

# **Blaby District Council New Local Plan Options**

Options for Spatial Strategy, Sites and Strategic Policies

January 2021

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## Overview

- 1.1 We are consulting on the new Local Plan Options document which is the second stage in the production of the new Local Plan for the District. We want to hear the views of residents, community groups, businesses and other interested parties.
- 1.2 Our previous consultation, Blaby District (New) Local Plan Issues and Options document, was back in Summer 2019. This consultation asked for views on whether or not we had identified the correct issues facing the District. We also wanted to know whether any of the potential policy options are the most appropriate for addressing the identified issues we had identified.
- 1.3 This consultation builds on the previous one. From the previous consultation's responses and evidence collected we are now ready to start this consultation. However, there are a number of ongoing uncertainties affecting progress on the Local Plan:
  - Housing numbers, including the distribution of Leicester's unmet need and the Government's proposals for the "standard methodology" for calculating housing need.
  - Decisions on strategic transport infrastructure.
  - Current planning changes and recent planning reform proposals set out in the Government's White Paper consultations.
- 1.4 With these ongoing uncertainties affecting the Local Plan, a focussed consultation is proposed for three key areas:
  - Options for the spatial strategy and location of future development. It sets out the direction that the Council expects to take.
  - Reasonable site options are presented. These are sites promoted to the Council for built development by landowners, developers and site promoters.
  - Initial information about other strategic policies we expect to include in the Local Plan.
- 1.5 This consultation accords with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 by notifying residents, community groups, businesses and other interested parties of the subject of the Local Plan and inviting comments on what the Local Plan ought to contain.

- 1.6 The sections that follow will explain the background to the New Local Plan:
- What is the Local Plan?
  - Why we are reviewing the existing Local Plan?
  - Local Plan timetable, consultation and future stages
  - Wider plan and policy background
  - Scope of the consultation.

## Introduction

- 2.1 Over the coming decades, Blaby District will undergo change. The population will increase, commuting patterns will change, and businesses will expand and move. In order to help to ensure that the District of Blaby remains a great place to live, work and visit, we are now updating our Local Plan.
- 2.2 Blaby District Council Places great importance on engaging with individuals and organisations, who have an interest in the District. Community involvement will contribute to shaping the plan to make sure that we can secure the best outcomes for the next 15 to 20 years and beyond.
- 2.3 Consultation with residents, community groups and businesses will help to better inform where new growth is located, what services and facilities need to be delivered and /or improved and what valued characteristics of the District need to safeguarded. Your responses to the questions we ask in this consultation will help us to prepare a new Local Plan that reflects the needs and requirements of our communities, service providers and other interested parties.
- 2.4 This document considers a range of planning related issues and potential options. It focuses on the overarching strategic matters and does not go into site specific issues. It will also help to deliver the following priorities for the District, as identified within the Blaby Plan 2018-2021 (the current corporate plan):
- Live – Strong, healthy, safe, sustainable communities where the most vulnerable are supported.
  - Work – A thriving, prosperous, innovative local economy with a skilled and healthy workforce contributing to the local community.
  - Visit – A strong leisure and tourism sector and well maintained and accessible attractions available in the local area encourage visitors to the district.

## **What is the Local Plan?**

- 2.5 All local authorities are required to develop a Local Plan to deliver sustainable development in their area, which should plan ahead over a minimum 15 year period. Part of the Local Plan's role is to identify how much development will be built and where to meet the needs of both existing and future communities. This includes the provision of schools, homes, places to shop, work and play.
- 2.6 Taking part in the Local Plan is the main way for local communities to be able to shape the future growth and development of the District. Once the final version of the Local Plan is adopted it will be used to direct and shape the growth of the District, and, importantly, used to assess planning applications. It will also be used to protect built and natural assets and will help to reinforce local features, character and identity.
- 2.7 The existing development plan comprises:
- the Local Plan (Core Strategy) Development Plan Document (2013);
  - the Local Plan (Delivery) Development Plan Document (2019);
  - the Blaby Neighbourhood Plan (2018).
- These documents all plan for the development of the District up to the year 2029. It also includes the Leicestershire Minerals and Waste Local Plan (2019) which is produced by Leicestershire County Council.

## **Why are we reviewing the Local Plan if it runs to 2029?**

- 2.8 Local Plans are prepared against the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England, a framework for how local plans are to be prepared and outlines how sustainable development can be promoted at a local level.
- 2.9 The NPPF requires policies in local plans to be reviewed at least once every five years. This process ensures that local plans remain as up to date as possible, by taking into account changing circumstances, which may affect their area.
- 2.10 We are reviewing the Local Plan to:
- Plan proactively for the future of the district;
  - Ensure that the Local Plan is up to date and looks ahead at least 15 years;
  - Take account of new circumstances such as updated population and household projections;
  - Take account of and plan for the wider issues across the Leicester and Leicestershire Housing Market Area, including any Statements of Common Ground on joint cross boundary working;

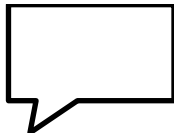
- Take account of the Leicester and Leicestershire Strategic Growth Plan; and
- Take account of revised national planning policy.

2.11 The review of the Local Plan will ensure that an effective planning policy framework is in place to help guide and shape future development in a sustainable manner. It will enable continued protection of the District's natural and built assets and help to guard against unplanned and piecemeal development.

### What next?

2.12 Central to the review of the Local Plan is the involvement of local residents, community groups, businesses, stakeholders and other interested parties. It is crucial that a wide range of people are involved in developing the new Local Plan and for people to be aware of when they can be involved in the different stages of preparing the Local Plan.

2.13 We have produced two documents that set out **how** the Council will communicate with people and **when** we will engage residents and other interested parties; these documents are called the **Statement of Community Involvement (2020)** and the **Local Development Scheme (2020)**.

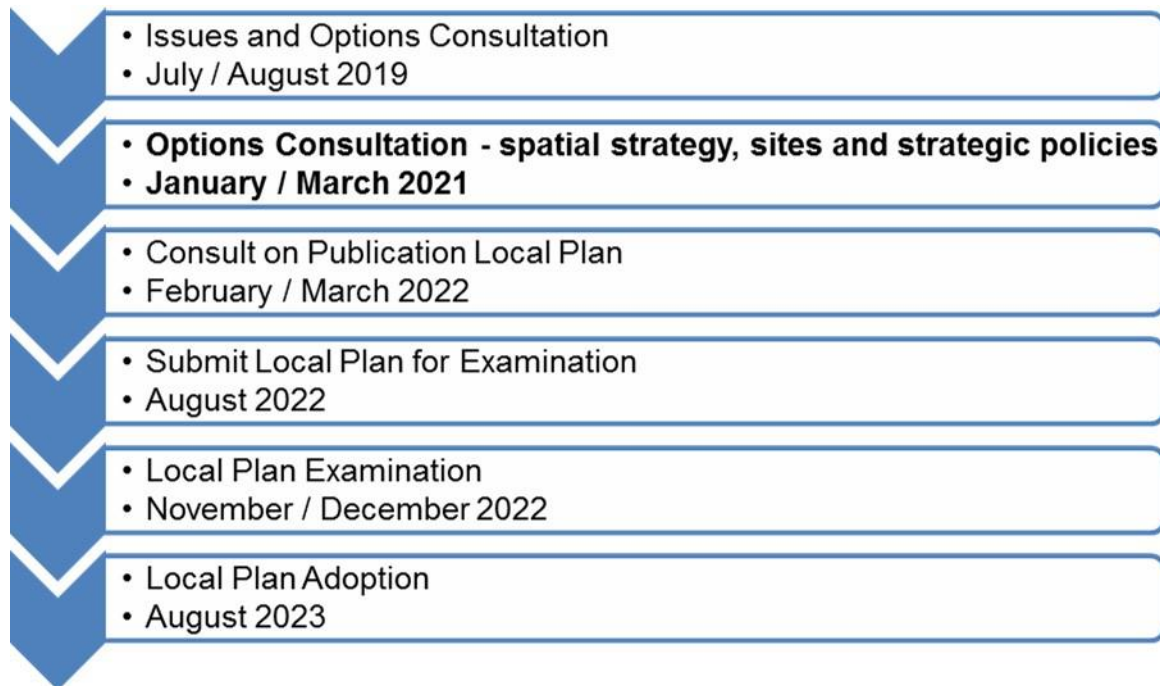


The **Statement of Community Involvement** sets out how the Council will consult with residents and interested parties on the production of Local Plan documents.



The **Local Development Scheme** sets out the timetable for producing the new Local Plan. The production of the new Local Plan is expected to take a further 2 years approximately. It will involve a number of stages, including further public consultation, before being submitted for examination by an independent planning inspector.

2.14 The Council's latest Local Development Scheme (2020) sets out the full Local Plan timetable. A summary of the proposed timescales for preparing the new Local Plan is outlined below:



## Relationship with other plans and policies

### National Planning Policy and Guidance

2.15 The Local Plan must be prepared so it is in accordance with the National Planning Policy Framework (NPPF) and national planning legislation. In order for it to be found 'sound' at examination (by an independent planning inspector) it must be:

**Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

**Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

**Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

**Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

- 2.16 The NPPF is supported by the National Planning Practice Guidance (PPG). The PPG is a web-based resource which sets out the Government’s planning guidance on various topics. This will be used to help provide further detail within the Local Plan.

### **Leicester and Leicestershire Strategic Growth Plan**

- 2.17 The Leicester and Leicestershire Strategic Growth Plan (SGP) 2018 was jointly prepared by the seven District and Borough Councils in Leicestershire, Leicester City Council, Leicestershire County Council and the Leicester and Leicestershire Enterprise Partnership to set out a strategy for the growth and development of Leicester and Leicestershire up to 2050. It is a non-statutory strategic plan that provides a framework to guide individual Local Plans.
- 2.18 The SGP focuses on four key matters: delivering new housing, supporting the economy, identifying essential infrastructure, and protecting the environment and built heritage. It considers the scale of growth in terms of housing and employment land based on the evidence set out in the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017.
- 2.19 The SGP recognises that significant new development cannot be accommodated within Leicester and Leicestershire without significant investment in infrastructure and services. It proposes:
- Focusing growth in areas close to existing employment clusters and opportunities and new infrastructure proposals;
  - Focusing growth in major strategic locations and to reduce the amount that takes place in existing towns, villages and rural areas;
  - Five key growth areas are identified. Those relevant to Blaby District are: Leicester: Our Central City, the A46 Priority Growth Corridor and the A5 Improvement Corridor; and
  - Delivery of the strategic growth areas will be as 21st century garden towns, villages and suburbs. New housing and employment will be planned together with new and improved roads, public transport, schools, health services, local shops and open space.

