A link road from the Warrens Business Park to Leicester Lane Enderby (through the SES) has the potential to result in transportation benefits by removing traffic from congested routes in Enderby. Leicestershire County Council are exploring a range of transportation measures in the Enderby area. The Council will explore the opportunity to provide a link road in conjunction with the development of the SES and will discuss the potential for such a link with the developers and Leicestershire County Council.</u>						
Policy 5: Housing distribution								
MM.Pol5.1	Page 41 / Policy 5 / Paragraph 1	In order to focus new development in the most appropriate locations, the Council will seek to distribute housing by settlement in accordance with the table below. Provision will be made for at least about the housing requirement figure for each settlement as shown below.						
MM.Pol5.2	Page 42 / Policy 5 / Table 1. Principal Urban Area	<table border="1"> <tr> <td colspan="2">1. Principal Urban Area:</td> </tr> <tr> <td>Settlement</td> <td>Housing requirements (2006 - 2029)</td> </tr> <tr> <td>Glenfield</td> <td>Combined figure of 5,750</td> </tr> </table>	1. Principal Urban Area:		Settlement	Housing requirements (2006 - 2029)	Glenfield	Combined figure of 5,750
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		<p>Kirby Muxloe Leicester Forest East Braunstone Town Glen Parva Lubbesthorpe</p>	<p>5,520 (including 4,250 within a new SUE)</p>										
MM.Pol5.3	<p>Page 42 / Policy 5 / Table 2 Blaby town</p>	<p>2. Blaby town:</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td>Blaby</td> <td>420 400</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Blaby	420 400							
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MM.Pol5.4	<p>Page 42 / Policy 5 / Table 3 Larger Central villages</p>	<p>4 3. Larger Central villages</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td>Enderby</td> <td>155 150</td> </tr> <tr> <td>Narborough</td> <td>210 200</td> </tr> <tr> <td>Whetstone</td> <td>365 350</td> </tr> <tr> <td>Countesthorpe</td> <td>520 500*</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Enderby	155 150	Narborough	210 200	Whetstone	365 350	Countesthorpe	520 500*	
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MM.Pol5.5	<p>Page 43 / Policy 5 / Table 4 Rural Centre</p>	<p>5 4. Rural Centre</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td>Stoney Stanton</td> <td>320 310*</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Stoney Stanton	320 310*							
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MM.Pol5.6	Page 43 / Policy 5 / Table 5 Medium Central villages	<p>6 5. Medium Central villages</p> <table border="1" data-bbox="576 248 1410 752"> <thead> <tr> <th data-bbox="576 248 927 322">Settlement</th> <th data-bbox="927 248 1410 322">Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td data-bbox="576 322 927 421">Littlethorpe</td> <td data-bbox="927 322 1410 421">150</td> </tr> <tr> <td data-bbox="576 421 927 488">Huncote</td> <td data-bbox="927 421 1410 488">140</td> </tr> <tr> <td data-bbox="576 488 927 566">Cosby</td> <td data-bbox="927 488 1410 566">135 Combined figure of 815</td> </tr> <tr> <td data-bbox="576 566 927 645">Croft</td> <td data-bbox="927 566 1410 645">50</td> </tr> <tr> <td data-bbox="576 645 927 752">Sapcote (including land at The Limes)</td> <td data-bbox="927 645 1410 752">100</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Littlethorpe	150	Huncote	140	Cosby	135 Combined figure of 815	Croft	50	Sapcote (including land at The Limes)	100
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MM.Pol5.7	Page 43 / Policy 5 / Table 5a The Limes (Sapcote)	Delete table 5a												
MM.Pol5.8	Page 43 / Policy 5 / Table 6 Smaller villages	<p>7 6. Smaller villages</p> <table border="1" data-bbox="576 1050 1410 1480"> <thead> <tr> <th data-bbox="576 1050 927 1124">Settlement</th> <th data-bbox="927 1050 1410 1124">Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td data-bbox="576 1124 927 1225">Elmesthorpe</td> <td data-bbox="927 1124 1410 1225">20</td> </tr> <tr> <td data-bbox="576 1225 927 1303">Kilby</td> <td data-bbox="927 1225 1410 1303">10 Combined figure of 80</td> </tr> <tr> <td data-bbox="576 1303 927 1382">Sharnford</td> <td data-bbox="927 1303 1410 1382">25</td> </tr> <tr> <td data-bbox="576 1382 927 1480">Thurlaston</td> <td data-bbox="927 1382 1410 1480">20</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Elmesthorpe	20	Kilby	10 Combined figure of 80	Sharnford	25	Thurlaston	20		
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MM.Pol5.9	Page 44 / Policy 5 / final paragraph	<p>Delete final paragraph:</p> <p>* At the time of drafting this version of the Core Strategy, the housing requirements for the settlements of Stoney Stanton, Countesthorpe and Huncote had sufficient completions and commitments to meet the requirements identified in above table. Blaby District Council does not consider that further development (other than small scale infill developments within defined settlement boundaries) should be permitted.</p>												
MM.Pol5.10	Page 45 / Paragraph 7.5.7 / Supporting	<p><u>The table below sets out the position in each settlement/group of settlements in terms of completions and commitments (at 31st March 2012)</u></p>												

	text to Policy 5	<p>and the residual requirement for the rest of the plan period. The following summary sets out the key considerations in setting the broad distribution of housing:</p> <table border="1" data-bbox="587 353 1482 1279"> <thead> <tr> <th><u>Settlement</u></th> <th><u>Housing requirement</u></th> <th><u>Total completed & committed</u></th> <th><u>Residual requirement</u></th> </tr> </thead> <tbody> <tr> <td><u>Glenfield</u> <u>Kirby Muxloe</u> <u>LFE</u> <u>Braunstone Town</u> <u>Glen Parva</u> <u>Lubbesthorpe</u></td> <td><u>5,750</u></td> <td><u>1,309</u></td> <td><u>4,441</u></td> </tr> <tr> <td><u>Blaby</u></td> <td><u>420</u></td> <td><u>254</u></td> <td><u>166</u></td> </tr> <tr> <td><u>Land adji Earl Shilton</u></td> <td><u>105</u></td> <td><u>106</u></td> <td><u>0</u></td> </tr> <tr> <td><u>Enderby</u> <u>Narborough</u> <u>Whetstone</u> <u>Countesthorpe</u></td> <td><u>155</u> <u>210</u> <u>365</u> <u>520</u></td> <td><u>154</u> <u>133</u> <u>103</u> <u>495</u></td> <td><u>1</u> <u>77</u> <u>262</u> <u>25</u></td> </tr> <tr> <td><u>Stoney Stanton</u></td> <td><u>320</u></td> <td><u>303</u></td> <td><u>17</u></td> </tr> <tr> <td><u>Littlethorpe</u> <u>Huncote</u> <u>Cosby</u> <u>Croft</u> <u>Sapcote</u></td> <td><u>815</u></td> <td><u>556</u></td> <td><u>259</u></td> </tr> <tr> <td><u>Elmesthorpe</u> <u>Kilby</u> <u>Sharnford</u> <u>Thurlaston</u></td> <td><u>80</u></td> <td><u>29</u></td> <td><u>51</u></td> </tr> </tbody> </table>	<u>Settlement</u>	<u>Housing requirement</u>	<u>Total completed & committed</u>	<u>Residual requirement</u>	<u>Glenfield</u> <u>Kirby Muxloe</u> <u>LFE</u> <u>Braunstone Town</u> <u>Glen Parva</u> <u>Lubbesthorpe</u>	<u>5,750</u>	<u>1,309</u>	<u>4,441</u>	<u>Blaby</u>	<u>420</u>	<u>254</u>	<u>166</u>	<u>Land adji Earl Shilton</u>	<u>105</u>	<u>106</u>	<u>0</u>	<u>Enderby</u> <u>Narborough</u> <u>Whetstone</u> <u>Countesthorpe</u>	<u>155</u> <u>210</u> <u>365</u> <u>520</u>	<u>154</u> <u>133</u> <u>103</u> <u>495</u>	<u>1</u> <u>77</u> <u>262</u> <u>25</u>	<u>Stoney Stanton</u>	<u>320</u>	<u>303</u>	<u>17</u>	<u>Littlethorpe</u> <u>Huncote</u> <u>Cosby</u> <u>Croft</u> <u>Sapcote</u>	<u>815</u>	<u>556</u>	<u>259</u>	<u>Elmesthorpe</u> <u>Kilby</u> <u>Sharnford</u> <u>Thurlaston</u>	<u>80</u>	<u>29</u>	<u>51</u>
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MM.Pol5.11	Page 46 / Paragraph 7.5.12 / Supporting text to Policy 5	...A small area of land adjacent to the urban area of Earl Shilton is located within Blaby District, but will look to Earl Shilton and Hinckley for its facilities and services. <u>This area of land now has planning permission for residential development containing 106 houses.</u>																																
MM.Pol5.12	Page 46 / Paragraph 7.5.14 / Supporting text to Policy 5	...The proposed distribution of <u>210</u> 200 houses to Narborough reflects the constraints to development that limit further growth.																																
MM.Pol5.13	Page 47 / Paragraph	...The proposed distribution of <u>155</u> 150 houses to Enderby reflects the constraints to development that limit further																																

