

## Chapter Ten Community Facilities, Leisure and Recreation (Policy Theme 8)

### You told us that...

- In the event of new development, the Borough Council should work with developers and communities to determine the required need of the local community regarding potential contributions towards appropriate community infrastructure.

*Extract: Core Strategy Preferred Options Consultation Respondent Analysis*

### **A Preferred Approaches**

- 10.0 **Key Issue 8 Recreation and Leisure Facilities**  
To concentrate recreation and leisure facilities in identified areas of the Borough, for example, Town Centres and land within or adjacent to Green Wedges.
- 10.1 **Key Issue 10 Kilby Bridge**  
Place a village envelope around the settlement of Kilby Bridge.



### **B Other Strategies and Policy Considerations**

- 10.2 **National Level** – Planning Policy Statement 1, Planning Policy Guidance 13, Planning Policy Guidance 15, Planning Policy Guidance 17 plus Companion Guide, Planning Policy Statement 9 plus Companion Guide and the Draft Revised Circular on Planning Obligations.
- 10.3 **Regional Level** – Regional Spatial Strategy 8 (Policies: 1, 17, 23, 25, 31, 32, and 34). Proposed Changes Regional Spatial Strategy 8 (Policies: 1, 22, 23, 25 and 40)
- 10.4 **Sustainable Community Strategy** – Increase access to physical activity, provide more green space and play areas. Improve and regenerate parks and open spaces. Enrich the current provision of culture and leisure opportunities for residents. Identify, address and overcome barriers, particularly amongst people with disabilities, young people, elderly people and people from minority ethnic communities, take action to encourage physical exercise by residents in the community. Raise the profile of the area as an attractive destination for day visitors and cherish its heritage. Ensure sufficient social and recreational provision for young people.
- 10.5 **Best Practice Guidance** – Contributing to Sustainable Communities; a new approach to planning obligations.

- 10.6 **Evidence base** – Public Consultation (Issues Papers and Options Papers), GIS data, Community Profile, Conservation Area Appraisals, Landscape Character Assessment 2005, Phase 1 habitat survey plus biodiversity Audit 2005, Green Wedge Management Plans and Open Space Assessment, Faith Community Profile and Needs Assessment (2008).
- 10.7 **Other** – Sustainability Appraisal Scoping report and initial Issues and Options Appraisal.



## **C** Reasons for Preferred Options Choice

- 10.8 Concentrating leisure and recreational facilities in existing identified areas and in some circumstances appropriate green wedge land will enable a variety of facilities to be developed and linked to the existing green and community infrastructure. This will widen opportunities for people living in these areas to access leisure and recreation easier without the need to travel long distances and will also contribute to healthier lifestyles.
- 10.9 However, facilities should still be well related to good transport, cycling and walking routes to ensure they are accessible by a choice of transport modes and do not exclude residents of the Borough who do not live in the urban area. This will accord with national policy particularly in relation to Planning Policy Guidance 13 and Planning Policy Guidance 17.
- 10.10 An Open Space Assessment has been carried out by JPC Ltd on behalf of the Borough Council during 2008. At the time of preparing this document the outcomes of the study were still in draft format and are still subject to some change. However, reference is made to this study to begin to provide some structure to the emerging policy.
- 10.11 The study consisted of an audit of the Borough's open space, sports and recreation facilities, including an assessment of the current quality of open space, using appropriate guidance within Planning Policy Guidance Note 17. It also provided an assessment of the local communities' current and future provision and requirements in respect of quality, quantity, and access.
- 10.12 The study has resulted in a number of proposed quantity and access standards for open space and built facilities as outlined in the Figure 4 below:

Typology	Quantity Standard	Access Standard
Parks and Recreation Grounds	0.5 ha/1000	800 metres (15 minutes straight line walk time)
Outdoor Sports Space	1.0 ha/1000	480 metres (10 minutes straight line walk time)
Children & Young people's Space	0.30 ha/1000	<ul style="list-style-type: none"> <li>• Junior Provision – 450m (just under 10 minutes straightline walk time)</li> <li>• Youth Provision – 800 m (15 minutes straightline walk time)</li> </ul>
Informal Open Space	0.5 ha/1000	480 metres (10 minutes straight line walk time)
Natural Greenspace	0.8 ha/1000	4800 metres (10 minutes straight line walk time)
Allotments	0.5 ha/1000	480m (10 minutes straight line walk time)
Sports Halls	1 x 4-court hall per 13,984 persons	10 minutes drivetime
Swimming Pools	1 x 4-lane (25 metres) per 20,720 persons	10 minutes drivetime
Small halls/community venues	1 per 2,500 persons	10 minutes walktime