## **Blaby District Growth Plan**

2.20 The Blaby District Growth Plan (2019) sets out the District Council's ambition for existing and new communities in the context of delivering new housing growth. It includes six fundamental key principles for designing and delivering new development:

- Infrastructure led;
- Integrated and self-sustaining;
- Active and healthy;
- Well designed;
- Well connected; and
- Accessible for employment, business and skills.

2.21 The Blaby District Growth Plan is the link between the Leicester and Leicestershire Strategic Growth Plan and the Local Plan. It is not a statutory plan but provides a strong framework for the new Local Plan.

## **Neighbourhood Plans**

2.22 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Neighbourhood planning provides tools for local people to plan for the types of development to meet their community's needs.

2.23 All Neighbourhood Plans need to be produced in broad conformity with the strategic policies set out within the District Council's Local Plan.

2.24 Whilst a number of Neighbourhood Planning Groups are engaged in the process and progressing well, currently only Blaby Parish has a 'made' plan which forms part of the Development Plan for the District.

## **Scope of the Options Consultation**

2.25 This Options consultation is the second stage in preparing the new Local Plan. It accords with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 by notifying residents, community groups, businesses and other interested parties of the subject of the local plan, and inviting comments on what the Local Plan ought to contain.

2.26 This consultation has three key elements:

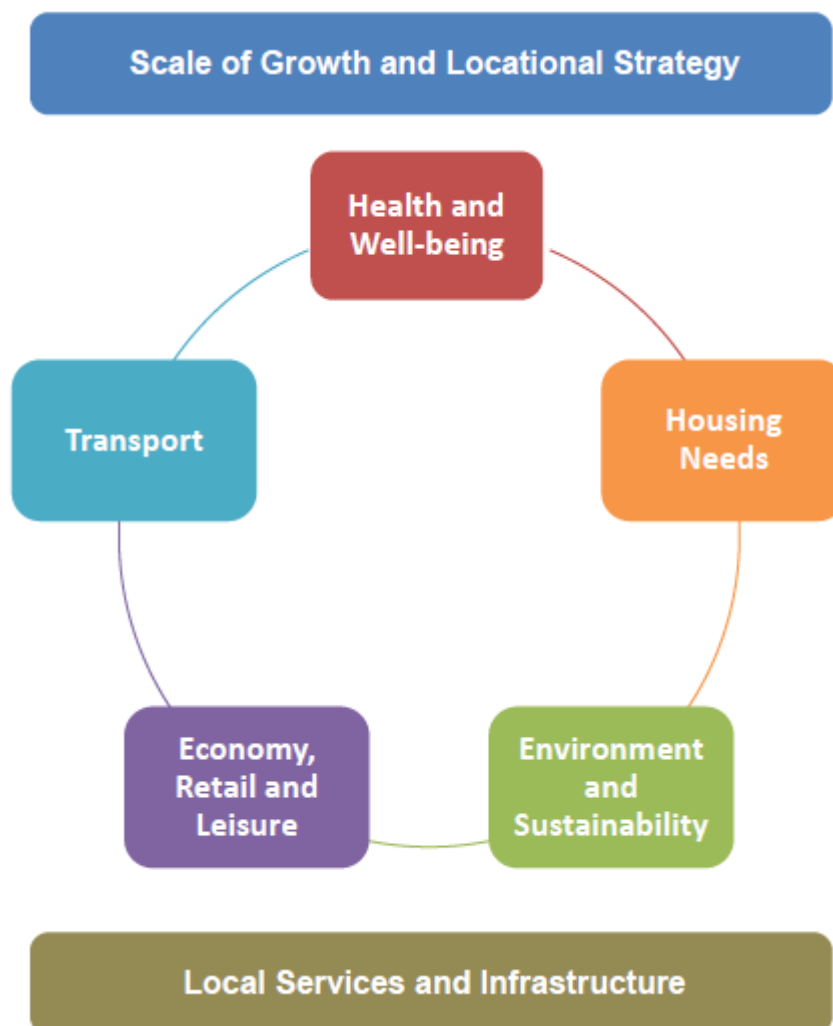
- It concentrates on the options for spatial strategy and location of development. It sets out the direction that the Council expects to take.
- Reasonable site options are presented.

- Initial information about other strategic policies we expect to include in the Local Plan.

2.27 The consultation document does not include development management policies. At this stage, the intention is to build on the existing development management policies included in the Delivery DPD. We will consult on these policies at the next stage.

2.28 At this stage we welcome your views on the proposed policy approaches are reasonable. We also welcome views on additional strategic policy issues which have not been covered by this document and any potential options that need to be considered to address them. Please note that this document is not a draft Plan. We will prepare and consult on a draft Plan at a later date.

2.29 To help structure the consultation, this document is split into the following policy themes:



- 2.30 The following sections set out the progress made so far in terms of the strategic policies. Each policy area includes three sections:
- What you told us – this section is a summary of the responses to the consultation on the Issues and Options in Summer 2019.
  - What we have done – this section sets out the progress we have made in terms of gathering evidence, discussions with key stakeholders and drafting policies.
  - What else needs to be done – this section explains the further work that needs to be done to finalise the policies and proposals of the Local Plan.
- 2.31 The document also sets out the emerging Strategic Objectives for the Plan and we are seeking your views on these objectives.

## Emerging Strategic Objectives

3.1 The Local Plan aims to plan for the development needs of the District over the next 15 years or so, and will seek to meet the following objectives:

### SOCIAL

1. To direct new growth to the most sustainable locations. New homes and businesses will be well located, of high-quality design and co-located with a compact mix of uses accessible by walking, cycling and public transport.
2. To create and sustain strong, active, healthy and inclusive communities where there is easy access by walking and cycling to shops, schools, health care services, open space, sports, leisure and community facilities and employment opportunities.
3. To provide a suitable level of housing to meet overall need within the district and the wider Housing Market Area. To provide a range of housing types, size and tenures to meet the needs of different groups including those with affordable housing needs, older persons and specialist housing needs and sufficient pitches and plots to meet the identified needs for Gypsies and Travellers and Travelling Showpeople.

### ENVIRONMENTAL

4. To support the move to a low carbon future and contribute to cutting carbon emissions by embedding consideration of climate change into the Local Plan.
5. To increase the District's resilience and ability to adapt to a changing climate and the associated risks of flooding and other extreme weather events.
6. To protect new and existing communities from the harmful effects that poor air quality causes, particularly in designated 'Air Quality Management Areas', by seeking to reduce emissions of pollutants that contribute to poor air quality (mainly from traffic).
7. To make efficient use of land, water, minerals, soils, waste and other resources including maximising the use of previously developed land and ensuring that any loss of the best and most versatile land is balanced against development needs.
8. To ensure that the District's most valued natural assets are protected and that biodiversity can thrive within enhanced habitats and natural landscapes.

9. To ensure that our towns, villages and countryside benefit from high quality design for all new developments which result in high quality and safe places to live, work and visit. The local character and distinctiveness of Blaby's towns and villages will be protected and enhanced including townscape, streetscape, architecture, places and spaces.

10. To conserve and enhance the District's many heritage assets and their settings including Conservation Areas, Listed Buildings and Scheduled Monuments.

## **ECONOMIC**

11. To provide an appropriate quantity, quality and mix of land for employment uses to support a diverse range of business needs and to provide training and job opportunities for current and future populations.

12. To support rural communities through helping to retain existing, and where possible provide new, services and facilities. Where necessary, to meet small scale local need, provide new homes and help to create and sustain a vibrant rural economy.

13. To promote and develop tourism and leisure opportunities across the District and in particular promote existing tourist facilities and supporting infrastructure in the District where there is no conflict with environmental and economic objectives.

14. To prioritise the use of sustainable modes of transport to travel to work, services, facilities and leisure. To promote an efficient transport network and mitigate the adverse impacts of growth on congestion, road safety and air quality. To plan strategically for transport and seek improvements to local, regional and national transport networks.

15. To plan for the continued vitality and viability of Blaby town centre and the other District and Local Centres recognising the need to adapt to changing retail patterns and the evolving functions of town centres. To maximise the opportunities offered by Fosse Park without undermining the ability of other centres to function effectively.

**Q1. Do you think that the Strategic Objectives are suitable aims for the future of the District?**

## **Strategic Policies: Spatial Strategy**

4.0.1 Strategic policies include policies that set out the Local Plan's overall strategy for the pattern, scale and quality of development in the District.

4.0.2 This includes planning for:

- How much growth in terms of housing, employment, and retail and leisure;
- Where such development will be located;
- Ensuring there is sufficient infrastructure such as transport, water supply, energy, open space and community facilities such as health care and schools; and
- Protecting and improving the natural, built and historic environment.

### **Spatial Strategy and Location of Development**

4.0.3 The spatial strategy is about how much growth is required to support a growing population and economy but also where that growth should take place. This section on spatial strategy and location of development looks at:

- Amount of housing growth
- Amount of employment growth
- Locational strategy
- Strategic Sites
- Small sites requirement
- Strategic Greenfield designations.