	7.5.15 / Supporting text to Policy 5	growth.
MM.Pol5.14	Page 47 / Paragraph 7.5.16 / Supporting text to Policy 5	...The 365 350 houses referred to in the policy offers a level of growth that is commensurate with the village's employment offer and available services and facilities...
MM.Pol5.15	Page 47 / Paragraph 7.5.17 / Supporting text to Policy 5	...The 520 500 houses referred to in the policy broadly reflects completions since 2006 and current commitments, and the District Council's opinion that it is inappropriate to accommodate further growth.
MM.Pol5.16	Page 48 / Paragraph 7.5.19 / Supporting text to policy 5	...The 320 310 houses referred to in the policy broadly reflects the number of completions since 2006 and current commitments, and is a reflection that the District Council does not wish to see further growth beyond this.
MM.Pol5.17	Page 48 / Paragraph 7.5.20 / Supporting text to Policy 5	...The SHLAA indicated significant potential for residential development in the long term, however, owing to policy constraints, and limited services and facilities within the settlement, some 150 houses are proposed. More than half of these already benefit from planning permission or have been completed.
MM.Pol5.18	Page 48-49 / Paragraph 7.5.21 / Supporting text to Policy 5	...However, whilst the village has good public transport access to key employment areas / higher order services, it has only a basic level of employment, services and facilities. The 140 houses referred to in the policy reflects the number of completions since 2006 and current commitments and is a reflection that the District Council does not wish to see further growth in Huncote above this.
MM.Pol5.19	Page 49 / Paragraph 7.5.23 / Supporting text to Policy 5	...Whilst development opportunities are limited, there are significant local concerns regarding the falling school roll and closure of the Primary School. Some small scale growth (50 houses) is proposed that could help to support local services without compromising strategic policy or environmental constraints.
MM.Pol5.20	Page 49-50 / Paragraphs 7.5.25 - 7.5.26 / Supporting text to Policy 5	Sapcote has a significant number of planning commitments (including land at The Limes) . (mainly at the Limes, a proposed retirement village of some 200+ homes which offers accommodation to people over 55 years old). However, whilst these homes are currently counted towards the overall housing commitments in Blaby District, they offer 'specialist' accommodation to a wider area than just Sapcote, and as such have been considered independently of the overall housing requirements for the village. If the

		retirement village is not delivered, the Council will need to consider how it delivers the residual housing numbers in the context of its wider development strategy. 7.5.26 The SHLAA indicated significant potential for residential development in the long term. However, Sapcote has a given the limited range of employment opportunities, services and facilities and infrequent public transport, it is not proposed to allow for growth beyond existing completions and commitments.
Policy 6: Employment		
MM.Pol6.1	Pages 50-51 / Policy 6 / Paragraph 2	The Council will seek to enable delivery of sufficient employment land and premises to meet the needs identified in the Council's Employment Land and Premises study refresh 2011 and contribute towards meeting the Strategic Employment needs identified in the Leicester and Leicestershire Strategic Employment Land Study 2008 (and 2011 refresh). "In order to achieve this, deliver sufficient employment land and premises to meet strategic needs the Council will:....."
MM.Pol6.2	Pages 51-52 / Policy 6 / Paragraph 2 (bullet 5)	".....and District centres'. Where office developments (B1(a) of the Use Classes order) are proposed on New Strategic Employment Sites and other new employment sites not associated with 'centres', no more than 10% of the site should be developed for Offices. Other than in exceptional circumstances, no single B1 (a) office will be allowed if it creates a single office 'floorplate' exceeding 1,000 square metres (net) in area, or is capable of amalgamation to create units of 1,000 square metres (net). Planning applications for B1(a) office uses of 2,500 square metres or more outside of centres shall be subject to a sequential test and accompanied by an impact assessment. Further commercial growth in...."
Policy 7: Affordable Housing		
MM.Pol7.1	Page 54 / Policy 7 / Paragraph 1	All development sites containing 15 or more dwellings within Blaby District will be required to contribute towards meeting affordable housing needs.
MM.Pol7.2	Page 54 / Policy 7 / Bullet point a)	The Council will seek to secure a minimum of 30% of the total number of dwellings within the proposed SUE as Affordable Housing. On all other developments of 15 or more dwellings a minimum of 25% of the total number of dwellings will be affordable. The Council will seek to secure a minimum of 25% of the total number of dwellings as affordable housing on all developments of 15 or more dwellings.
MM.Pol7.3	Page 55 / Policy 7 / Bullet point b)	Exceptional circumstances are where a location and/or scheme are not suitable for on-site provision, due to for example site constraints or where there is already a high proportion of affordable housing in an area and a demonstrable surplus of affordable housing exists.
MM.Pol7.4	Page 56 /	The affordable housing target for the District is 1,960 2,105