**Figure 4: The State of Oadby and Wigston: District Audit**

- 10.13 It is intended that, when finalised, these standards will be used to assist with the implementation of Core Strategy Policy 23 Leisure and Recreation.
- 10.14 The area around Kilby Bridge is currently scattered development consisting of housing, commercial and uses relating to the canal. The area is likely to come under increasing pressure from redevelopment of the commercial uses, primarily for housing development. Without a 'village envelope' there would be little control over expansion of this area into the surrounding countryside and the potential loss of valuable green space. Creating a settlement boundary would ensure any new development is in keeping with the open character of the area and the wider countryside.
- 10.15 An Area Action Plan could be developed for the settlement to provide a planned approach to development of this area rather than allowing sporadic redevelopment to take place over time. This would result in a more consistent growth of the area to meet community needs and ensure the individual character of the area is not diminished. In addition, the potential to incorporate development related to tourism

and the canal would revitalise this southern area of the Borough and provide employment and leisure opportunities for local people.

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## **D Alternatives and Reasons for Rejection**

### **Alternatives to concentrating recreation and leisure in land adjacent or within green wedges**

- Scatter recreation and leisure facilities throughout the Borough.

#### **Reasons for rejection of the alternative:**

- 10.16 Although scattering facilities throughout the Borough will still provide a variety of opportunities for residents to access leisure and recreation, it may not be as easy to ensure they are accessible to the majority of the Borough's residents by modes of transport other than cars. This would be contrary to national and regional policy. Scattering is also likely to result in less comprehensive facilities and lack of the variety that could be achieved through concentration and linkages to other new development and regeneration initiatives in the urban areas.

### **Alternative to erecting a 'village envelope' around the hamlet of Kilby Bridge**

- Identifying the settlement of Kilby Bridge as land within the countryside.
- Let market forces decide that there is no formal protection for the Kilby Bridge area.

#### **Rejections for the alternatives:**

- 10.17 It is felt that this area of the Borough could benefit from revitalisation. To restrict development only to those uses appropriate in the open countryside could undermine the aims of providing a greater range of facilities and opportunities for local residents. In addition, there are several sites in the area that would provide Brownfield opportunities in the future. To not delineate a settlement boundary would likely result in redevelopment that is not well related to the settlement or meets with planned development intentions.

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## **E** Potential Policies

### **Core Strategy Policy 21 (CS21) – Developer Contributions to meet Community Needs**

The Borough Council will seek to mitigate and/or compensate the direct impacts of new development where necessary, relevant and reasonable. In such circumstances the council will enter into a legal agreement with the owners, applicants and/or developers to negotiate appropriate levels of provision related to the development proposed. In undertaking such negotiations, regard will be had to the economic viability of the proposed development.

The potential community infrastructure requirements of new development where provision or contribution may be sought are as follows:

- Affordable or specialist needs housing.
- Open space and play facilities.
- Sporting and leisure centre facilities.
- Local educational investment provision.
- Highways and public transport improvements.
- Healthcare provision and social services.
- Local waste management and recycling.
- Environmental works including benefits to local biodiversity, cultural and historical environment.
- Repairs and / or improvements to community buildings.
- Public art in the community.

The prioritising of community infrastructure requirements will be an evidence based cooperative process, with the Council working with both developers and local communities to determine appropriate required needs.