## Amount of Housing Growth

### What you told us:

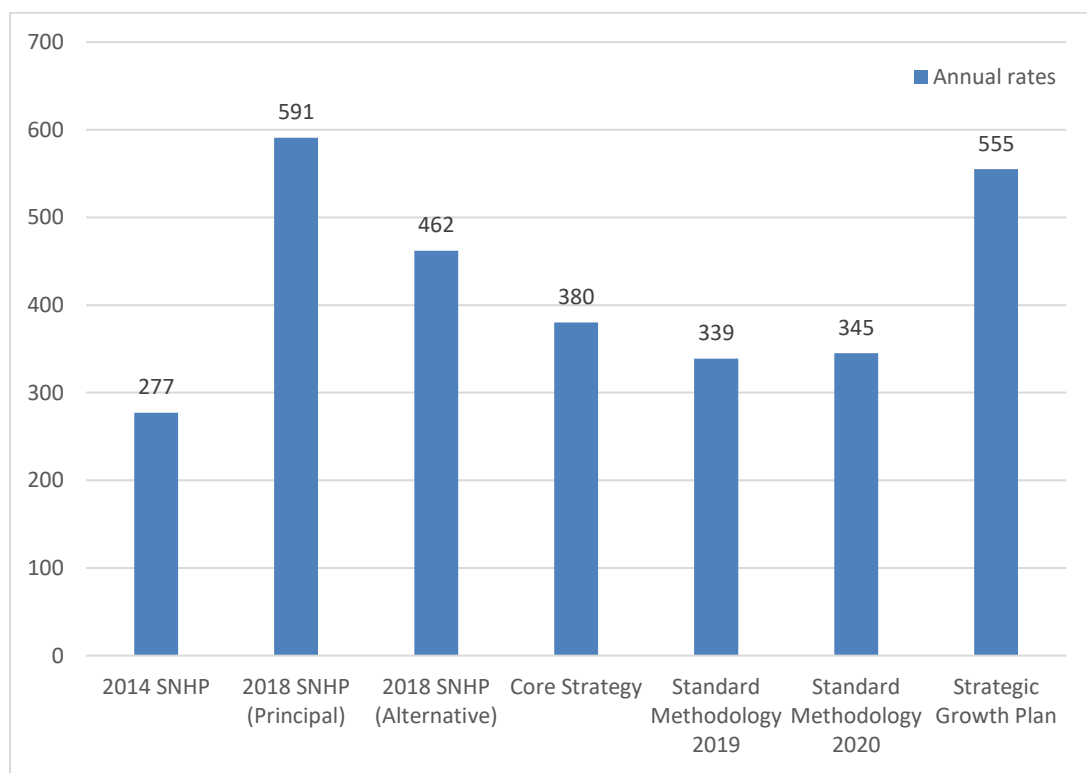
- The standard methodology is the starting point for calculating the housing requirement but other factors must be considered
- Specific reference should be made to contributing to Leicester's unmet need
- Agree the amount of unmet need from Leicester through a Statement of Common Ground before taking forward the Local Plan
- Do not backload the delivery of Leicester's unmet need until the end of the Plan timescale.

### What we have done:

- 4.1.1 The NPPF indicates that the standard methodology is the starting point for calculating the housing requirement. For the District, this approach currently equates to almost 350 new homes per year. However, one of the factors we must consider is whether to take a proportion of unmet housing need from Leicester City. Unmet need is where the need for housing is greater than the amount of developable land available for development.
- 4.1.2 Leicester City has declared unmet housing need, and through the publication of its draft Local Plan this has been confirmed as being about 7,800 dwellings in total up to 2036. Following the publication of this draft Plan, the Government published an Indicative Revised Housing Methodology (December 2020), which results in an uplift to the housing need in Leicester City of approximately 35%. This could result in an unmet need of an additional approximately 10,000 dwellings on top of the confirmed figure of 7,800. Work is ongoing to understand the exact unmet need figure, but it is apparent at this stage that it is likely to be significantly higher than that currently planned for. The Leicester and Leicestershire Councils are continuing to work together, through the Duty to Co-operate arrangements, to distribute confirmed unmet need to other areas within the housing market area. The housing distribution will be agreed through a Statement of Common Ground.
- 4.1.3 Previous work on the Leicester and Leicestershire Strategic Growth Plan, approved in 2018, indicated that a significant proportion of Leicester's unmet need be directed to Blaby District. The Strategic Growth Plan suggested that after 2031, the date when Leicester City was unable to meet its own housing needs, Blaby should plan for over 900 dwellings per year. On average, this equates to 555 dwellings per year.

4.1.4 It is also noted that the most recent 2018 based population and household projections indicate higher levels of population and household growth in the District than suggested by the current standard methodology. These suggest increases of between 500 and 600 households a year. This higher number is due to the way that migration is now measured.

**Figure 1: Demographic and Policy Based Housing Numbers**



4.1.5 For Blaby District, there is a wide range of potential housing need requirements but at this stage there is no set figure. Figure 1 compares these. Taking these factors into account, three scales of growth were considered to be reasonable to test in terms of assessing different locational strategies. The standard methodology is tested as a baseline. Two higher scale of growth options are also tested to recognise the need to plan for some of Leicester’s unmet need.

4.1.6 These options are set out below. With the exception of the standard methodology, the total housing requirement figures are rounded to give flexibility and to recognise that these take account of more than one source of data and that they are initial options for testing purposes.

**Table 1: Scale of Growth Options**

Option	Total Housing Requirement 2019 to 2038	Annual Requirement
1 Standard Methodology	6441	339
2 Standard Methodology with Unmet Need (less)	9000	474
3 Standard Methodology with Unmet Need (more)	12000	632

4.1.7 The scale of housing growth to be planned for has an important influence on the locational strategy which dictates where new development will be located.

**What else needs to be done:**

4.1.8 We will continue to work with the Leicester and Leicestershire local authorities to determine the distribution of Leicester's unmet need and to agree a Statement of Common Ground on this matter.

4.1.9 We will monitor progress on the Government's proposals for the standard methodology and also the longer term proposals for Local Plans set out in the White Paper. These could result in significant changes to the housing requirement.

4.1.10 We will update the housing requirement and associated housing land supply calculations to the most appropriate base date.

**Amount of Employment Growth**

4.2.1 The Local Plan should seek to deliver sufficient employment land to meet its local needs and contributing to wider strategic needs (including a contribution towards any identified unmet needs).

4.2.2 The amount of employment land required in the District is currently informed by the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017.

**What you told us:**

- Conflicting views on the need for additional employment land (both strategic and non-strategic) and the need to meet the needs of neighbouring Local Authorities.
- The evidence of employment need should be updated.
- Conflicting views on whether the Strategic Growth Plan should influence scale and location of employment development.
- The locational advantages of Blaby District for employment should be exploited.
- A variety of employment types and locations are required (not just warehousing close to the Strategic Road Network) to respond to a changing economy.

### **What we have done:**

- 4.2.3 The District Council has been working together with the other local authorities in Leicester and Leicestershire to consider the wider needs for employment land and premises across the functional economic market area. This has been informed by evidence including the 'Housing and Economic Development Needs Assessment 2017' (HEDNA). This is somewhat dated and there have been multiple changes in circumstances including: the economic impacts of the COVID 19 pandemic and Brexit; new Government Planning Policy Guidance; changes to the Use Classes of some employment uses, and amendments to permitted development legislation that allow changes of use to and from employment uses.
- 4.2.4 There has also been joint working in relation to strategic warehousing. There are a number of existing Leicester and Leicestershire Strategic Distribution Studies 2015 and 2016. These studies are currently being updated and the 'Warehousing and Logistics in Leicester and Leicestershire' study is expected shortly.
- 4.2.5 The District Council is seeking to provide sufficient employment land to meet its local needs, but we are also considering whether we are able to contribute to meeting the unmet employment land needs for Leicester as well as the Leicester and Leicestershire wide needs for Strategic Warehousing and logistics sites.
- 4.2.6 Some 35 hectares of employment land have been delivered over the last 10 years. Evidence from the HEDNA indicates that Blaby District requires the delivery of some 3 hectares of (non-strategic) employment land per year. This will meet the District's local need for employment land but as stated above there are also a number of strategic considerations.

### **What else needs to be done:**

- 4.2.7 The following work is required before the amount of employment land and employment sites are identified in the next (Publication) version of the Local Plan:
- We will update the local employment land and premises evidence.
  - We will continue to work with the Leicester and Leicestershire local authorities to determine the distribution of Leicester's unmet need for employment land and to agree a Statement of Common Ground on this matter.

- We will continue to work with the Leicester and Leicestershire local authorities to agree a distribution of large scale Strategic Warehousing and Logistics sites in the Leicester and Leicestershire area.
- We will assess the employment implications of a Strategic Rail Freight Interchange close to junction 2 of the M69.
- We will gather detailed evidence in relation to some of the key planning issues that could impact on potential employment sites including: transport impacts; infrastructure delivery; environmental impacts; viability and deliverability of sites.

**Q2. Do you consider that Blaby District meet only its own employment needs or contribute to meeting the needs of other areas in Leicester and Leicestershire?**

## Locational Strategy

### What you told us:

- Protect existing communities and settlements from growth
- Maximise the use of brownfield sites and windfalls
- Conflicting views on whether garden villages (or similar) are a sustainable alternative approach to locating growth
- Ensure there is sufficient and timely delivery of local services and infrastructure such as schools, health care, sustainable transport and open space to support all new development
- Concerned about the impact of growth on local roads in terms of traffic congestion and associated air quality problems
- Strategic sites / garden villages must be in sustainable locations and be large enough to be self-sufficient for services and facilities, public transport and employment.
- Strategic sites / garden villages are complicated to deliver and require long lead-in times. Smaller sites that can be delivered in the short and medium term are also required.
- Ensure a continual supply of housing from a range of sites varying in size, location and nature (including self-build). Do not rely on a small number of sites.
- Fully test and evaluate the alternative options. There should be certainty about the housing requirement and the funding and delivery of strategic infrastructure before a preferred approach is included in the Local Plan.
- Mitigating and adapting to climate change is a key factor along with protecting the environment and considering health and well-being.

## What we have done:

### Locational Strategy

4.3.1 The Issues and Options Document (2019) identified five potential locational strategy options. We have undertaken some initial Sustainability Appraisal work to assess the five locational strategy options at the three different scales of growth. At the lowest level of growth, using the standard methodology, there is little extra growth over and above the existing commitments. Given that the majority of the existing commitments are located in the PUA, for this lowest level of growth, it is not possible to form alternative locational strategies to the existing PUA focussed strategy. Table 2 shows the locational strategy / scale of growth options that have been considered.

**Table 2:** Locational Strategy Options

Option	1 Standard Method	2 Standard Method with Unmet Need (lower)	3 Standard Method with Unmet Need (higher)
A PUA focus	✓	✓	✓
B Extended PUA focus		✓	✓
C Spread the distribution		✓	✓
D Strategic sites / Garden Villages		✓	✓
E Single new settlement		✓	✓

## Settlement Hierarchy

4.3.2 We have looked at the role of the settlements across the District and carried out an audit of local services. This has influenced the assumptions used to identify a settlement hierarchy for the purposes of testing the options. Based on the settlement audit work the settlements are grouped according to the level of local services, access to public transport and access to employment opportunities. Further details can be found in the Settlement Audit and Hierarchy Report (2020). The proposed settlement hierarchy is set out below.