	Paragraph 7.7.5 / Supporting text to Policy 7	between 2006 and 2029, 1,275 of which will be delivered within the SUE. The target represents a minimum number of affordable houses to be provided and has been derived by assuming that 25% 30% of housing in the SUE will be affordable, and that 80% of the balance outside of the SUE (based on historic completions) will qualify to provide 25% affordable housing. Accordingly the minimum target is lower than the overall affordable housing need in the District.																									
MM.Pol7.5	Page 56 / Paragraph 7.7.7 / Supporting text to Policy 7	The Council will monitor affordable housing delivery and housing market conditions. Should the former fall below what is required to meet the affordable housing target and/or the latter change significantly from those tested in the Viability Study Update (November 2011), the Council will consider lowering the threshold for affordable housing and/or reviewing the percentage target.																									
Policy 8: Mix of Housing																											
MM.Pol8.1	Paragraph 57, Policy 8 / Paragraph 1	Residential proposals for developments of 10 or more dwellings should provide an appropriate mix of housing type (house, flat, bungalow etc); tenure (owner-occupied, rented, intermediate) and size (bedroom numbers) to meet the needs of existing and future households in the District, taking into account the latest Strategic Housing Market Assessment and other evidence of local need.																									
MM.Pol8.2	Page 58 / Paragraph 7.8.3 / Supporting text to Policy 8	On this basis, the shape of the future stock (including existing stock) to meet this need in the District would be:																									
MM.Pol8.3	Page 58 / Table at Paragraph 7.8.3 / Supporting text to Policy 8	Medium and larger family units (Houses or bungalows with 3 or more bedrooms) Multi person provision, flats, student housing etc Smaller and medium sized units (Flats, Houses or bungalows with 2 or fewer bedrooms)																									
Policy 9: Accommodation for Gypsies and Travellers																											
MM.Pol9.1	Page 60 / Policy 9 / Paragraphs 1 - 2	To ensure that Gypsy Gypsies and Travellers have access to suitable accommodation, the following minimum provision will be made between 2006 2012 and 2029 2016:																									
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Permanent Residential Pitches	20	23	26	12																		
Plots for Travelling Showpeople	1	1	1	1																		
MM.Pol9.2	Page 60 / Policy 9 / Paragraph 3	<p>Planning permission for Sites for new and extensions to existing Gypsy and Traveller sites should will be and planning permission will be granted where there is an identified local need for accommodation, providing the site meets all of the following requirements:</p>																				
MM.Pol9.3	Page 60 / Policy 9 / Criterion b)	<p>avoid capable of assimilation into the landscape and does not have a significant adverse visual impact on landscape, countryside and the built environment or countryside (including Green Wedge) including by reason of its scale, prominence or and layout. Sensitive landscaping and screening will be required to ameliorate any adverse visual impacts. New development should be in accordance with the 'Designing Gypsy & Traveller Sites, Good Practice Guide';</p>																				
MM.Pol9.4	Page 60 / Policy 9 / Final paragraph	<p>Delete final paragraph and insert as below:</p> <p><u>The above criteria will be used to guide land supply allocations and to provide a basis for decisions on planning applications.</u></p> <p>Notwithstanding the existence of a large concentration of Gypsy and Traveller accommodation within the District,</p>																				

		future development of Gypsy and Traveller sites (where required) will be on a larger number of small sites, as opposed to a small number of larger sites.
MM.Pol9.5	Page 61 / Paragraph 7.9.1 / Supporting text to Policy 9	<p><u>The EMRP identifies pitch requirements for the District to 2012, informed by</u> the Leicestershire, Leicester and Rutland Gypsy and Traveller Needs Assessment <u>(2007)</u> (GTAA), identifies the local need in the District of Blaby to 2016. The targets are reflected in the above policy and are a minimum requirement. <u>However, beyond 2012 the EMRP requires that GTAAs are updated to provide evidence to inform Local Plans. An ongoing increase of 3% compound growth per year for household formation beyond 2012 should be assumed, with a growth rate of 1.5% for Travelling Showpeople.</u></p> <p><u>The GTAA is currently being 'refreshed' to ensure that the evidence of need remains up-to-date as required by National and Regional policy. The Interim Report for Blaby District Council (September 2012) provides a refreshed assessment of the need for pitches for Gypsies and Travellers, and plots for Travelling Showpeople by applying the assumed growth rates above to the end of the plan period. The pitch and plot requirements in Policy 9 reflect the findings of this report.</u></p>
MM.Pol9.6	Page 61 / Paragraph 7.9.3 / Supporting text to Policy 9	Notwithstanding the lack of provision (since 2006) of plots for Showpeople families, the minimum provision figures have been exceeded significantly for both permanent pitches and transit caravan capacity. Whilst sufficient sites have been provided to meet the identified need in the GTAA, it is recognised that this is a minimum. Accordingly, further proposals for permanent and transit Gypsy and Traveller pitches <u>or plots for Travelling Showpeople</u> will be supported within the District where the proposal meets the criteria in Policy 9, <u>taking into account other material considerations</u> , and there is an identified local need and local family connection to the District.
Policy 10: Transport Infrastructure		
MM.Pol10.1	Page 65 / Policy 10 / add new paragraph after final paragraph of policy	<u>The above list is not exhaustive and will be further informed by detailed transport evidence.</u>
MM.Pol10.2	Policy 10 / Page 65 / Paragraph 21	<u>Opportunities to create an Enderby by-pass by linking Warren Park Way to Leicester Lane should be explored.</u>

Policy 13: Retailing and Other Town Centre Uses		
MM.Pol13.1	Page 70 / Policy 13 / Paragraph 1	<p><u>Proposals for retail, leisure and other main town centre uses, as defined in the NPPF, will be subject to a sequential test. This requires main town centre uses to be located within town centres, then edge of centre locations and then, only if suitable sequentially preferable sites are not available, in out-of-centre locations.</u></p> <p>The Council will apply a sequential approach in identifying suitable locations for retail and leisure development. A hierarchy of retail centres in the District of Blaby (and some centres outside the District boundary but which have a functional relationship with the District) is set out below.</p>
MM.Pol13.2	Page 71 / Policy 13 / 'Motorways Retail Area and out-of-centre facilities' section	<p>Motorways Retail Area and Out-of-Centre Facilities</p> <p>Expansion of existing retail or leisure development, including the Motorways Retail Area and Meridian Leisure, outside of established town and village centres will be discouraged in accordance with national policy.</p> <p>Expansion of existing out-of-centre retail and leisure uses will be considered unacceptable where it cannot be demonstrated that:</p> <ul style="list-style-type: none"> • There would be no unacceptable adverse impact on existing centres within or outside the District; • There are no suitable sites available within or on the edge of existing centres (in accordance with the sequential approach). <p>In addition to the above, in order to be considered acceptable, redevelopment within the Motorways Retail Area which does not result in a significant increase in gross floorspace will be required to demonstrate that it would result in:</p> <p><u>The Motorways Retail Area</u></p> <p><u>Within the Motorways Retail Area (comprising Fosse Park Shopping Park, ASDA and the Grove Farm Triangle Retail Development) managed growth will be facilitated in a form which is complementary to the achievement of the Blaby Town Centre Masterplan.</u></p> <p><u>New development or extensions will be required to demonstrate that:</u></p> <ul style="list-style-type: none"> <u>(i) There would be no unacceptable impacts on existing centres;</u> <u>(ii) There are no sites suitable, available and viable and which are in sequentially preferable locations within or on the edge of existing centres;</u>

		<p>(iii) <u>They are capable of being well integrated with the existing retail facilities; and</u></p> <p>(iv) <u>They incorporate the provision of proportionate sustainability measures, including:</u></p> <ul style="list-style-type: none"> • Public realm, design and architectural improvements; • Improved accessibility to the site by means of public transport, walking and cycling; • Greater connectivity and ease of access between disparate parts of the MRA, particularly for pedestrians; • Improvements to the local and wider transport network resulting from development; • Retail units maintaining the minimum floorspace identified in the original consent; • <u>Mitigation of any material impacts on flooding that might occur.</u> <p><u>Meridian Leisure</u></p> <p><u>Within Meridian Leisure managed growth will be facilitated in a form which is complementary to the achievement of the Blaby Town Centre Masterplan.</u></p> <p><u>New development or extensions will be required to demonstrate that:</u></p> <p>i) <u>There would be no unacceptable impacts on existing centres;</u></p> <p>ii) <u>There are no sites suitable, available and viable and which are in sequentially preferable locations within or on the edge of existing centres;</u></p> <p>iii) <u>They are capable of being well integrated with the existing leisure facilities;</u></p> <p>iv) <u>They incorporate the provision of proportionate sustainability measures including:</u></p> <ul style="list-style-type: none"> • <u>Public realm, design and architectural improvements;</u> • <u>Improved accessibility to the site by means of public transport, walking and cycling; and</u> • <u>Improvements to the local and wider transport network resulting from development.</u>
MM.Pol13.3	Pages 72-73 / Paragraphs 7.13.2 -	Delete paragraphs 7.13.2 (including table and footnote showing retail floorspace requirements) and 7.13.3.