10.18 Such a policy initiative would be linked to:

#### **Strategic Objective 8 (SO8):**

**Promote healthy lifestyles by not only encouraging walking and cycling but by providing access to community health services and encouraging the development of improved, high quality leisure and recreation facilities that are available throughout the Borough.**

#### **Strategic Objective 9 (SO9):**

**Build a safe and cohesive Borough by empowering community groups by establishing public buildings and open spaces; by delivering public and private sector initiatives to promote social inclusion; and, by promoting community cohesion through participation, interaction and understanding.**

**Strategic Objective 10 (SO10):**

**Promote the effective management and enhancement of the Borough's wildlife and natural landscape whilst contributing to the achievement of Biodiversity Action Plan (BAP) targets through creating and managing specific habitats.**

- 10.19 The Government has made provision for a Community Infrastructure Levy in the Planning Bill introduced to Parliament in November 2007. Local Authorities will be empowered to charge a Community Infrastructure Levy on new developments to help finance the infrastructure needed to support growth.
- 10.20 Once the Community Infrastructure Levy is enacted it is the Borough Council's intention to review its approach towards Developer Contributions and to consider whether it is appropriate to bring forward policy guidance relating to Community Infrastructure Levy.

**Core Strategy Policy 22 (CS22) – Leisure and Recreation**

The Borough Council will seek to ensure that the proposed quantity and access standards for open space and built facilities are met in order to meet the leisure and recreation needs of the Borough's residents.

The sequential approach will be used to identify development of facilities so that they are close to their intended population catchment areas and are accessible by a choice of transport modes other than the private car and be of an appropriate scale and design.

In relation to formal and informal play and open space, the policy will seek to protect existing sites from development where there is a demand to retain and the equivalent cannot be provided elsewhere. New development will be expected to contribute either physically or financially to the provision or improvement of recreational facilities. Also the enhancement and protection of recreational Rights of Way will be sought.

Within the Green Wedges, facilities for outdoor sport and recreation may be appropriate providing they conform with the Core Strategy policies related to these areas.

- 10.21 Such a policy initiative would be linked to:

**Strategic Objective 8 (SO8):**

**Promote healthy lifestyles by not walking and cycling but by providing access to community health services and encouraging the development of improved, high quality leisure and recreation facilities that are available throughout the Borough.**

**Strategic Objective 13 (SO13):**

**The encouragement of small scale development in the countryside with emphasis on providing for employment, leisure and residential development essential to the needs of the rural economy.**

**Core Strategy Policy 23 (CS23) – Tourism**

The Borough Council will support the retention and expansion of existing tourism facilities and encourage sustainable growth of appropriate tourism through the provision of new facilities. The Borough's industrial and architectural heritage will be further protected, enhanced and promoted as an attraction to local people and visitors.

The restoration of the Grand Union Canal will be enabled through further protection of its route and promotion of support initiatives that encourage tourism development around Kilby Bridge, taking account of the wider landscape and biodiversity issues including Sites of Special Scientific Interest.

10.22 Such a policy initiative would be linked to:

**Strategic Objective 10 (SO10):**

**Promote the effective management and enhancement of the Borough's wildlife and natural landscape whilst contributing to the achievement of Biodiversity Action Plan (BAP) targets through creating and managing specific habitats.**

**Strategic Objective 11 (SO11):**

**Protect and enhance the Green Wedges by limiting development to appropriate uses, as well as safeguarding our open spaces for sport and other forms of recreation.**

**Strategic Objective 12 (SO12):**

**Encourage the enhancement and preservation of historically significant buildings, archaeological sites, conservation areas, parks and other cultural assets providing opportunities for people to access and understand our local heritage.**

**Core Strategy Policy 24 (CS24) Community Facilities and Places of Worship**

Proposals for built community facilities and places of worship falling within use class D1 should be coordinated in association with the local strategic partnership to ensure that key stakeholders and representatives of the wider local community are involved throughout the planning and implementation process.

Community facilities and places of worship will be appropriate in locations where:

- There is good access by pedestrian and cycle routes and where there is good access to public transport
- Sufficient car parking is already available or where it can be provided to meet the needs of the development
- There will be minimal impact upon residential dwellings in terms of noise, traffic and hours of use
- The external appearance of the building can provide a sense of place and can positively reflect the character and appearance of its surroundings

Generally town centres, local and neighbourhood centres will be the most appropriate locations for community facilities and places of worship. In these locations, implementation of town centre Masterplans and development briefs should seek to meet any identified needs for community facilities or places of worship. Within town centres, local and neighbourhood centres, changes of use from class D1 to any other use will not be permitted if there is an unmet identified need for a community facility or place of worship provided that the location meets the criteria set out within this policy and any specific locational requirements of the community facility or place of worship.