**Table 3:** Proposed Settlement Hierarchy

<b>Tier</b>	<b>Settlements included</b>
Principal Urban Area	Braunstone Town, Glenfield, Glen Parva, Kirby Muxloe Leicester Forest East, Lubbethorpe
Extended Principal Urban Area	Blaby, Countesthorpe, Enderby, Narborough, Whetstone
Medium Villages	Stoney Stanton, Cosby, Croft, Huncote, Littlethorpe, Sapcote
Smaller Villages	Elmesthorpe, Kilby, Sharnford, Thurlaston
Hamlets	Aston Flamville, Leicester Forest West, Potters Marston, Wigston Parva

### Q3. Do you agree with the proposed Settlement Hierarchy?

## Assessment of Locational Strategy Options

4.3.3 The Interim Sustainability Appraisal Report considers the locational strategy options against the sustainability objectives. Alongside this, a number of other factors have been considered to weigh up the locational strategy options. This takes account of the policy approaches set out in the NPPF and local factors in terms of housing delivery, market capacity and concerns about local infrastructure capacity. The following key factors have emerged and are considered in detail below:

- Meeting local housing needs
- Potential housing capacity
- Housing delivery and market capacity
- Sustainable locations and local infrastructure
- Strategic infrastructure
- Physical and environmental constraints.

4.3.4 The Sustainability Appraisal shows that no single option that was tested is wholly better than the others. There are positives and negatives for each option. However, there are a number of key messages taken from the Sustainability Appraisal and consideration of the local factors.

- 4.3.5 The lower the housing requirement numbers the more difficult it is to move away from the PUA focussed approach. This is particularly true for the lowest level of growth (Option 1A) but also to some extent for the medium level of growth (Options 2A to 2E) due to the level of existing housing commitments in the PUA. We must consider the higher housing numbers because of the need to contribute to Leicester's unmet housing needs but it is recognised that there will be greater impacts from choosing an option with higher housing numbers.
- 4.3.6 Despite the physical and environment constraints in some areas, there is sufficient potential capacity to accommodate the scale of growth for most of the options. The main exception to this is the single standalone new settlement at the highest level of growth (Option 3E), because there is no single site has been promoted that is large enough to accommodate the number of homes required. In terms of housing delivery, there needs to be careful consideration of the market capacity of the PUA to allow the existing key commitments to continue to deliver. This is an issue we explored through the Market Capacity Study (2017) that supported the Delivery DPD and is relevant to the new Local Plan.
- 4.3.7 There are also concerns about the creeping growth of smaller settlements (medium villages and, in particular, smaller villages) without sufficient improvements to local infrastructure. The Settlement Audit shows that some of the Medium Villages do not have local access to health care or regular bus or rail services. Significant growth at these smaller settlements is more likely to result in car-based journeys due to a lack of access to services and employment but also the public transport services are less frequent than those for the PUA and Extended PUA settlements. At the same time, such settlements would benefit from some growth to maintain vitality and to keep essential services, such as schools, open.
- 4.3.8 Given the deliverability issues in the PUA and the sustainability issues of the Medium and Smaller Villages, it is necessary to look at alternative locations to accommodate development for the higher scales of growth (Options 2A-2E and 3A-3E). Two key alternatives are the Extended PUA settlements and Strategic Sites.
- 4.3.9 The Extended PUA settlements offer some benefits due to their location and close relationship with the existing PUA. However, there are still issues in terms of the capacity of existing local services to expand. Strategic Sites offer the opportunity to create mixed use sustainable and walkable communities but it must be clear what the vision is for such communities and to ensure that

such sites are delivered in a holistic way that includes delivering climate change, biodiversity and health and well-being benefits.

4.3.10 It is likely that the Locational Strategy will include a number of elements. Some growth at the PUA is preferable as the PUA settlements are identified as a sustainable location for growth. However, we recognise that we need to consider locations that are less likely to affect the delivery of existing key commitments at Lubbesthorpe and Kirby Muxloe.

4.3.11 Well-located, well-designed and well-connected sustainable Strategic Sites that include supporting infrastructure and a wide range of local services should also be considered as key elements of the Locational Strategy where there is a sufficient level of growth. Such sites are considered to be capable of supporting housing-led, strategic-scale development but the size of the site is important in terms of the range of infrastructure and services that can be provided. Four strategic site options (sites over 1000 dwellings) have been submitted to the Council for us to consider:

- Whetstone Pastures (estimated between 3,500 to 6000 homes)
- Land west of Stoney Stanton (estimated 5,000 homes)
- Land at Hospital Lane, Blaby (estimated 1,018 homes)
- Land north of railway line, Elmesthorpe (estimated 1,100 homes)

Further details about the sites are set out in the Site Options Paper 2020.

4.3.12 Whilst such sites are capable of delivering local infrastructure, they may also have to provide strategic infrastructure, such as transport improvements, to support the development proposed. This means that they are potentially slow to start and take longer to deliver than smaller and medium sites that have lower infrastructure requirements. As a result, a range of smaller and medium sites at different locations may be needed to ensure delivery of housing in the shorter term.

4.3.13 Accordingly, the Extended PUA settlements and the Medium Villages should be considered in terms of accommodating some development on smaller and medium sites. The amount of growth should take account of access to local services and facilities (such as schools, shops and a doctor's surgery), employment opportunities, the potential to walk and cycle to such services and for public transport to more distant locations.

4.3.14 Limited growth should be considered for the Smaller Villages to support their vitality and to provide affordable housing.

4.3.15 In summary, the work so far concludes that if we are planning for higher housing numbers the locational strategy should consider including:

- Strategic Sites (the amount of growth during the plan period will be determined by lead-in times and delivery rates)
- A settlement hierarchy approach that directs growth to a range of smaller and medium sites (to ensure delivery of the total requirement) located at:
  - Principal Urban Area (PUA) settlements
  - Extended Principal Urban Area (Extended PUA) settlements
  - Medium Villages
  - Limited growth at Smaller Villages and Hamlets

4.3.16 The final decision on the locational strategy and the proportion of growth to each of the settlements in the hierarchy and Strategic Sites will depend on the scale of growth that the District will need to plan for.

**What else needs to be done:**

4.3.17 We will confirm with the Leicester and Leicestershire local authorities the scale of housing growth to inform the final locational strategy approach.

4.3.18 We will, along with the Leicester and Leicestershire local authorities, carry out Transport evidence at the strategic and local levels to inform the locational strategy approach.

4.3.19 We will work with our key partners and other organisations, to ensure that the delivery of key infrastructure required to support growth is enabled.

**Q4. Do you consider that the Locational Strategy should include Strategic Sites where there are higher levels of growth?**

**Q5. Do you consider that a range of smaller and medium sites located across a settlement hierarchy will also be needed to ensure the delivery of the total housing requirement?**

## Strategic Development Sites

- 4.4.1 Depending on the scale of growth we have to plan for, the District Council is considering whether to meet some of its housing and employment needs on Strategic Sites. These are large housing, employment and mixed use sites, including new settlements. This approach broadly reflects the agreed Strategic Growth Plan for Leicester and Leicestershire.
- 4.4.2 The potential benefits of Strategic Sites identified in the Strategic Growth Plan include reducing the need for further growth on the peripheries of the existing towns and villages within the District and the corresponding pressures on infrastructure.
- 4.4.3 In order to support this approach, the Local Plan would need to demonstrate that Strategic Sites are sustainable and deliverable. Strategic Site options are identified in the site options section of the document.

### What you told us:

- Uncertainties relating to the overall housing and employment requirement and the need for strategic sites.
- Question the Strategic Growth Plan approach and its support for strategic sites.
- Uncertainties about the ability of strategic sites to deliver necessary infrastructure including major transport improvements (motorway junctions and major roads).
- Concerns about the impact on existing transport and other infrastructure including local roads, social infrastructure (schools and medical facilities), the environment, air quality and noise pollution
- Concerns about the cumulative impact of Strategic Sites on nearby towns and villages. A holistic approach is required to plan and mitigate for such large scale development.
- The sustainability of the proposals is questioned particularly given the heightened awareness of climate change.

### What we have done:

- Carried out a Sustainability Appraisal of locational strategy options including options that include 'Strategic Sites'.
- Produced a 'Site Assessment' report that considers the merits of each site option (Strategic and non-strategic) at a high level.
- Commissioned high level transport modelling to assess different locational strategy options for growth in transport terms.
- Engaged in discussions with a range of infrastructure providers to understand the implications of growth.

## **What else needs to be done:**

4.4.4 The following work is required before Strategic Sites could be considered as potential allocations in the next (Publication) version of the Local Plan:

- Viability Assessments of Strategic Site options will be required to confirm their ability to deliver growth alongside necessary infrastructure.
- We will engage with other Leicester and Leicestershire Local Authorities to assess the cumulative implications of Strategic Sites across the County.
- We will assess the implications of a Strategic Rail Freight Interchange close to junction 2 of the M69.
- We will gather detailed evidence in relation to some of the key planning issues that could impact on potential employment sites including: transport impacts; infrastructure delivery; environmental impacts; viability and deliverability of sites.
- We will determine the key elements required to make strategic sites that are well-located, well-designed and well connected sustainable places that include supporting infrastructure and a wide range of local services.

## Small Sites Requirement

- 4.5.1 The NPPF requires local planning authorities to identify, through the Development Plan and Brownfield Register, sufficient land to accommodate at least 10% of their housing requirement on sites no larger than one hectare unless it can be shown through the preparation of relevant Local Plan policies that there are strong reasons why this 10% target cannot be achieved.
- 4.5.2 The evidence for Blaby District shows that there is limited capacity on sites of less than one hectare to accommodate significant numbers of new homes. At 1 April 2020, there were 301 dwellings with planning permission or under construction on sites of less than one hectare. There are 17 sites in the SHELAA (2019) of less than one hectare and they have a combined yield of 275 dwellings. However, not all of the sites in the SHELAA (2019) will be carried forward as reasonable options, so this figure may be lower.
- 4.5.3 We need to consider all the opportunities to find smaller sites to provide housing but they must be in sustainable locations that comply with the locational strategy for growth. One option is to sub-divide larger sites to allow for small and medium-sized house-builders to provide diversity in the housing market.