	<p>7.13.3 / Supporting text to Policy 13</p>	<p>Add new paragraphs 7.13.2 and 7.13.3:</p> <p>7.13.2 <u>The Blaby Retail Study (2008) identified the floorspace requirement in the District for the period 2008-2026. However, this was based on data prior to the economic recession. The Blaby Retail Study Update (July 2012) provides forecasts for the period 2012 to 2029 to accord with the Core Strategy plan period. The forecasts are based on the latest 2010 based ONS sub-national population projections and revised estimates of resident's retail expenditure.</u></p> <p>7.13.3 <u>The table below provides a summary of retail floorspace requirements for the District of Blaby:</u></p> <p style="text-align: center;"><u>Blaby District Retail Floorspace Requirements 2012-2029 (Sq.Metres Net)</u></p> <table border="1" data-bbox="611 920 1377 1429"> <thead> <tr> <th><u>Year</u></th> <th><u>Comparison Goods</u></th> <th><u>Convenience Goods</u></th> </tr> </thead> <tbody> <tr> <td><u>2012</u></td> <td><u>-2,588</u></td> <td><u>- 959* to - 2,205**</u></td> </tr> <tr> <td><u>2013</u></td> <td><u>-2,432</u></td> <td><u>- 869* to - 1,998**</u></td> </tr> <tr> <td><u>2014</u></td> <td><u>-2,065</u></td> <td><u>- 780* to - 1,793**</u></td> </tr> <tr> <td><u>2019</u></td> <td><u>529</u></td> <td><u>- 157* to - 361**</u></td> </tr> <tr> <td><u>2024</u></td> <td><u>3,708</u></td> <td><u>755* to 1,738**</u></td> </tr> <tr> <td><u>2029</u></td> <td><u>6,972</u></td> <td><u>1,598* to 3,675**</u></td> </tr> </tbody> </table> <p><u>Notes: Floorspace requirements based on existing retention rates</u></p> <p><u>* "Top Four" foodstore</u> <u>** "Discounter" foodstore</u></p>	<u>Year</u>	<u>Comparison Goods</u>	<u>Convenience Goods</u>	<u>2012</u>	<u>-2,588</u>	<u>- 959* to - 2,205**</u>	<u>2013</u>	<u>-2,432</u>	<u>- 869* to - 1,998**</u>	<u>2014</u>	<u>-2,065</u>	<u>- 780* to - 1,793**</u>	<u>2019</u>	<u>529</u>	<u>- 157* to - 361**</u>	<u>2024</u>	<u>3,708</u>	<u>755* to 1,738**</u>	<u>2029</u>	<u>6,972</u>	<u>1,598* to 3,675**</u>
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<p>MM.Pol13.4</p>	<p>Pages 74-75 / Paragraphs 7.13.11 – 7.13.14, 'The Motorways Retail Area (including Fosse Park)' section /</p>	<p><u>The Motorways Retail Area (including Fosse Park, ASDA and Grove Farm Triangle)</u></p> <p>7.13.11 The Blaby District Retail Study indicates that there is some retailer demand for new premises at Fosse Park. However, it states that this is not significant and could mostly be met by availability brought about by "churn" of existing premises.</p> <p>7.13.12 The East Midlands Regional Plan states that "Local</p>																					

	Supporting text to Policy 13	<p>Planning Authorities (LPAs) should....prevent the development or expansion of additional regional scale out-of-town retail and leisure floorspace". Planning Policy Statement 4 (2009) The NPPF reinforces the "town centre first focus" by encouraging LPAs to adopt a sequential approach to the location of new retail facilities only allowing out-of-centre developments where there are no alternatives in town centres or on the edge of town centres.</p> <p>7.13.13 Given the Central and Regional Government retail policy (which seeks a focus on existing centres) and the potential impact on the City Centre of Leicester and other centres, it is proposed to discourage the expansion of Fosse Park and limit growth manage the growth of Fosse Park so as not to undermine the principles underlying the original planning permission which sought to deter "high street" style development.</p> <p>7.13.14 Retailing is a dynamic sector and it is important to allow for flexibility to meet demand. The Council recognises the importance and success of the Motorways Retail Area and its ability to meet the needs of certain types of retailers, i.e. in terms of floorspace requirements, etc. In accordance with this, should opportunities arise to improve the facilities and environment within the Motorways Retail Area, the Council will explore these and seek improvements to the area in line with criteria set out in the policy.</p>
Policy 19: Bio-diversity and geo-diversity		
MM.Pol19.1	Page 86 / Policy 19 / Paragraph 3	At the end of paragraph, insert: <u>Where this is not possible, compensatory measures should be sought, including provision of replacement habitats.</u>
MM.Pol19.2	Pages 86-87 / Policy 19 / Paragraph 4	Amend paragraph as follows: "...local communities and landowners in order to encourage ensure the creation and designation of new wildlife sites and the identification, restoration, protection and enhancement of existing sites and new priority habitats, where appropriate opportunities arise. "
MM.Pol19.3	Page 87 / Policy 19 / Paragraph 5	Amend paragraph as follows: "These networks should be protected from development, or where possible, <u>Where development in these areas cannot be avoided, the networks of natural habitats should</u> be strengthened by or integrated within it <u>the development.</u> "

MM.Pol19.4	Page 87 / Policy 19 / Paragraph 8	Amend paragraph as follows: "When considering development proposals <u>of an appropriate type and scale</u> , the Council will explore <u>seek to ensure that</u> opportunities to build in biodiversity or geological features <u>are included</u> as part of the design."
MM.Pol19.5	Page 87 / Policy 19 / Paragraph 9, 'Sustainable Urban Extension' section	Amend paragraph as follows: "Several ponds and water features <u>of existing or potential wildlife value and visual merit</u> exist that need to be retained."
MM.Pol19.6	Page 88 / Paragraphs 7.19.2 - 7.19.3 / Supporting text to Policy 19	Paragraph 7.19.2 to be deleted. Amend paragraph 7.19.3 as follows: "The emerging National Planning Policy Framework (NPPF) emphasises the importance of bio-diversity and geo-diversity through seeking to minimise, or mitigate, where necessary, any adverse impacts of development on these sensitive areas, as well as encouraging LPAs to be, " <i>planning positively for the creation, protection, enhancement and management of networks of biodiversity ...</i> "
Policy 20: Cultural Environment		
MM.Pol20.1	Pages 88-89, Policy 20	The Policy should be deleted and replaced with the following: <u>Policy 20 – Historic Environment and Culture</u> <u>Blaby District has a number of important buildings, sites and areas of historic value including Scheduled Monuments (SMs), Listed Buildings, Conservation Areas, archaeological remains and other heritage assets. These (including heritage assets most at risk through neglect, decay or other threats) will be preserved, protected and where possible enhanced.</u> <u>The Council takes a positive approach to the conservation of heritage assets and the wider historic environment through:</u> a) <u>Considering proposals for development on, in, or adjacent to historic sites, areas and buildings against the need to ensure the protection and enhancement of the heritage asset and its setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.</u> b) <u>Expecting new development to make a positive contribution to the character and distinctiveness of the local area.</u>