## Chapter Eleven Implementation and Deliverability

### You told us that...

- In reflection to Planning Policy Statement 12: Local Development Framework, the Core Strategy should indicate how, who and when the Vision, Strategic Objectives and Core Strategy Policies shall be implemented.

*Extract: Core Strategy Preferred Options Consultation Respondent Analysis*

### Deliverability of Strategic Objectives and Linked Core Strategy Policies

- 11.0 Planning Policy Statement 12: Local Development Frameworks advises Local Planning Authorities that Core Strategies must be effective and be able to provide evidence on how they intend to deliver, monitor and also allow flexibility in implementing their Strategy.
- 11.1 As part of deliverability, Planning Policy Statement 12 advises that the Council should show how it intends to implement the objectives, who they shall be implemented by and finally, when the objectives shall be implemented.
- 11.2 Guidance also advises that deliverability should be based upon a sound Infrastructure Plan. Leicestershire County Council and Leicester City Council, in partnership with district council's are in the process of preparing an Infrastructure Plan for the Leicester and Leicestershire Housing Market Area. This work involves consultation with and contributions from all infrastructure providers in the Housing Market Area and is due to be completed in early 2009. It is intended that the outcomes of this work will allow this section of the Core Strategy to be developed much further in the submission draft, in order to provide a sound evidence base upon which our Strategic Objectives and Core Strategy policies will be based.
- 11.3 Figure 5 overleaf addresses the issue of implementation and deliverability.

<b>Strategic Objectives</b>	<b>How</b>	<b>Who</b>	<b>When</b>
<b>Strategic Objective One (SO1)</b>	<ul style="list-style-type: none"> <li>• Through implementation of policies</li> <li>• In conjunction with the Oadby and Wigston Housing Strategy</li> <li>• Delivering RSS housing targets (see 'when' section)</li> <li>• Delivering affordable housing targets</li> <li>• Monitoring targets and performance</li> <li>• Allocation of sufficient land through Allocations DPD and the SHLAA process</li> </ul>	<ul style="list-style-type: none"> <li>• Oadby and Wigston Borough Council [Annual monitoring and SHLAA]</li> <li>• Strategic Housing</li> <li>• Development Control</li> <li>• Local Strategic Partnership</li> <li>• Developers and Housing Associations (affordable housing)</li> <li>• Infrastructure Providers</li> </ul>	<ul style="list-style-type: none"> <li>• Regional Spatial Strategy targets, in terms of annual supply of 90 dwellings and total supply of 2250</li> <li>• 5 Year Housing Supply</li> <li>• Monitored annually</li> </ul>
<b>Strategic Objective Two (SO2)</b>	<ul style="list-style-type: none"> <li>• Town Centre Masterplans (ensuring mixed use development, for example residential, retail and commercial)</li> <li>• Area Action Plans (amending of the town centre boundaries)</li> <li>• Prioritise the use of brown field sites</li> <li>• Site allocation</li> </ul>	<ul style="list-style-type: none"> <li>• Oadby and Wigston Borough Council [Area Action Plans, Allocations DPD]</li> <li>• Development Control</li> <li>• Local Strategic Partnership</li> <li>• Developers</li> <li>• Infrastructure Providers</li> </ul>	<ul style="list-style-type: none"> <li>• Planned through the Core Strategy and other DPDs over the next 2 years and will have development in place by 2026</li> </ul>
<b>Strategic Objective Three (SO3)</b>	<ul style="list-style-type: none"> <li>• Town Centre Masterplans</li> <li>• Area Action Plans</li> <li>• Economic Development Strategy (redevelopment and public realm)</li> </ul>	<ul style="list-style-type: none"> <li>• Oadby and Wigston Borough Council</li> <li>• Development Control</li> <li>• Building Control</li> </ul>	<ul style="list-style-type: none"> <li>• During the planning process</li> <li>• Reduce CO2 emissions by 10% by 2010, by 18% by 2020 and 25% thereafter</li> </ul>