**Q6: How should we diversify the housing market in the District to meet the requirement to provide more housing on smaller sites (less than one hectare in size)?**

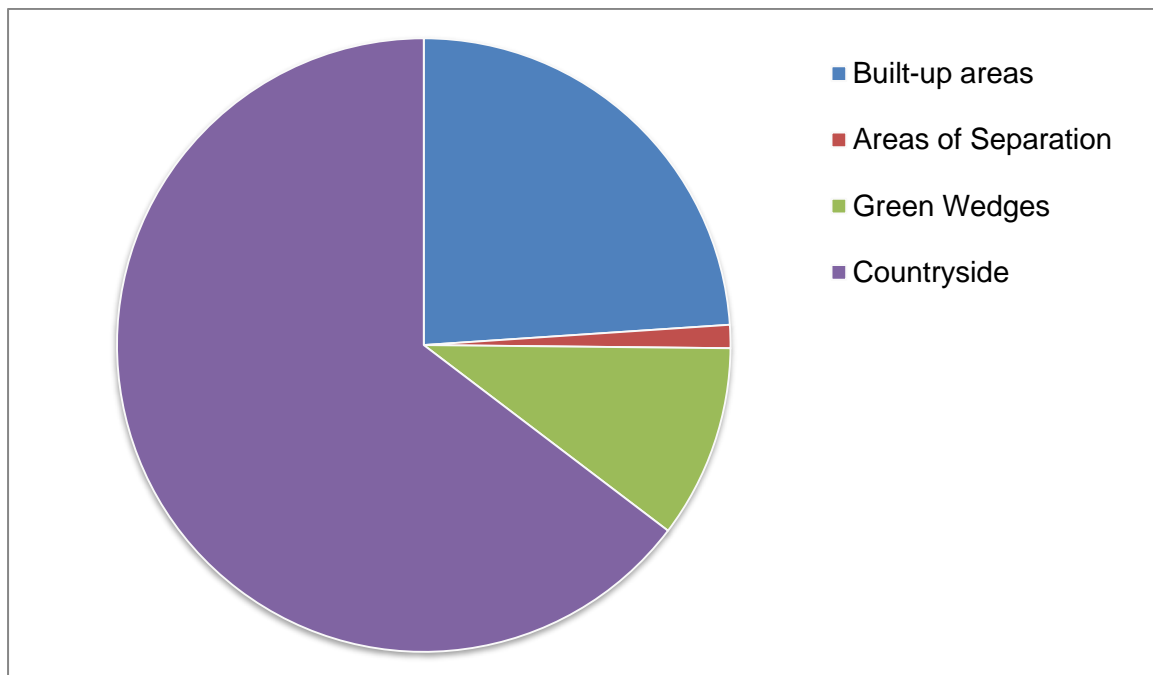
**Q7: If you have promoted a site for development and it is considered a reasonable option in the Council's site assessment work, would you consider sub-dividing the site to allow small and medium house-builders or self-builders to enter the housing market?**

## Strategic Greenfield Designations

4.6.1 As well as areas for growth, the Local Plan will identify areas to protect and enhance. The current Local Plan includes a number of strategic greenfield designations – Green Wedges, Areas of Separation and Countryside – as areas where built development is generally restricted.

4.6.2 Currently, 76% of the District is currently identified as either Green Wedges, Areas of Separation and Countryside. Each has a different role and purpose. Green Wedge is designated to prevent the merging of settlements, guide development form, provide a green lung into urban areas and provide a recreation space. Areas of Separation operate at a local level and maintain the character and identity of settlements by providing their coalescence.

**Figure 2:** Proportion of the District covered by Strategic Greenfield Designations



### What you told us:

- The current designations are popular, understandable and well established mechanisms to manage settlement growth.
- Necessary to review to ensure that such policy designations are not a constraint to meeting development needs.
- Green Wedges are a cross-boundary strategic matter and require discussion between relevant neighbouring authorities.
- Green designations should consider the historic environment if they are to be reviewed.

### **What we have done:**

4.6.3 We recognise that these are longstanding strategic cross Included Areas of Separation and Green Wedges as considerations in the site selection work. However, it is recognised that such designations will be the subject of review and so will not at this stage prevent sites being allocated for development in these locations.

### **What else needs to be done:**

- We will undertake a review of existing Areas of Separation and Green Wedge to consider whether to retain such designations in principle and to review the detailed boundaries of such designations. This will ensure that Green Wedges and Areas of Separation remain fit for purpose and are not a constraint to sustainable development. This will take account of areas designated through Neighbourhood Plans.
- We will work with neighbouring Councils where a Green Wedge extends across local authority boundaries.
- We will explore opportunities to provide new Green Wedges and Areas of Separation.

## **Urban Design Quality and Place Making**

### **What you told us:**

- The current local plan approach to design is adequate.
- A prescriptive design policy could impact upon viability.
- Apply requirements to all development proposals (not just major schemes).
- Include active design principles, energy efficient design, sustainable construction, biodiversity net gain for new homes and other buildings.
- An SPD gives a more detailed framework to guide development and set project specific objectives and requirements. It should be prepared in conjunction with the site promoters to ensure it can be delivered.
- An SPD or masterplan can be used to confirm the site details needed to enable earlier investment in infrastructure.

### **What we have done:**

5.1.1 Research of relevant legislation, national policy, guidance, best practice examples and local issues has identified an overarching proposed policy approach to design. This suggested approach reflects the National Design Guide's approach to components of good design and characteristics for a well-designed place.

5.1.2 In addition, we recognise that in specific circumstances, a more localised approach to design will be necessary. Some suggestions are made for such a local approach.

Proposed policy approach to urban design quality and place making:

- Blaby recognises that the design of new developments affects the quality of places that are created. Good urban design will create places that function well and will positively influence people's travel choices, health and wellbeing and sense of place attachment. The way places are designed has a direct impact on climate change, pollution, resource consumption and the strength of biodiversity.
- Good design will also contribute to the realisation of the Blaby District Growth Plan (2019) key principles, in particular: Integrated and self-sustaining; active and healthy; well designed and well connected.
- Well-designed places are reliant on good design processes. Time needs to be taken to identify and agree with the Council and other stakeholders (where appropriate) the opportunities and constraints available; prior to exploring options that will identify the most appropriate design response for a place.
- Developments will be required to offer a high standard of design quality that respond positively to the opportunities available. Opportunities include creating connected street and movement networks, inviting people to walk and cycle more often (particularly for shorter trips), habitat creation, creative approaches to water management through to creating places with a locally inspired or otherwise memorable identity. These will be further reinforced by developments adhering to basic principles of good urban design, such as perimeter block structure, active frontages, natural surveillance, mixing of uses, clear demarcations between public and private spaces and legibility.
- Larger developments shall create 20 minute neighbourhoods where there are facilities and services within a short walk of peoples' homes. Smaller developments shall support existing or contribute towards local facilities and services. Off-site connections shall seek to maximise access to public transport via modes other than the private car.
- The Council may consolidate and express the above qualities through a series of place making principles.

- Residential developments shall be considered against the Building for a Healthy Life considerations; with the considerations used to structure pre-application discussions.
- Neighbourhood Plans will support this policy and contribute towards identifying locally distinctive characteristics and opportunities to improve walking and cycling infrastructure within settlements.
- The Council expects to reinforce this policy and provide further guidance to applicants through the production of Supplementary Planning Documents (SPDs), and site specific briefs. Design Codes and masterplans (or framework plans) will be used to guide and co-ordinate the design of larger sites.
- The Council will expect applicants proposing major developments to obtain an independent Design Review of their proposals at an early design stage. The Council shall have regard for the advice of Design Review Panels.

**What else needs to be done:**

5.1.3 We need to ensure that topic specific policies, for example on climate change, health and green infrastructure, enable a holistic approach to be taken to such issues and design. The policies should work together to meet the stated objectives.

**Q8. What do you think about the proposed policy approach to urban design quality and place-making?**

## Reasonable Site Options

- 5.2.1 A key element of the Local Plan is to identify specific sites where new development will be allowed.
- 5.2.2 This consultation presents all of the site options that are considered to be reasonable to take forward to consider further. We would like to get your views on these sites. It is important to note that at this stage no decision has been made about which sites are to be included as allocations in the Local Plan. This will take place when the scale of growth and locational strategy is confirmed and also full consideration is given to constraints and deliverability issues.
- 5.2.3 At this stage an initial assessment has taken place to identify those sites that are reasonable for further consideration. This assessment includes:
- Site identification through Strategic Housing and Economic Land Availability Assessment (SHELAA)
  - Summary of Sustainability Appraisal
  - Consistency with emerging strategy
  - Deliverability considerations.
- 5.2.4 A list of sites and the outcomes for each is included in Appendix A. Full details of the assessments can be found in the Site Options Paper 2020.

## Strategic Policies: Other

6.0.1 As well as policies on the amount and location of new growth, a local plan should include strategic policies on:

- Ensuring there is sufficient infrastructure such as transport, water supply, energy, open space and community facilities such as health care and schools; and
- Protecting and improving the natural, built and historic environment.

6.0.2 This section of the document shows the progress being made for such policies.

## Environment and Sustainability Policies

### Mitigating and Adapting to Climate Change

#### What you told us:

- Promote cutting edge sustainable design principles, low / zero carbon energy and net gain for biodiversity.
- Climate change policies must be consistent with national guidance, applied across the housing market area, and subject to viability testing. Rely on Building Regulations where these exist.
- Prepare SPDs for strategic and other sites to specify on-site measures.
- Address air pollution.

#### What we have done:

6.1.1 Research of relevant legislation, national policy, guidance and best practice examples has identified the following overarching suggested policy approach to climate change and mitigation:

- Proposals will contribute to climate change mitigation / cutting greenhouse gas emissions through:
  - Locating development in the most sustainable locations where walking, cycling and public transport are reasonable to access local shops and services
  - Providing for energy through renewable / low carbon technology (generation and on site)
  - Energy performance of buildings
  - Use of sustainable materials and construction

- Proposals will contribute to climate change adaptation and resilience through:
  - Design and layout of sites and buildings to be resilient to extreme weather events and overheating
  - Locating development and design of development to minimise flood risk
  - Reduce water consumption
  - Incorporate green infrastructure and biodiversity into the development
- Demonstrate how the proposal will contribute to climate change mitigation and adaptation through a statement (to cover relevant policies). Consider use of tools such as BREEAM, HQM, Passivhaus, etc.

**What else needs to be done:**

6.1.2 We will seek a locational strategy approach which contributes to cutting carbon emissions.

6.1.3 We will identify the current and future potential for different types of renewable and low carbon energy technologies, the locations where these will be most suitable and the approach for different types of sites.

6.1.4 We will continue to monitor the national approach to energy demand and efficiency, use of renewable / low carbon energy for power and heating, sustainable materials, design measures to adapt to extreme weather events, such as flooding, droughts and overheating, and to reduce water use. Where necessary we will seek a local policy approach.

**Q9. What do you think about the proposed policy approach to mitigating and adapting to climate change?**

## **Flood Risk**

### **What you told us:**

- All new developments should provide resilience to all sources of flooding.
- The planting of new floodplain woodland can help to reduce diffuse pollution, protect river morphology, aid flood risk management and meet biodiversity targets.
- Surface water should be managed in line with the Government's Future Water strategy.
- Good quality river water and groundwater is vital for provision of good quality drinking water.