		<p>c) <u>Ensuring that development in Conservation Areas is consistent with the identified special character of those areas, as well as working, where appropriate, to identify other areas of special architectural merit or historic interest in designating additional Conservation Areas;</u></p> <p>d) <u>Securing the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation; and</u></p> <p>e) <u>Promoting heritage assets in the District as tourism opportunities where appropriate.</u></p> <p><u>Sustainable Urban Extension</u></p> <p><u>The proposed SUE west of Leicester may affect two SMs. The masterplanning and subsequent development of the SUE must manage the impacts on these assets and, where appropriate, identify opportunities for their enhancement, including appropriate management.</u></p>
MM.Pol20.2	Page 89 / Paragraph 7.20.1 / Supporting text to Policy 20	<p>Amend paragraph 7.20.1 as follows:</p> <p>" ... The above policy aims to meet this objective by protecting (and where possible enhancing) archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets. To aid understanding, the policy shows the Council's intention to explore opportunities to provide interpretation of the local historic environment."</p>
MM.Pol20.3	Page 89 / Paragraph 7.20.2 / Supporting text to Policy 20	<p>Amend paragraph 7.20.2 as follows:</p> <p>The draft National Planning Policy Framework (NPPF) emphasises the importance of <u>Local Plans setting out a positive strategy for the conservation and enjoyment of</u> the historic environment and its heritage assets, and places a heavy emphasis on the conservation of heritage assets in a manner appropriate to their significance.</p>
MM.Pol20.4	Page 89 / Paragraph 7.20.3 / Supporting text to Policy 20	<p>Amend paragraph 7.20.3 as follows:</p> <p>Similarly, 'Planning Policy Statement 5: Planning for the Historic Environment' sets out the overarching aim for the Government as "the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations". Preservation and/or enhancement of the built and historic environment needs to be taken into account both in the Local Development Framework and in development control decisions. Blaby District contains a number of important archaeological sites</p>

		(including 14 Scheduled Ancient Monuments). In addition there are numerous areas of known archaeological interest and the potential for other unexplored areas to contain important archaeological artefacts.
MM.Pol20.5	Page 90 / Paragraphs 7.20.5 - 7.20.6 / Supporting text to Policy 20	Delete paragraphs 7.20.5 and 7.20.6
Policy 21: Climate Change		
MM.Pol21.1	Page 91 / Policy 21 / Bullet point c) Criterion (i)	ensures that the siting and scale of development avoids significant harm to the significance of a designated heritage <u>assets and nationally important archaeological remains</u> or its <u>their</u> setting.
New Policy		
MM.Pol24.1	Page 97 / Insert new policy after Policy 23	<p><u>Policy 24 - Presumption in favour of sustainable development</u></p> <p><u>When considering development proposals Blaby District Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>In addition, Blaby District Council will seek to involve local Communities in shaping development proposals when they are forthcoming.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan Core Strategy (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken</u>

		<p><u>as a whole; or</u></p> <ul style="list-style-type: none"> • <u>Specific policies in that Framework indicate that development should be restricted.</u>
Appendix D: Infrastructure Plan		
MM.AppD.1	Pages 115 – 123 / Appendix D, Infrastructure Plan	Replace Appendix D – Infrastructure Plan with the updated Infrastructure Plan attached as Annex 2 to these main modifications.
Appendix E: Monitoring Report		
MM.AppE.1	Pages 124 – 134 / Appendix E, Monitoring Report	Replace Appendix E - Monitoring Report with the updated Monitoring Report attached as Annex 3 to these main modifications.
Appendix F: Housing Trajectory		
MM.AppF.1	Page 136-137 / Appendix F Housing Trajectory (2006-2029)	Replace Appendix F – Housing Trajectory with the updated Housing Trajectory attached as Annex 1 to these main modifications.

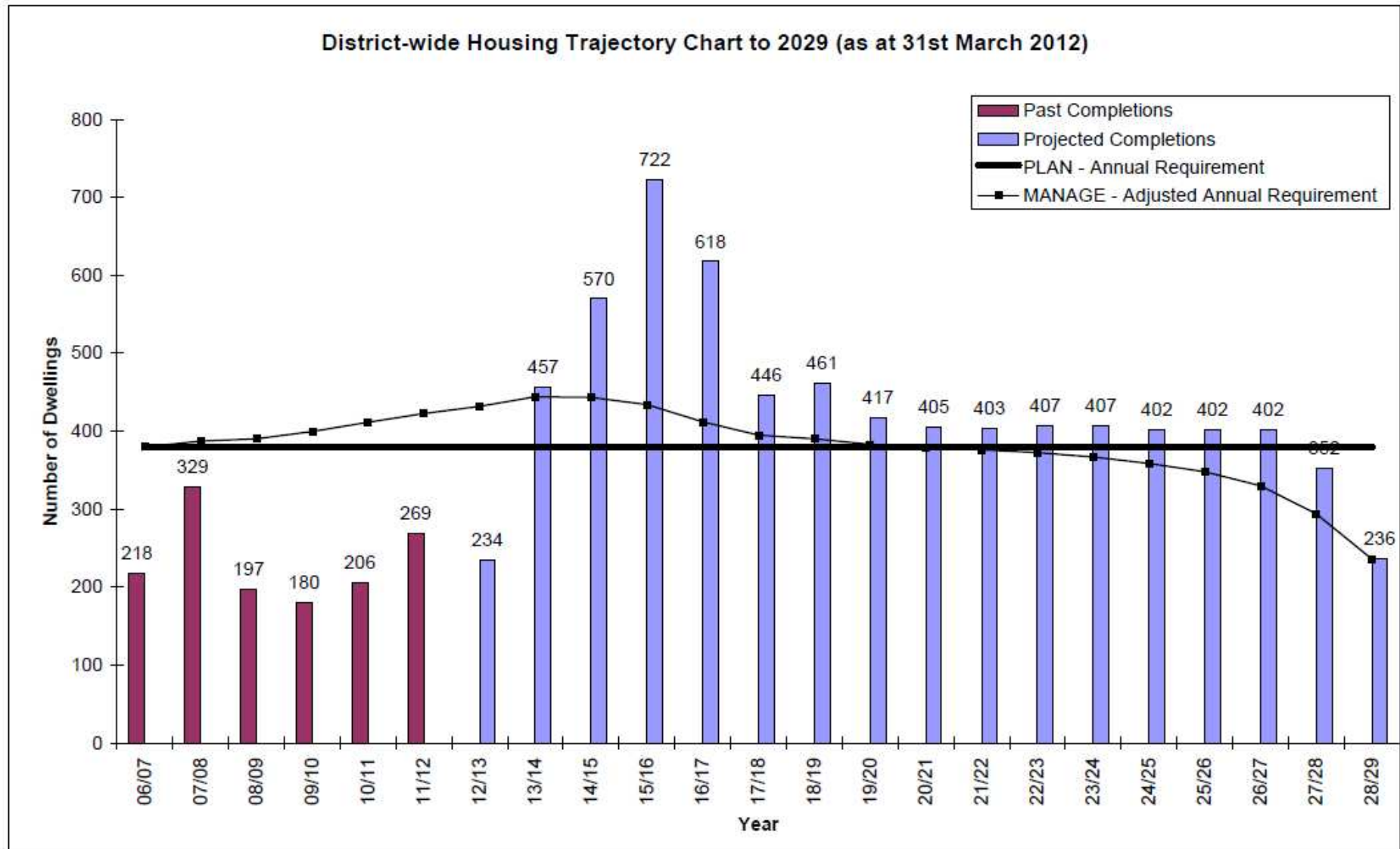
Annex 1

Core Strategy Appendix F – Housing Trajectory and District-wide Housing Trajectory to 2029

Appendix F - Blaby District Core Strategy Housing Trajectory (2006 - 2029)