	<ul style="list-style-type: none"> <li>and design quality)</li> </ul>	<ul style="list-style-type: none"> <li>Development Control</li> <li>Developers</li> <li>Local Strategic Partnership</li> <li>Leicestershire Constabulary</li> </ul>	
<b>Strategic Objective Four (SO4)</b>	<ul style="list-style-type: none"> <li>Town Centre Masterplans</li> <li>Area Action Plans</li> <li>Urban Extensions (via a sub regional approach to SUEs)</li> <li>Retail Capacity Study (if needs are recognised and in demand)</li> <li>Employment Land Availability Study (if needs are recognised and in demand)</li> </ul>	<ul style="list-style-type: none"> <li>Oadby and Wigston Borough Council</li> <li>Local Strategic Partnership</li> <li>Development Control</li> <li>Private developers and investors</li> <li>District Councils working jointly</li> <li>Infrastructure Providers</li> </ul>	<ul style="list-style-type: none"> <li>Planned through the Core Strategy in the next 2 years and will have development in place by 2026</li> </ul>
<b>Strategic Objective Five (SO5)</b>	<ul style="list-style-type: none"> <li>Economic Development Strategy</li> <li>Employment Land Availability Study (if needs are recognised and in demand)</li> <li>Employment Land Allocations</li> <li>Town Centre Masterplans</li> </ul>	<ul style="list-style-type: none"> <li>Oadby and Wigston Borough Council</li> <li>Local Strategic Partnership</li> <li>Economic Development</li> <li>Developers and investors</li> <li>Businesses</li> </ul>	<ul style="list-style-type: none"> <li>Planned through the Core Strategy and Economic Development Strategy with development in place by 2026</li> </ul>
<b>Strategic Objective Six</b>	<ul style="list-style-type: none"> <li>Transport Needs Assessment</li> </ul>	<ul style="list-style-type: none"> <li>Oadby and Wigston</li> </ul>	<ul style="list-style-type: none"> <li>Planned through the Core</li> </ul>

<b>(S06)</b>	<ul style="list-style-type: none"> <li>• Improve public transport and other transport related networks</li> <li>• Town Centre Masterplans</li> <li>• Local Transport Plan</li> <li>• Encouraging the use of sustainable transport modes, for example car sharing and allocation of appropriate and sustainable sites</li> </ul>	<p>Borough Council (through developer contributions)</p> <ul style="list-style-type: none"> <li>• Local Strategic Partnership</li> <li>• Leicestershire County Council (through developer contributions)</li> <li>• Developers</li> <li>• Infrastructure Providers</li> <li>• (through developer contributions)</li> </ul>	<p>Strategy in the next 2 years and will have development in place by 2026</p> <ul style="list-style-type: none"> <li>• Also could be planned through the town centre Masterplans, within the next 5 to 15 years</li> </ul>
<b>Strategic Objective Seven (S07)</b>	<ul style="list-style-type: none"> <li>• Town Centre Masterplans (generate opportunities for investment)</li> <li>• Area Action Plans</li> <li>• Economic Development Strategy (redevelopment and public realm and design quality)</li> </ul>	<ul style="list-style-type: none"> <li>• Oadby and Wigston Borough Council</li> <li>• Economic Development Local Strategic Partnership</li> <li>• Private sector developers and investors</li> <li>• Retailers</li> </ul>	<ul style="list-style-type: none"> <li>• Prioritise one scheme in each town centre in the next 5 years (short term vision)</li> <li>• Prioritise a scheme in each town centre in the next 15 years (longer term vision).</li> </ul>
<b>Strategic Objective Eight (S08)</b>	<ul style="list-style-type: none"> <li>• Improve public transport and other transport networks.</li> <li>• Increase provisions of leisure and recreational facilities, through developer contributions and mixed use developments</li> </ul>	<ul style="list-style-type: none"> <li>• Oadby and Wigston Borough Council</li> <li>• Developers (developer contributions)</li> <li>• Local Strategic Partnership</li> </ul>	<ul style="list-style-type: none"> <li>• During the planning process</li> <li>• Town Centre Masters (next 5 to 15 years)</li> </ul>