### **What we have done:**

6.2.1 We have undertaken a new Strategic Flood Risk Assessment to map and identify sources of flood risk across the District. This is a level one overall District study.

6.2.2 Flood risk is included as a consideration in the site selection work. This will enable the sequential test for flood risk to be demonstrated.

### **What else needs to be done:**

6.2.3 We will undertake a Strategic Flood Risk Assessment level two to assess the flood risk of specific sites. This will assist in the selection and layout of site allocations.

6.2.4 We will develop a policy relating to managing flood risk in the District taking account of national policy and the local evidence.

**Q10. What do you think about the proposed policy approach to flood risk?**

## **Biodiversity and Geodiversity**

### **What you told us:**

- Protecting and enhancing biodiversity should be given the same emphasis as addressing climate change and achieving sustainable development.
- Ensure that additional growth needs is located sensitively with regards to biodiversity.
- The plan should safeguard the long term capability of the best and most versatile agricultural land.

### **What we have done:**

6.3.1 We have reviewed the existing Local Plan policies and evidence on biodiversity and geodiversity. We consider a strategic policy on biodiversity and geodiversity is required.

6.3.2 We are monitoring progress on the Government's Environmental Bill which establishes the legislation for Biodiversity Net Gain. This will have an impact on the approach we take to biodiversity.

### **What needs to be done:**

6.3.3 We will work with neighbouring local planning authorities and stakeholders on ensuring that the Council achieves Biodiversity Net Gain in line with the emerging environmental legislation.

6.3.4 We will produce a biodiversity study that identifies and assesses the quantity and quality of biodiversity assets within the District.

6.3.5 We will develop a policy relating to biodiversity and geodiversity taking account of national policy and the local evidence.

**Q11. What do you think about the proposed policy approach to biodiversity and geodiversity?**

## Heritage Assets

### What you told us:

- The current policy approach reflects the requirements of the NPPF but could be improved by identifying assets worthy of protection for heritage reasons.
- Take a more detailed approach, specific to the area and locality, protecting and complementing the existing environment.
- The historic landscape can be a cross border consideration.
- Protect ancient and historic farmland.

### What we have done:

6.4.1 We have considered the existing Core Strategy and Delivery DPD policies on the historic environment, culture and heritage assets against national policy.

The following approach is suggested:

- Recognise the District's heritage assets and their contribution to local character and distinctiveness;
- Seek to protect and enhance heritage assets in line with the approach in the NPPF and the approach currently set out in the Delivery DPD.

### What else needs to be done:

6.4.2 We will ensure that sufficient information is available to inform decisions about the selection and delivery of site allocations and other proposals where heritage assets are affected.

**Q12. What do you think about the proposed policy approach to heritage assets?**

## Environmental Quality Issues

### What you told us:

- Manage surface water in line with the Government's Future Water strategy.
- Good quality river water and groundwater is vital for provision of good quality drinking water.
- Air pollution needs to be addressed.

### What we have done:

6.5.1 We are working with colleagues, the Environment Agency, Natural England and Severn Trent Water to ensure that environmental protection matters are properly considered by development proposals.

6.5.2 The Core Strategy and Delivery DPD policies on waste, land contamination and pollution have been assessed against the NPPF. The following policy approach is suggested:

- Development proposals will need to demonstrate that unacceptable adverse effects can be mitigated for the following environmental quality issues:
  - Landfill, land contamination and land stability
  - Waste management facilities
  - Waste water
  - Groundwater and surface water pollution
  - Air quality (particularly in relation to air quality management areas)
  - Noise or light pollution
  - Soils of high environmental value, including best and most versatile agricultural land
- Include hazardous installations – Calor Gas and High Pressure Gas Pipeline

### What else needs to be done:

- We will continue to discuss environmental quality issues with the relevant organisations.
- We will ensure that sufficient information is available to inform decisions about the selection and delivery of site allocations and other proposals where there are environmental quality issues affecting a site.

**Q13. What do you think about the proposed policy approach to environmental quality?**

## Health and Well-being Policies

### Healthy Communities

7.1.1 Delivering healthy communities is at the heart of planning policies. The Local Plan can consider how spatial planning can help to encourage healthy communities, but also ensure that the necessary health infrastructure is delivered to ensure that the new and existing population have access to healthcare facilities.

#### What you told us:

- Health is a key issue for the plan and policies should be included.
- Differing views were expressed on the requirement for Health Impact Assessments.
- Policies should deter hot-food takeaways close to schools could be included.
- The plan should encourage connections for walkers, riders and cyclists.
- It is essential that physical activity is 'designed-in' to new developments.

#### What we have done:

7.1.2 The Local Plan will seek to have a positive influence on health through a range of policies across the Plan that:

- Promote walking and cycling, sometimes known as active travel;
- Promote walkable and compact neighbourhoods;
- Secure health care, education, other local services and facilities and access to employment opportunities.
- Protect and encourage access to the natural environment and open spaces;
- Address air quality and pollution impacts;
- Seek high quality, well designed and energy efficient housing, and
- Secure affordable and specialist housing.

7.1.3 The Council has engaged with key partners to inform emerging policies that will seek to secure healthy communities. The NHS Clinical Commissioning Groups, Local Public Health Authority, Sports and Recreation Bodies and Sustainable Transport Groups have been involved.

7.1.4 We have engaged with the Local Clinical Commissioning Group to identify the potential implications of growth on the need for health care facilities.

- 7.1.5 Key pieces of evidence have been gathered to inform health related issues:
- Study to identify the potential for maximising walking and cycling through the Local Plan.
  - Open Space Audit (2020)
  - Playing Pitch Strategy (2020)

**What else needs to be done:**

- 7.1.6 We will produce a Health Impact Assessment to inform the policies and proposals in the Local Plan.
- 7.1.7 We will continue to engage with the NHS Clinical Commissioning Groups to develop an Infrastructure Delivery Plan which identifies future requirements for health care facilities.
- 7.1.8 We will continue to engage with the Public Health Authority, Leicestershire and Rutland Sport and other bodies to inform effective Local Plan policies relating to health.

**Q14. How can the Local Plan best assist in the delivery of healthy communities?**

**Q15. What specific health-related requirements would you wish to incorporate in the Local Plan and its policies?**

## **Green Infrastructure**

### **What you told us:**

7.2.1 Whilst the previous Issues and Options (2019) consultation did not have an explicit Issue or Option relating to green infrastructure, a number of responses were received highlighting the multifunctional role of green infrastructure. These highlighted its role in terms of improving the health and well-being of residents, protecting and enhancing biodiversity, aiding climate change adaptation, tourism opportunities and as open space.

### **What we have done:**

7.2.2 Consultants have prepared an update to the landscape and settlement character work to provide the Blaby Landscape and Settlement Character Assessment 2020.

7.2.3 The Council has commissioned consultants to prepare a Strategic Flood Risk Assessment. The level one part of this is now complete.

7.2.4 We have reviewed the existing Local Plan policies and evidence on Green Infrastructure. We consider a strategic policy is required on this matter subject to the recommendations of the existing and new evidence.

### **What else needs to be done:**

7.2.5 Further evidence needs to be collated in terms of the wider aspects of Green Infrastructure to identify the key Green Infrastructure assets and to inform the approach of the Local Plan to Green Infrastructure.

### **Q16. What do you think about the proposed policy approach to Green Infrastructure?**

## **Open space, sport and recreation**

### **What you told us:**

- Set out clear triggers for the provision of specific on-site open space typologies.
- Clearly demonstrate how developer contributions will be calculated in relation to priorities identified.
- Open space is not limited to parks and pitches, but also linear routes that provide connectivity to encourage healthy activity and provide wildlife corridors.
- A community and wider locality approach, rather than individual sites, should be taken to secure a comprehensive solution to overall needs.
- Walking and cycling links should be improved to help reduce the reliance on motor vehicles.
- Open spaces can perform multiple operations, including flood resilience and surface water management, places for walking and cycling and access to the historic environment.

### **What we have done:**

- 7.3.1 We commissioned consultants to undertake a new Open Space Audit. This document will inform new Local Plan policy in terms of protecting and creating open spaces.
- 7.3.2 We have worked with colleagues in Health and Leisure to develop a new Playing Pitch Strategy.
- 7.3.3 We have reviewed the existing Local Plan policies and evidence on open space, sport and recreation. We consider a strategic policy is required on this matter subject to the recommendations of new evidence.

### **What else needs to be done:**

- 7.3.4 We will develop a policy relating to open space, sports and recreation in the District taking account of national policy and the local evidence.

**Q17. What do you think about the proposed policy approach to open space, sport and recreation?**

## Local Green Spaces

- 7.4.1 The NPPF encourages communities to identify and designate areas of land of particular importance to them as Local Green Space through local and neighbourhood plans. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.
- 7.4.2 The NPPF and national planning guidance sets out the considerations that should determine whether or not an area should be designated as a Local Green Space. The NPPF states that Local Green Space designation should only be used where the green space is in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular significance; and is local in character and not an extensive tract of land. The guidance indicates that designating any Local Green Space will need to be consistent with local planning for sustainable development in the area and that if land is already protected by another designation then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.
- 7.4.3 The District Council considers that the designation of Local Green Spaces should be devolved to Neighbourhood Planning groups because Local Green Spaces are locally-driven designations. This allows for community involvement and ownership in identifying suitable spaces for designation as Local Green Space.

**Q18. What do you think about the proposed approach for the designation of Local Green Spaces being undertaken through Neighbourhood Plans?**

# Housing Needs Policies

## Affordable Housing

### What you told us:

- Base affordable housing policy on up to date evidence of need and viability.
- Take a flexible approach to providing affordable housing where the need is greatest
- Plan for higher levels of housing to increase the amount of affordable housing.
- Plan for the various types of affordable housing set out in the NPPF, including affordable home ownership, entry level exception sites and rural exceptions.
- Plan for specific affordable housing needs including care homes, elderly care and assisted living.
- Consider the impact of providing for Leicester's unmet need in terms of affordable housing.

### What we have done:

8.1.1 Assessed the existing Core Strategy policy against national policy to identify the following suggested policy approach:

- Secure a minimum % of affordable housing for sites over a certain threshold (10 or 15 dwellings)
- Approach to tenure split (including rented, home ownership routes, First Homes etc.) and mix of house types. Refer to latest evidence on housing needs.
- On site provision unless there are exceptional circumstances
- Dispersal of affordable homes and 'tenure blind' design
- Approach to 'rural exceptions' and entry level exceptions
- Approach to planning obligations where a Registered Provider is providing 100% affordable housing.