Year		06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Total		
DISTRICT	Past Completions	218	329	197	180	206	269																			1399	
	Large site commitments (sites of 10 or more dwellings)							185	401	416	373	276	58	58	14	2	0	5	5	0	0	0	0	0	0	1793	
	Small site commitments (sites of less than 10 dwellings)							49	56	54	49	42	0	0	0	0	0	0	0	0	0	0	0	0	0	250	
	Strategic Growth Area (adjoining the PUA)							0	0	100	300	300	300	315	315	315	315	315	315	315	315	315	265	150		4250	
	Additional dwellings remaining to be planned							0	0	0	0	0	88	88	88	88	88	87	87	87	87	87	87	87	86		1048
	Total projected Provision							234	457	570	722	618	446	461	417	405	403	407	407	407	402	402	402	352	236		7341
	Cumulative provision	218	547	744	924	1130	1399	1633	2090	2660	3382	4000	4446	4907	5324	5729	6132	6539	6946	7348	7750	8152	8504	8740			
	PLAN - Annual requirement	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380		8740
	Cumulative requirement	380	760	1140	1520	1900	2280	2660	3040	3420	3800	4180	4560	4940	5320	5700	6080	6460	6840	7220	7600	7980	8360	8740			
	MONITOR - No. of dwellings above or below cumulative requirement MANAGE - Annual requirement taking into account of past completions and projections	-162	-213	-396	-596	-770	-881	-1027	-950	-760	-418	-180	-114	-33	4	29	52	79	106	128	150	172	144	0			
	380	387	390	400	411	423	432	444	443	434	412	395	390	383	380	376	373	367	359	348	330	294	236				
PUA	Past Completions	165	266	85	55	51	26																			648	
	Large site commitments (sites of 10 or more dwellings)							36	129	143	133	117	8	8	0	2	0	0	0	0	0	0	0	0	0	576	
	Small site commitments (sites of less than 10 dwellings)							18	22	21	14	10	0	0	0	0	0	0	0	0	0	0	0	0	0	85	
	Strategic Growth Area (adjoining the PUA)									100	300	300	300	315	315	315	315	315	315	315	315	315	265	150		4250	
	Additional dwellings remaining to be planned (PUA)												16	16	16	16	16	16	16	16	16	16	16	15		191	
	Total projected Provision							54	151	264	447	427	324	339	331	333	331	331	331	331	331	331	281	165		5102	
	Cumulative provision	165	431	516	571	622	648	702	853	1117	1564	1991	2315	2654	2985	3318	3649	3980	4311	4642	4973	5304	5585	5750			
	PLAN - Annual requirement	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250		5750
	Cumulative requirement	250	500	750	1000	1250	1500	1750	2000	2250	2500	2750	3000	3250	3500	3750	4000	4250	4500	4750	5000	5250	5500	5750			
	MONITOR - No. of dwellings above or below cumulative requirement MANAGE - Annual requirement taking into account of past completions and projections	-85	-69	-234	-429	-628	-852	-1048	-1147	-1133	-936	-759	-685	-596	-515	-432	-351	-270	-189	-108	-27	54	85	0			
	250	254	253	262	273	285	300	316	326	331	322	313	312	310	307	304	300	295	288	277	259	223	165				
NON-PUA	Past Completions	53	63	112	125	155	243																			751	
	Large site commitments (sites of 10 or more dwellings)							149	272	273	240	159	50	50	14	0	0	5	5	0	0	0	0	0	0	1217	
	Small site commitments (sites of less than 10 dwellings)							31	34	33	35	32	0	0	0	0	0	0	0	0	0	0	0	0	0	165	
	Additional dwellings remaining to be planned (non-PUA)												72	72	72	72	72	71	71	71	71	71	71	71	71	857	
	Total projected Provision							180	306	306	275	191	122	122	86	72	72	76	76	71	71	71	71	71	71	2238	
	Cumulative provision	53	116	228	353	508	751	931	1237	1543	1818	2009	2131	2253	2339	2411	2483	2559	2635	2706	2777	2848	2919	2990			
	PLAN - Annual requirement	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	2990	
	Cumulative requirement	130	260	390	520	650	780	910	1040	1170	1300	1430	1560	1690	1820	1950	2080	2210	2340	2470	2600	2730	2860	2990			
	MONITOR - No. of dwellings above or below cumulative requirement MANAGE - Annual requirement taking into account of past completions and projections	-77	-144	-162	-167	-142	-29	21	197	373	518	579	571	563	519	461	403	349	295	236	177	118	59	0			
		130	134	137	138	139	138	132	129	117	103	90	82	78	74	72	72	72	72	71	71	71	71	71	71		

The housing trajectory does not contain a windfall allowance



Annex 2

Core Strategy Appendix D – Infrastructure Plan

Priority	Infrastructure Required	Cost (£)	Funds Committed	Phasing	Delivery Agency	Possible funding sources
Sustainable Urban Extension / Sustainable Employment Site (Policy 3 & 4)						
Essential	New bridges over M1 and M69*	£10.75m		Bridge over M1 (available for use upon occupation of 300 houses). Bridge over M69 (delivery timescale to be identified though an agreed phasing plan)	Developer working with Highways Agency	Developer
Essential	Other off site highway works* including: <ul style="list-style-type: none"> • Improved junction of A47 / Beggars Lane; • Improvements (both for general traffic and public transport) to A47 corridor; • Exclusive public 	£10.m	No funding committed	Exclusive public transport link to A47 (available for use before occupation of first dwelling),	Developer	Developer

	<ul style="list-style-type: none"> transport link to A47; Linkages to Leicester City Centre and other key centres by walking and cycling 			Other contributions in accordance with agreed phasing plan.		
Essential	Establish local bus linkages to Junction 21/Enderby area*	£2m	No funding committed	In accordance with agreed phasing plan.	Developer	Developer
Essential	2 Primary Schools 1) 420 pupils (2ha) & 2) 630 pupils (2.5 ha) *	£12.2m	No funding committed	Primary school one to be delivered upon occupation of 300th house.	Developer (potential for Academy to be explored)	Developer (potential for Academy contribution to be explored)
Essential	Secondary School - 850 pupils (Approx 10ha)*	£17.5m	No funding committed	In accordance with agreed phasing plan.	Developer (potential for Academy to be explored)	Developer (potential for Academy contribution to be explored)
Essential	SUE Health care facilities* Comprising of new 1,000 - 1,200 sq m GP practice	£2.4m	No funding committed	New surgery required after completion of 750 houses. In accordance with agreed phasing plan.	Developer, / Health Practices	Developer & Health care practice
Essential	Police*. To include capital infrastructure, including equipment, communications, CCTV, vehicles and premises.	£3m* (potential to incorporate a police facility within the Community Facility)	No funding committed	In accordance with agreed phasing plan.	Leicestershire Constabulary, Developer	Leicestershire Constabulary, Developer

Essential	Green Infrastructure / Play and Open Space* at least in line with minimum standards referred to in Policies 14 and 15.	£10m	No funding committed	In accordance with agreed phasing plan.	Developer	Developer,
Essential	Community Centre* (Potential for multiple use)	£2m	No funding committed	In accordance with agreed phasing plan.	Developer	Developer
Essential	Civic waste disposal*	£120,000	No funding committed	In accordance with agreed phasing plan.	Developer / Leicestershire County Council (LCC)	Developer
Essential	Library *	£250,000m (potential to incorporate a library within the Community Facility)	No funding committed	TBC	Developer / LCC	Developer
Essential	Electricity sub-station	£2m*	No funding committed	In accordance with agreed phasing plan.	Developer / Electricity provider	Developer / Electricity provider
Housing distribution (Policy 5) – Larger Central Villages						
Blaby						