	<ul style="list-style-type: none"> <li>• Improve availability and access to leisure and recreation facilities</li> <li>• Local Transport Plan</li> </ul>		
<b>Strategic Objective Nine (SO9)</b>	<ul style="list-style-type: none"> <li>• Community Involvement</li> <li>• Core Strategy policies (involving appropriate design)</li> </ul>	<ul style="list-style-type: none"> <li>• Oadby and Wigston Borough Council</li> <li>• Community Development</li> <li>• Local Strategic Partnership</li> <li>• Private sector initiatives</li> </ul>	<ul style="list-style-type: none"> <li>• During the planning process through the Core Strategy plan period up to 2026</li> </ul>
<b>Strategic Objective Ten (SO10)</b>	<ul style="list-style-type: none"> <li>• Core Strategy policies (concerning management of the natural habitat)</li> <li>• Implementation of the Nature Conservation Strategy</li> <li>• Implementation of the Biodiversity Action Plan</li> <li>• Implementation of the Green Wedge Management Strategies</li> <li>• Green Infrastructure Planning</li> </ul>	<ul style="list-style-type: none"> <li>• Oadby and Wigston Borough Council</li> <li>• Leicestershire County Council</li> <li>• Local Strategic Partnership</li> <li>• Developers</li> <li>• Green Infrastructure Providers</li> </ul>	<ul style="list-style-type: none"> <li>• Over the plan period for the Core Strategy up to 2026.</li> </ul>
<b>Strategic Objective Eleven (SO11)</b>	<ul style="list-style-type: none"> <li>• Implementation of the Green Wedge Management Strategies</li> <li>• Core Strategy policies (involving appropriate development)</li> </ul>	<ul style="list-style-type: none"> <li>• Oadby and Wigston Borough Council</li> <li>• Leicestershire County Council</li> </ul>	<ul style="list-style-type: none"> <li>• Over the plan period for the Core Strategy up to 2026.</li> </ul>

		<ul style="list-style-type: none"> <li>Local Strategic Partnership</li> </ul>	
<b>Strategic Objective Twelve (SO12)</b>	<ul style="list-style-type: none"> <li>Conservation Areas Supplementary Planning Document</li> <li>Conservation Area Appraisals</li> </ul>	<ul style="list-style-type: none"> <li>Oadby and Wigston Borough Council</li> <li>Development Control</li> <li>Local Strategic Partnership</li> <li>Local community and residents</li> </ul>	<ul style="list-style-type: none"> <li>Over the plan period for the Core Strategy up to 2026.</li> </ul>
<b>Strategic Objective Thirteen (SO13)</b>	<ul style="list-style-type: none"> <li>Green Wedge Management Strategy</li> <li>Landscape Character Assessment</li> <li>Core Strategy policies</li> <li>Developer contributions</li> </ul>	<ul style="list-style-type: none"> <li>Oadby and Wigston Borough Council</li> <li>Development Control</li> <li>Local Strategic Partnership</li> <li>Private developers and investors</li> </ul>	<ul style="list-style-type: none"> <li>Over the plan period for the Core Strategy up to 2026.</li> </ul>
<b>Strategic Objective Fourteen (SO14)</b>	<ul style="list-style-type: none"> <li>Green Wedge Management Strategy</li> <li>Core Strategy policies (on renewable energies, climate change and good design)</li> <li>Developer contributions</li> <li>Conservation Areas Supplementary Planning Document</li> <li>Conservation Area Appraisals</li> </ul>	<ul style="list-style-type: none"> <li>Oadby and Wigston Borough Council</li> <li>Development Control</li> <li>Local Strategic Partnership</li> <li>Private developers and investors</li> </ul>	<ul style="list-style-type: none"> <li>Over the plan period for the Core Strategy up to 2026.</li> </ul>

	<ul style="list-style-type: none"><li>• Referral to Flood Risk Assessment</li><li>• Landscape Character Assessment</li><li>• Climate Change Study</li></ul>		
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**Figure 5: Implementation and Delivery of Strategic Objectives**

## Chapter Twelve Strategic Development Control Policies

### You told us that...

- Some of the Core Strategy Policies were too detailed and went away from strategic issues. You advised us to create a set of Strategic Development Control policies so that the information would not be lost but rather moved to an appropriate section of the Core Strategy.