### What else needs to be done:

8.1.2 We will carry out an update of the Housing and Economic Needs Assessment, with the Leicester and Leicestershire local authorities, to provide updated information on local housing needs in terms of affordable housing, housing mix in terms of type, size and tenure, the need for older persons, specialist housing and self-build accommodation.

8.1.3 We will undertake a Local Plan Viability Assessment to assess the viability of the affordable housing policy and other policies that result in financial burdens affecting a development.

## **Q19. What do you think about the proposed policy approach to affordable housing?**

### **Mix of Housing**

#### **What you told us:**

- Support a flexible approach that takes account of the latest evidence, reflects local market demand and viability as well as site size, location and character.
- A rigid approach is not sufficiently flexible to meet varying needs across sites or changing circumstances during plan period.
- A market led approach will lead to a disproportionate amount of 4 and 5 bed homes.
- Take a proactive approach to providing land for self and custom build plots by allocating sites and requiring large sites to deliver a percentage of units as serviced self-build plots. Such an approach must be fully evidenced.

#### **What we have done:**

8.2.1 Assessed the existing Core Strategy policy against national policy to identify the following suggested policy approach:

- Major development to provide an appropriate mix of housing in terms of type (house, flat bungalow), tenure (home ownership, rented etc.) and size (number of bedrooms).
- Refer to latest evidence on housing needs.

#### **What else needs to be done:**

8.2.2 We will carry out an updated Leicester and Leicestershire Housing and Economic Needs Assessment (as above) to inform the policy on mix of housing.

8.2.3 Continue to monitor housing delivery on small sites and consider approaches to diversifying housing delivery on sites.

## **Q20. What do you think about the proposed policy approach to the mix of housing?**

## Older Person and Specialist Housing

### What you told us:

- Evidence of need and viability testing is required to support a higher percentage of adaptable and accessible (M4(2)) homes and other specified housing for older persons and those with other specialist housing needs.
- Use a variety of approaches to accommodate older people including rented homes.
- Locate housing for older persons in suitable locations - close to public transport, local amenities, health services and town centres.
- Mechanisms are needed to relax any requirements where demand does not come to fruition.
- Concern that bungalows are inefficient use of land.

### What has been done:

8.3.1 Research of national policy and existing evidence has led to the following suggested policy approach:

- Support the provision of a variety of homes for older people (including age restricted general market housing, housing with support, housing with care and residential or nursing care) and to provide for those with specialist needs (including people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs).
- Refer to latest evidence on housing needs.
- Homes for older people and those with other specialist needs should be located in suitable locations close to public transport, local amenities, health services and town centres.
- Approach to tenure – home ownership, rent and affordable.
- Larger sites over a certain size to include the provision of homes for older people and for specialist needs in line with scale of need identified in latest evidence on housing needs.
- Include the requirement for accessible and adaptable homes and/or wheelchair homes as part of this policy rather than a separate one.

### What else needs to be done:

8.3.2 We will complete the Blaby Local Housing Needs Assessment which includes evidence on the need for older persons and other specialist housing needs.

8.3.3 We will carry out an updated Leicester and Leicestershire Housing and Economic Needs Assessment (as above) to inform the policy on older persons and specialist need housing.

8.3.4 We will undertake a Local Plan Viability Assessment to assess the viability of the older persons and other specialist housing needs policy and other policies that result in financial burdens affecting a development.

**Q21. What do you think about the proposed policy approach to older persons and specialist housing?**

## **Accommodation for Gypsies and Travellers**

### **What you told us:**

- Update the evidence on the need for accommodation for Gypsies and Travellers at a County-wide level.
- When updating the assessment of need, take account of the changing circumstances in terms of those meeting the definition for planning purposes. The most recent assessment was unrealistically low and resulted in under provision.
- Review the criteria based policy to ensure that the criteria are appropriate and to allow for suitable sites to come forward.
- Distribute a number of smaller sites around the County rather than concentrating provision in certain locations such as Aston Firs.

### **What has been done:**

8.4.1 Research of national policy and existing evidence has led to the following suggested policy approach:

- Set out the level of need for permanent and transit accommodation for Gypsies and Travellers and Travelling Show People
- State the approach to identifying new accommodation where an outstanding need is identified
- Set out criteria to identify sites / determine planning applications against. This will include criteria on:
  - Location
  - Impact on landscape and character
  - Impact on protected areas such as wildlife, geology and heritage
  - Scale of development and relationship to settlement
  - Safe access to the highway
  - Satisfactory living conditions for residents and nearby neighbours.

**What else needs to be done:**

- We will undertake an updated Gypsy and Traveller Accommodation Assessment to inform the Local Plan policy on this subject.

**Q22. What do you think about the proposed policy approach to accommodating Gypsies and Travellers?**

## Economy, Retail and Leisure Policies

### Employment

- 9.1.1 In addition to identifying the amount of new employment land required and potential sites, the Council will need to set out policies that respond to a changing economy and employment working patterns (such as changes to home working, technology advances and automation).
- 9.1.2 The Local Plan will need to address issues such as: which employment sites need to be protected from alternative uses; which sites are suitable for alternative uses; and the implications of recent changes to legislation which allow permitted development to change to and from 'employment' uses.
- 9.1.3 The Council will need to understand the needs for specific types of employment (size, use class and affordability) and whether these can be delivered within Blaby District. If these cannot be delivered locally, the Council will need to engage with other Local Authority partners to identify solutions.

#### What you told us:

- Assess the existing employment sites to consider whether employment is the best long term use or whether alternative uses are preferred.
- Include policies for all employment types from Small and Medium Enterprises to Strategic sites. Include both rural and urban areas.
- Ensure that employment policies are flexible to respond to changes in economic and planning policy, working practices and technology.
- Policies should encourage high skilled, well paid jobs and not just large logistics sites.
- Employment sites and policies need to take account of environmental and transport constraints.

#### What we have done:

- Gathered updated evidence on the need for additional employment land, including jointly commissioning a 'Strategic Warehousing and Logistics study' and engaged in an update to the Leicestershire and Leicestershire Housing and Employment land Study'.
- Delivered some 35 hectares of employment land over the last 10 years.
- Worked with neighbouring Local Authorities and the Local Enterprise Partnership through the Duty to Cooperate to develop appropriate employment policies and ensure the right amount of employment land is provided in suitable locations.

- Monitored the demands for local employment land and premises through the Council's Economic Development service.

**What else needs to be done:**

9.1.4 The following work requires completion before employment policies can be finalised in the emerging Local Plan:

Local Needs:

- Updating the Local Employment land and premises evidence.
- Identifying and agreeing a distribution of unmet employment need from Leicester City Council and agreeing a distribution of employment land and premises in Leicester and Leicestershire where development needs cannot be met locally.
- Gathering detailed evidence in relation to some of the key planning issues that could impact on potential employment sites including: transport impacts; infrastructure delivery; environmental impacts; viability and deliverability of sites.

Strategic Needs:

- Agreeing how the requirements for Strategic Warehousing and Logistics sites can be distributed across Leicester and Leicestershire.

**Q23. How can the Local Plan best deliver the necessary employment land and premises required to meet identified needs?**

**Q24. Are there any specific sites that you consider are suitable to deliver the employment land required?**

**Q25. Are there any employment related requirements you would like to see incorporated in the Local Plan and its policies?**

## **Retailing, Leisure, and Town Centre Uses**

### **What you told us:**

- Protect retail core areas from other uses but reflect the realities of change happening on the high street in terms of the need for stores, the growth in internet purchasing.
- Recognise the changes to retailing and give more flexibility to allow residential, leisure and employment opportunities in town centres.
- Changing trends in retail need to be balanced against the need to keep town centres vibrant.
- The existing retail function of settlements needs to be protected particularly where they meet local needs.
- Fosse Park has had a negative effect on local centres.

### **What we have done:**

9.2.1 Monitoring shows that the Council has met and exceeded its current retail needs. The Council's existing retail evidence shows that there are no significant surpluses or deficits of retail floorspace (supply) or expenditure (demand) within the District.

9.2.2 New housing growth will need to be supported with associated retail growth. This is likely to be in the form of convenience retail, such as supermarkets, rather than comparison goods, such as clothes shops, as national trends are showing that demand for physical shops that sell non-essential goods is contracting. This was the forecast before the Coronavirus pandemic and the pandemic appears to be accelerating the contraction of the high street.

9.2.3 We have reviewed the existing Local Plan policies and evidence on retail, town centres leisure and Fosse Park area. We consider a strategic policy is required on this matter subject to the recommendations of new evidence.

### **What else needs to be done:**

9.2.4 We will undertake a new retail and leisure study to identify the amount of retail floorspace we need to plan for and the existing shopping areas should be protected from other uses to ensure their vitality.

9.2.5 We will develop a policy relating to retail, town centres, leisure and the Fosse Park area in taking account of national policy and the local evidence.

**Q26. What do you think about the proposed policy approach to retail, leisure and town centre uses?**

## Tourism

9.3.1 The Blaby Plan sets out the Council's priorities including developing a strong leisure and tourist sector. The Local Plan has a role in managing and encouraging tourism and ensuring that policies support growth in sustainable tourism and avoids adverse impacts on acknowledged planning matters such as transport, heritage and landscape.

9.3.2 Blaby has a small but growing tourism offer which includes country parks (Fosse Meadows), Retail attractions (Fosse Park), leisure based attractions (Stoney Cove, Grand Union Canal, Meridian Leisure and Everards Meadows) and Heritage attractions (Kirby Muxloe Castle).

### **What you told us:**

- Identify locations with tourism potential, for example, Green Infrastructure, waterways, the historic environment, town centres and consider the links between such locations.
- The need for additional tourism related development is questioned.
- Tourist sites should be accessible by walking, cycling and public transport as well as being sustainable.
- Joint working with other districts should be pursued.

### **What we have done:**

- Identified the key tourist attractions across the district.
- Worked with colleagues to understand potential issues around tourism.

### **What else needs to be done:**

- Work with partners involved in tourism to identify key issues and develop a robust policy approach.
- Consider the environmental and transport impacts of any tourism proposals promoted in the Local Plan that are likely to have material impacts.