Essential	Health (extensions to existing premises)	Based on NHS standards which assess likely patient numbers & floorspace required c.£480 per dwelling where no capacity exists	No funding committed	TBC	Developer PCT	Developer
Essential	Education (extensions to existing schools). Only limited available capacity in primary schools.	Based on LCC education standards which assess likely student numbers & floorspace required c.£6,555 per dwelling where no capacity exists	No funding committed	TBC	Leicestershire County Council	Developer, Leicestershire County Council
Countesthorpe						
Essential	Health (extensions to existing premises)	Based on NHS standards which assess likely patient numbers & floorspace required	No funding committed	TBC	Developer/PCT	Developer

		c.£480 per dwelling where capacity exists				
Essential	Education (extensions to existing schools)	Based on LCC education standards which assess likely student numbers & floorspace required c.£6,555 per dwelling where capacity exists.	No funding committed	TBC	Leicestershire County Council	Developer, Leicestershire County Council
Narborough						
Essential	Health (extensions to existing premises)	Based on NHS standards which assess likely patient numbers & floorspace required c.£480 per	No funding committed	TBC	Developer/PCT	Developer

		dwelling where no capacity exists				
Essential	Education (extensions to existing schools)	Based on LCC education standards which assess likely student numbers & floorspace required c.£6,555 per dwelling where no capacity exists.	No funding committed	TBC	Developer / Leicestershire County Council	Developer, Leicestershire County Council
Whetstone						
Essential	Health (extensions to existing premises)	Based on NHS standards which assess likely patient numbers & floorspace required c.£480 per dwelling where no capacity exists	No funding committed	TBC	Developer/PCT	Developer

Essential	Education(extensions to existing schools)	Based on LCC education standards which assess likely student numbers & floorspace required c.£6,555 per dwelling where no capacity exists	No funding committed	TBC	Developer / Leicestershire County Council	Developer, Leicestershire County Council
Transport Infrastructure (Policy 10)						
Essential	Travel packs for all residential developments	£50 per dwelling.	N/A	N/A	Leicestershire County Council	Developer
Services and Facilities to support growth (Policy 11)						
Essential	Health	Based on individual circumstances (c.£480 per dwelling where no capacity exists)	N/A	Dependent upon housing delivery rates	see above	see above
Essential	Transport	Cost and phasing of requirements	N/A	Cost and phasing of requirements	see above	see above

		based on individual site specific circumstances		is based on individual site specific circumstances		
Essential	Education	Based on individual circumstances (c.£6,555 per dwelling where no capacity exists)	N/A	Dependent upon housing delivery rates	see above	see above
Essential	Police*. To include capital infrastructure, including equipment, communications, CCTV, vehicles and premises.	Based on individual circumstances (c.£606* per dwelling where no capacity)	N/A	Cost and phasing of requirements is based on individual site specific circumstances	Police	Developer
Flooding and Risk Management (Policy 22)						
Essential	Flood alleviation scheme for Lubbesthorpe Brook SUDS	£700,000	Funding committed by EA. Potential for land to	TBC	Environment Agency	Developer may provide land

			made available to EA to carry out balancing works.			
Waste (Policy 23)						
Essential	Recycling and Household Waste Sites	£0.25m	No funding committed	TBC	Leicestershire County Council	Developer, Leicestershire County Council

*Subject to ongoing negotiation. Information in the above table as at October 2012.

Annex 3

Core Strategy Appendix E – Monitoring Report

Policy	CS Objective(s)	Indicator	Target	Baseline Data
Policy 1 – Strategy for locating new development	i, ii, iii, vi, vii, viii, x, xi.	Number of new houses completed in the District, PUA and non PUA in the first 5 years of the plan, ie, by 31 March 2011	By 31 March 2011: a) 1130 houses in the District b) 622 houses in the PUA c) 508 houses in the non-PUA	n/a
		Number of new houses completed in the District, PUA and non PUA over 10 years of the plan, ie, by 31 March 2016	By 31 March 2016: a) 3382 houses in the District b) 1564 houses in the PUA c) 1818 houses in the non-PUA	n/a
		Number of new houses completed in the District, PUA and non PUA over 15 years of the plan, ie, by 31 March 2021	By 31 March 2021: a) 5729 houses in the District b) 3318 houses in the PUA c) 2411 houses in the non-PUA	n/a
		Number of new houses completed in the District, PUA and non PUA over 20 years of the plan, ie, by 31 March 2026	By 31 March 2026: a) 7750 houses in the District	n/a

		<p>Number of new houses completed in the District, PUA and non PUA by end of plan period, ie, by 31 March 2029</p> <p>Employment land to be provided across the District over the plan period</p> <p>Employment land to be provided within or adjoining the PUA over the plan period.</p>	<p>b) 4973 houses in the PUA c) 2777 houses in the non-PUA</p> <p>By 31 March 2029: a) 8740 houses in the District b) 5750 houses in the PUA c) 2990 houses in the non-PUA</p> <p>68ha of employment land to be provided across the District by 2029</p> <p>At least 57ha of the employment land will be provided within or adjoining the PUA.</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p>
Policy 3 - Sustainable Urban Extension	i, ii, iii, iv, v, viii, x, xi, xii	Number of new houses completed in the SUE in 5 year tranches	<p>Number of new houses completed in the SUE by:</p> <p>a) 31 March 2016 – 400 houses b) 31 March 2021 – 1,945 houses c) 31 March 2026 – 3,520 houses d) 31 March 2029 –</p>	n/a

		<p>Number of new affordable houses completed in the SUE in 5 year tranches</p> <p>Amount of office floorspace delivered in the District Centre of the SUE at Lubbesthorpe.</p> <p>Amount of additional permitted and completed retail development in the SUE.</p> <p>Delivery of infrastructure to support the SUE.</p>	<p>4,250 houses</p> <p>Number of new affordable houses completed in the SUE by:</p> <p>a) 31 March 2016 – 100 affordable houses</p> <p>b) 31 March 2021 – 486 affordable houses</p> <p>c) 31 March 2026 – 880 affordable houses</p> <p>d) 31 March 2029 – 1,062 affordable houses</p> <p>2000m² of office floorspace provided between 2014 and 2029</p> <p>New retail facilities to be provided as part of the SUE (2000 – 3000 m² retail floorspace for convenience goods)</p> <p>SUE infrastructure will be delivered in accordance with the Infrastructure Plan (Appendix D).</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p>
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Policy 4 - Strategic Employment Site	iii, x, xi	Amount of employment land provided in the Strategic Employment Site.	21 hectares to be provided between 2014 and 2029	<u>n/a</u>
Policy 5 - Housing distribution	i, ii, iii, x, xi	Number of houses built in each of the settlements identified in the Settlement Distribution policy	Secure the numbers of houses identified during the plan period (Nb. An annualised target for each settlement would be meaningless as delivery will not be forthcoming in a consistent manner). Provision outside of the PUA will be monitored under policy 1.	<u>n/a</u>
Policy 6 - Employment	xi	Amount of floorspace developed for employment. Loss of key employment sites Amount of employment land provided in the Glenfield Strategic Employment Site.	Provision of 68 Hectares (gross) of employment land between 2014 and 2029. No loss of key employment sites (subject to the criteria set out in the policy) 30 hectares of employment land provided between 2014 and 2029	n/a n/a n/a