*Extract: Core Strategy Preferred Options Consultation Respondent Analysis*

12.0 The Strategic Development Control Policies are as follows:

### **Core Strategy Policy 5 (CS5) Strategic Development Management Strand – Sustainable Transport and Accessibility**

To achieve the strategic principles of **Core Strategy Policy 5 Sustainable Transport and Accessibility** new development:

- Will seek to incorporate new or enhance existing pedestrian, cycling and public transport access as part of any internal site movement network with appropriate linkages to external transit systems. In particular, vehicular transport should not be given priority over more sustainable transport modes except where access routes form part of the national highway network.
- Will seek to include streets and other access routes within the development that are safe, convenient and accessible. They should be designed using high quality and
- Suitable materials that are appropriate for all, including those with visual, auditory or physical impairment and the elderly, are readily maintained and are visually acceptable in both the short and long term.
- Will seek to necessitate easy and safe access between homes, jobs, school, leisure and other facilities, within and outside the development, using a range of modes of transport.
- Will seek to be able to accommodate any necessary servicing requirements for the new development (eg. Deliveries and refuse collection) and will not compromise servicing requirements of existing development.
- Will seek to minimise adverse impacts/effects on the existing transport network. If development would result in an adverse impact/effect that could be mitigated, any improvement works would be the financial responsibility of the developer.
- Will seek to only include necessary vehicle parking facilities which do not exceed defined maximum standards.

### **Core Strategy Policy 8 (CS8) Strategic Development Management Strand – Development in the Countryside**

To achieve the strategic principles of **Core Strategy Policy 8 Development in the Countryside** the following types of development may be acceptable on land designated as countryside:

- Agriculture and forestry development including dwellings for workers where it is essential they are based on site;
- Transport infrastructure including Park & Ride schemes, mineral extraction, waste disposal, telecommunications, energy installations where there is an overriding need for the development and appropriate mitigation works can be implemented;
- Development of education facilities and other necessary wider community services to meet identified local needs;
- Small scale development of industrial and commercial premises, tourism, outdoor sport and leisure facilities that seek to sustain the rural economy;
- Affordable housing schemes on exception sites to meet identified local needs;
- Domestic extensions, replacement dwellings and domestic outbuildings;
- Re-use of redundant rural buildings for small scale employment use; and,
- Farm diversification to meet the needs of the changing rural economy.

### **Core Strategy Policy 9 (CS9) Strategic Development Management Strand – Biodiversity, Geological Conservation and the Wider Environment**

To achieve the strategic principles of **Core Strategy Policy 9 Biodiversity, Geological Conservation and the Wider Environment** the Borough Council will require:

- Redevelopment or new development to incorporate measures to protect and enhance biodiversity interest;
- All proposals for development to consider how they can contribute to creating opportunities for biodiversity on site or link to existing biodiversity benefits adjacent to the site;
- The protection and strengthening of ‘priority’ and other protected species;
- The enhancement of the biodiversity value of wildlife corridors ensuring links between corridors are sustained;
- That access and usage restrictions are put in place to conserve and protect areas of significant biodiversity; and,
- That consideration is given to the potential impact development may have upon the ability of biodiversity to respond to climate change.

For development that affects species of acknowledged importance and/or sites and habitats of international, national or local importance including:

- A Site of Special Scientific Interest (SSSI);
- National Nature Reserve (NNR); or
- Regionally Important Geological Site (RIGS).

Conditions will be imposed and/or a legal agreement entered into with the developer to ensure:

- There is minimum disturbance to biodiversity or the geological interest;
- The ecological and/or geological interest of the site is conserved and managed as far as possible; and,
- Where applicable, contributions are made towards the objectives of the relevant Biodiversity Action Plan.

### **Core Strategy Policy 11 (CS10) Strategic Development Management Strand – Flood Risk and Protection of the Water Environment**

To achieve the strategic principles of **Core Strategy Policy 10 Flood Risk and Protection of the Water Environment** development will only be acceptable where:

- It would not reduce the capacity of flood plains to store flood water;
- It would not increase the number of people, buildings or structures at risk;
- It would not result in damage to the water environment and water quality from pollution or contamination;
- It would not have a detrimental impact on the source of the water supply, the supply of water for navigation, the role or accessibility for maintenance works on the natural watercourse system for providing essential drainage of land, valuable wildlife environments and amenity areas;
- It is in locations where adequate water resources exist, or where resources can be provided in a sustainable manner; and,
- Surface water run-off is minimised and managed by incorporating and maintaining permeable surfacing treatments, Sustainable Drainage Systems (SUDS) and retention systems where appropriate.