Policy 7 - Affordable housing	i, ii, v	Number of new affordable houses completed in the District in 5 year tranches	Number of new affordable houses in the District by: a) 31 March 2016 – 696 affordable houses b) 31 March 2021 – 1,242 affordable houses c) 31 March 2026 – 1,726 affordable houses d) 31 March 2029 – 1,960 affordable houses	n/a
Policy 8 - Mix of housing	i, ii	Percentage of schemes of 10 or more dwellings that are achieving an appropriate mix of housing.	100% of schemes are achieving an appropriate mix of housing.	n/a
Policy 9 - Accommodation for Gypsies and Travellers	i, vi	Number of Gypsy and Traveller pitches provided in the District in 5 year tranches	Number of Gypsy and Traveller pitches provided: a) between 2012 and 2017 – 20 pitches	n/a

		Number of Travelling Showpeople plots provided over the plan period.	<p>b) between 2017 and 2022 – 23</p> <p>c) between 2022 and 2027 – 26 pitches</p> <p>d) between 2027 and 2029 – 12 pitches</p> <p>4 Travelling Showpeople plots to be provided over the plan period</p>	n/a
Policy 10 - Transport Infrastructure	iii, vii, xi	<p>Amount of new residential development in SUEs and large villages to have access to a 20 minute frequency public transport.</p> <p>% of houses in other areas to have access to an hourly bus services linking to higher order centres</p> <p>New developments above 200 units that provide new cycle and footpaths which link in with existing networks.</p>	<p>100% of houses in the SUE and large villages to be within 400 metres of a (minimum 20 minute frequency) Local Bus service.</p> <p>95% of new houses to be within 800 metres of a (minimum hourly) Local Bus service.</p> <p>100% of new developments of 200 or more houses to provide dedicated cycle and pedestrian routes & to link in with networks abutting the site.</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p>

		Number of Air Quality Management Areas (AQMA).	No additional AQMAs designated.	n/a
Policy 11 – Infrastructure, services and facilities to support growth And Policy 12 – Planning obligations and developer contributions	ii, iii, iv, xi	Percentage of developments permitted where necessary infrastructure secured. Delivery of infrastructure	100% of all new developments will secure necessary infrastructure. Infrastructure will be delivered in accordance with the Infrastructure Plan	n/a n/a
Policy 13 – Retailing and other town centre uses	iii, v, xi, xii	Total amount of permitted and completed retail floorspace for comparison goods. Total amount of permitted and completed retail floorspace for convenience	6,972m ² net of comparison goods floorspace will be provided by 2029. Between 1,598m ² and 3,675m ² of convenience floorspace will be provided by 2029.	n/a n/a

		goods. Percentage of additional permitted and completed retail and leisure floorspace in Blaby Town Centre and other centres in the District.	100% of new retail and leisure development in Blaby Town Centre and other centres unless impact assessment and sequential approach allows out of centre development.	n/a																
Policy 14 - Green Infrastructure (GI)	iii, iv, v, vi, ix, xi	The delivery of GI projects identified in the Policy.	To deliver the GI projects identified in Policy 14 by 2029 in accordance with Blaby District Council's Green Space Strategy.	n/a																
Policy 15 - Play and Open Spaces	iii, iv,	Development granted on existing areas of sport and recreation space.	No net reduction in amount of formal and informal open space per head of population	<table border="1"> <thead> <tr> <th>Typology</th> <th>Ha / 1,000 population</th> </tr> </thead> <tbody> <tr> <td>Allotments</td> <td>0.16</td> </tr> <tr> <td>Children and young people</td> <td>0.05</td> </tr> <tr> <td>Churchyards and cemeteries</td> <td>0.19</td> </tr> <tr> <td>Informal open space</td> <td>1.31</td> </tr> <tr> <td>Natural green space</td> <td>2.24</td> </tr> <tr> <td>Outdoor sport</td> <td>1.52</td> </tr> <tr> <td>Outdoor sport (limited access)</td> <td>1.92</td> </tr> </tbody> </table>	Typology	Ha / 1,000 population	Allotments	0.16	Children and young people	0.05	Churchyards and cemeteries	0.19	Informal open space	1.31	Natural green space	2.24	Outdoor sport	1.52	Outdoor sport (limited access)	1.92
Typology	Ha / 1,000 population																			
Allotments	0.16																			
Children and young people	0.05																			
Churchyards and cemeteries	0.19																			
Informal open space	1.31																			
Natural green space	2.24																			
Outdoor sport	1.52																			
Outdoor sport (limited access)	1.92																			

		Creation of new formal and informal recreation space.	100% of new housing developments to provide play and open space facilities to meet the requirements set out in Policy 15, or make a commensurate financial contribution.	<table border="1"> <tr> <td>Parks and recreation grounds</td> <td>0.41</td> </tr> <tr> <td>Playing fields</td> <td>0.015</td> </tr> <tr> <td>Playing fields (limited access)</td> <td>0.014</td> </tr> <tr> <td>TOTAL:</td> <td>7.829</td> </tr> </table> <p>Source: PPG17 study (June 2009)</p> <p>n/a</p>	Parks and recreation grounds	0.41	Playing fields	0.015	Playing fields (limited access)	0.014	TOTAL:	7.829
Parks and recreation grounds	0.41											
Playing fields	0.015											
Playing fields (limited access)	0.014											
TOTAL:	7.829											
Policy 16 - Green Wedges	iv, vi, ix, xi	<p>Loss and creation of Green Wedges and type of planning permissions granted in these areas.</p> <p>Provision of new Green Wedges</p>	<p>No permissions of inappropriate uses in Green Wedges resulting in the Green Wedge functions being undermined.</p> <p>To create a new Green Wedge as part of the SUE.</p>	<p>n/a</p> <p>n/a</p>								
Policy 17 - Areas of Separation	iv	Loss and creation of Areas of Separation and type of planning	No permissions of inappropriate uses in Areas of Separation that	n/a								

		permissions granted in these areas.	would result in the separation being undermined	
Policy 18 - Countryside	iv, vi, x	Loss of Countryside - planning permissions granted in these areas.	No permissions of inappropriate uses in countryside that would undermine its open character.	n/a
Policy 19 - Bio-diversity and geo- diversity	v, vi	Creation of new Local Wildlife Sites The number of planning decisions which have a harmful effect on Sites of Special Scientific Interest (SSSIs) or Regionally Important Geological Sites	Increase the number of Local Wildlife Sites from the baseline position in partnership with the Local Wildlife Trust and County Ecologist. 0 permitted planning applications have a harmful effect on SSSIs or RIGS	There are 67 designated Local Wildlife Sites in the District (as of November 2012) Source: Leicestershire County Council, Ecology Team (November 2012)
Policy 20 - Historic Environment and Culture	v, vii,	Number of designated heritage assets at risk in the District	No net increase in the number of designated heritage assets at risk in the District	There are currently 2 designated heritage assets at risk in Blaby District (2 Scheduled Monuments near Wigston Parva) Source: English Heritage survey of

				designated heritage assets at risk (2012)
Policy 21 – Climate Change	vi, viii, ix, xi	Percentage of housing achieving the energy efficiency code level requirements from the Code for Sustainable Homes	100% of all new houses to meet the phased code level requirements of the CSH.	n/a
Policy 22 – Flood risk management	viii, ix	Planning permissions granted contrary to Environment Agency advice on either flood defence grounds or water quality	No planning permissions for sensitive development to be granted in flood plains (contrary to advice from the Environment Agency).	n/a
Policy 23 – Waste	iii, v, vi, viii	Amount of waste to be recycled and composted	Increase in the amount of waste to be recycled and composted.	From April 2011 to March 2012, Blaby District Council recycled and composted 48% (17,233 tonnes) of all waste collected. Source: Blaby District Council Neighbourhood Services Group (2012)

Appendix F - Housing Trajectory	i	Monitor the 5 year housing supply	The Council will maintain a 5 year housing supply over the plan period (2006 - 2029)	n/a
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