### **Core Strategy Policy 13 (CS13) Strategic Development Management Strand – Sustainable Construction and Designing for Quality**

To achieve the strategic principles of **Core Strategy Policy 13 Sustainable Construction and Designing for Quality** development must promote sustainable construction and design quality by:

- Minimising energy use, pollution and waste thus creating quality environments where people want to live;
- Incorporating high standards of water and energy efficiency and aim to improve the minimum energy standards for all new homes;
- Considering the environmental capacity of an area, particularly its water resources and waste management options, to support new development;
- Undertaking appropriate site investigations and remediation when developing contaminated land to reduce risk to human health and the environment;
- Minimising the production of waste and promoting sustainable waste management;
- Maximising the scope for the use of renewable energy;
- Taking into consideration the preservation and enhancement of biodiversity;
- Encouraging the use of sustainable and locally sourced materials to reduce the impact of consumption on resources and energy waste;
- Considering the benefits to be gained from building orientation;
- Encouraging the inclusion of Sustainable Drainage Systems (SUD's);
- The protection and safeguarding of local character to ensure the Borough's heritage and distinctiveness for future generations;
- A positive contribution to the vitality of the public realm and the incorporation of comprehensive landscaping and public art within developments will be encouraged, as well as the enhancement of existing landscape features;
- Encourage the reuse and recycling of existing on site building materials, for example, the reuse of existing bricks or brickwork and the recycling of concrete for aggregate; and,
- Measures to maximise efficient use of water, including grey water recycling.

### **Core Strategy Policy 14 (CS14) Strategic Development Management Strand – Conservation, Heritage and Culture**

To achieve the strategic principles of **Core Strategy Policy 15 (Conservation, Heritage and Culture)** proposals for development should:

- Respect the built and natural environment and take into consideration local character and distinctiveness;

- Employ methods that will identify, protect and enhance sites and buildings that are of historic, cultural or archaeological importance;
- Preserve or enhance the special character and settings of Conservation Areas and take into account Conservation Area Appraisals, Development Control Guidance. Such will be used to consider the impact of proposals on both the nature and appearance of the proposed area;
- Preserve, or where appropriate enhance, the character of statutory Listed Buildings. Attention should be given to the qualities identified in their listing and be sympathetic to the buildings setting;
- Be situated so as to ensure that the proposed uses take advantage of, and maintain, landscape qualities and character;
- Seek to enhance or preserve cultural assets; and,
- Be informed by and sympathetic to townscape and landscape character and contribute to the regeneration, restoration, maintenance and conservation of the area affected.

### **Core Strategy Policy 22 (CS22) Strategic Development Management Strand – Leisure and Recreation**

To achieve the strategic principles of **Core Strategy Policy 23 Leisure and Recreation**

the Borough Council will not grant planning permission for development involving the loss of open space, leisure, or recreation facilities unless:

- Suitable alternative provision of appropriate quantity, quality and accessibility is already available or will be provided and maintained to meet the needs of the community; and,
- In case of development involving the loss of open space it can be clearly demonstrated that; (i) the facilities are not required for use by any alternative leisure or community use, (ii) the proposal is directly related to the function of the open space.

It will be for the developer to demonstrate that facilities are not required for use by any alternative leisure or community use.

Development involving the loss of open space to which the general public do not have a right of access, for example school playing fields or allotments, will only be permitted if the development meets the tests contained in Planning Policy Guidance 17.

## Appendices

### Acronyms

AAP	Area Action Plans
AM	Annual Monitoring
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
CIL	Community Infrastructure Levy
CS	Core Strategy
DCLG	Department for Communities and Local Government
DEFRA	Department for the Environment, Food and Rural Affairs
DPD	Development Plan Document
FRA	Flood Risk Assessment
Ha	Hectare
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LPA	Local Planning Authority
LSP	Local Strategic Partnership
NNR	National Nature Reserve
OWBC	Oadby and Wigston Borough Council
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RIGS	Regionally Important Geological Site
RSS	Regional Spatial Strategy
SASR	Sustainability Appraisal Scoping Report
SCI	Statement of Community Involvement
SPD	Supplementary Planning Documents
SRFA	Strategic Flood Risk Assessment
SSSI	Site of Specific Scientific Interest
SUDS	Sustainable Drainage Systems