**Q27. Are there any tourism related requirements you would like to see included in the Local Plan and its policies?**

# Transport, Local Services and Infrastructure Policies

## Transport Infrastructure

- 10.1.1 Delivering transport infrastructure is an essential part of delivering sustainable development. Transport is a necessary function in order to access employment, services and facilities and, in the case of walking, cycling and horse riding for leisure and exercise.
- 10.1.2 Blaby District has a varied transport network including sections of the Strategic Road Network (M1, M69, A5 and A46) within the District. Capacity issues have been identified at junctions and links within the District including around junction 21 of the M1 and the A46. Movement of people is not restricted to Blaby District alone and it is important that the Local Plan is mindful of wider regional and national transport issues.
- 10.1.3 Blaby District Council is committed to addressing climate change and promoting sustainable travel. The Local Plan gives an opportunity to encourage more sustainable travel.
- 10.1.4 The Local Plan will consider the transport implications of growth including the impact on existing junctions and links and the need for additional transport infrastructure to mitigate impacts.
- 10.1.5 The Local Plan period looks 15 years in the future so must be mindful of changes to travel habits and technology.

### What you told us:

- Develop a thorough strategic transport plan to coordinate sustainable transport, public transport, walking and cycling options.
- More sustainable forms of transport should be encouraged but cars continue to have an important role in movement (especially in rural areas).
- There are links and junctions with inadequate capacity at present including radial routes to Leicester City Centre, Junction 21 (M1), A46 and A5.
- The plan should not rely on technology improvements to solve transport problems.
- Larger proposals (Strategic Sites) are likely to have impacts on the Strategic and Local highway network and will require substantial mitigation. These include potential sites at Hinckley Rail Freight Interchange and proposed garden Villages. They should offer opportunities for sustainable travel.
- An alternative to the proposed A46 expressway should be considered.

**What we have done:**

- Engaged with Highways England and Leicestershire County Council to consider high level transport implications.
- Commissioned modelling using the Leicester and Leicestershire Integrated Transport Model to assess the transport implications of different locational strategy options.
- Engaged with Local Authority and other partners including Highways England in relation to specific strategic transport schemes such as improvements to the A5, A46 Corridor and potential for a new junction 20a on the M1.
- Commissioned a study by SUSTRANS that seeks to examine the potential for new development in Blaby District to maximise the potential for walking and cycling.

**What else needs to be done:**

- Commission detailed transport modelling using the Leicester and Leicestershire Integrated Transport Model to assess the impacts of preferred locations for growth. This will look at the site specific implications including potential mitigation measures, costs and deliverability.
- Support transport evidence gathering in Leicester and Leicestershire that considers the implications of strategic scale growth.
- Consider the implications of Midlands Connect's approach to the A46 Corridor.

**Q28. What do you think about the proposed policy approach to transport issues?**

**Q29. Are there any specific transport issues that the Local Plan should address?**

## Infrastructure, services and facilities to support growth

10.2.1 Delivering social infrastructure is an essential part of delivering sustainable communities.

### What you told us:

- There are currently infrastructure constraints in local schools and GP practices. Planning permission should only be granted capacity has been provided.
- Strategic sites should deliver appropriate infrastructure and community facilities paid for by developers.
- Infrastructure should be certain, delivered in a timely, be viable and ongoing management assured.
- Co-ordination of a number of agencies is required and cross boundary implications should be considered.
- There needs to be adequate provision of utilities (water, power and telecommunications) and waste infrastructure including waste transfer and sewerage infrastructure.

### What we have done:

10.2.2 The Local Plan will include an Infrastructure Delivery Plan (IDP). The IDP considers what infrastructure is required, including schools, health care, libraries, community halls and other services and facilities, to support sustainable communities. It is an important part of the Local Plan in terms of being clear about what infrastructure is required, when it is provided, who delivers it and the cost.

10.2.3 In order to prepare the IDP and develop policies, we need to engage with the relevant infrastructure service providers. We have engaged with a number of key partners including the NHS Clinical Commissioning Groups (CCG), Local Education Authority (LEA), utilities companies and Waste Authority.

10.2.4 This is an ongoing process. Such engagement helps us to gather evidence on the capacity of existing facilities and the likely requirements arising from different scales of growth and their location. This is also relevant in terms of considering the implications of access to infrastructure as part of assessing site option assess.

**What else needs to be done:**

- We will produce an Infrastructure Delivery Plan that sets out what is required, when it is to be delivered, by whom and the cost.
- We will continue to engage with the range of infrastructure providers to develop an Infrastructure Delivery Plan.
- Viability assessments of site options will be required to confirm their ability to deliver growth alongside necessary infrastructure.

**Q30. What do you think about the proposed policy approach to provision of infrastructure and services and facilities to support growth?**

**Q31. Are there any specific infrastructure issues that the Local Plan should address?**

## Planning Obligations and Developer Contributions

10.3.1 Some infrastructure and affordable housing related to development is provided through developer contributions.

### What you told us:

- Infrastructure should be paid for by the developer.
- The Community Infrastructure Levy and other funding sources, such as Government loans and grants, should be considered to pay for infrastructure relating to development.
- Development should only be allowed where infrastructure is available. Infrastructure should be provided before development.

### What we have done:

- As stated above, we have engaged with key partners to identify the key areas infrastructure where planning obligations may be required.
- Gathered initial transport evidence to identify the junctions and links that might need to be improved via financial contributions.
- Commissioned a Walking and Cycling study to understand the costs of improving walking and cycling facilities.

### What else needs to be done:

- We will produce an Infrastructure Delivery Plan that sets out the cost, timing, and delivery agent for the necessary infrastructure, services and facilities that will be sought through planning obligations and other methods of securing delivery.
- We will continue to engage with the infrastructure providers to understand the potential costs that could be sought from developers. This includes identifying if and where some costs are likely to be met from other sources including grants and public monies.
- We will carry out a viability assessment of the emerging Local Plan in order to test the implications of potential financial contributions and policy burdens on the viability of the whole plan and specific sites.
- We will update the 'Planning Obligations and Developer Contributions Supplementary Planning Document' to provide more detail on the Council's approach to seeking contributions.

**Q32. Are there any specific issues that the Local Plan should address in relation to planning obligations and developer contributions?**

## Appendix A – Summary of Site Assessments

### Housing and housing-led mixed-use sites

SHELAA site reference	Site address	Parish	Potential capacity (dwellings and floorspace)	Is the site reasonable to consider further?	Reason for exclusion from further assessment
BLA007	Land north of Grove Road	Blaby	20	Reasonable	N/A
BLA025	Land south of Church Street and rear of Blaby Hall	Blaby	7	N/A	Site has planning permission
BLA030	Land off Lutterworth Road	Blaby	51	Reasonable	N/A
BLA031	Land north of Hospital Lane	Blaby	150	Reasonable	N/A
BLA032	Land at Glebe Farm	Blaby	306	Reasonable	N/A
BLA033	Land at Keepers Farm	Blaby	300	Reasonable	N/A
BLA034	Land at Hospital Lane	Blaby	1,018	Reasonable	N/A
COS009	Land west of Broughton Road	Cosby	366	Reasonable	N/A
COS010	Land at Cosby Hill	Cosby	48*	Not reasonable	Detached from settlement
COS011	Land off Narborough Road	Cosby	177	Reasonable	N/A
COS012	Land north of Countesthorpe Road	Cosby	99	Reasonable	N/A
COS013	Land west of Cosby	Cosby	385	Reasonable	N/A
COU022	Land to the west of Leicester Road	Countesthorpe	181	Reasonable	N/A
COU024	Land to the east of Willoughby Road	Countesthorpe	78*	Reasonable	N/A
COU025	Land to the south of Hospital Lane and east of Leicester Road	Countesthorpe	25	Not reasonable	Detached from the settlement.
COU037	Land rear of 33 Willoughby Road	Countesthorpe	40	Reasonable	N/A
COU038	Land north of Foston Road	Countesthorpe	146	Reasonable	N/A
COU042	Land east of Willoughby Road	Countesthorpe	234	Reasonable	N/A

<b>SHELAA site reference</b>	<b>Site address</b>	<b>Parish</b>	<b>Potential capacity (dwellings and floorspace)</b>	<b>Is the site reasonable to consider further?</b>	<b>Reason for exclusion from further assessment</b>
COU043	Land east of Willoughby Road (smaller site)	Countesthorpe	148*	Reasonable	N/A
COU044	Land at Newton House, Banbury Lane	Countesthorpe	129	Not reasonable	Detached from settlement. Dissected by high pressure gas pipeline.
COU045	Land off Cosby Road	Countesthorpe	99	Reasonable	N/A
COU046	Land off Peatling Road	Countesthorpe	240	Reasonable	N/A
COU047	Land off Gillam Butts	Countesthorpe	96	Reasonable	N/A
CRO003	Land to the north of Hill Street and Station Road and east of Huncote Road	Croft	56	Not reasonable	Uncertainty about timeframe for development given association with adjoining quarrying activities.
CRO006	Land at Poplars Farm	Croft	123	Reasonable	N/A
ELM001	Land north of The Home Farm	Elmesthorpe	358	Reasonable but concerns about size of proposal	N/A
ELM008	Land north of the railway line, Elmesthorpe	Elmesthorpe	1,100	Reasonable	N/A
ELM009	Land at 24 Billington Road East	Elmesthorpe	5	Not reasonable	Isolated from settlement and poor access to services.
END009	Quarry Lane	Enderby	44 dwellings and 6,942m <sup>2</sup>	Not reasonable	Concerns about deliverability of site given site history.
END017	Land to the west of the M1 (adjacent to the public footpath)	Enderby	29	Not reasonable	The site has no access to the road network.
END022	Land off Blaby Road	Enderby	84	Reasonable	N/A
END023	Enderby Metals	Enderby	8	Reasonable	N/A
END024	Land rear of Strawberry Gardens	Enderby	55	Reasonable but access issues	N/A
GPA010	Land at Glen Ford Grange, Little Glen Road	Glen Parva	19	Not reasonable	Concerns around the site's availability for development

<b>SHELAA site reference</b>	<b>Site address</b>	<b>Parish</b>	<b>Potential capacity (dwellings and floorspace)</b>	<b>Is the site reasonable to consider further?</b>	<b>Reason for exclusion from further assessment</b>
GPA023	Summit Engineering, Wharf Way	Glen Parva	65	Reasonable	N/A
GLE030	Land rear of County Hall	Glenfield	185	Reasonable	N/A
GLE031	Western Park Golf Course	Glenfield	252 dwellings and 39,409m <sup>2</sup>	Reasonable	N/A
GLE032	Land north of Glenfield	Glenfield	947	Reasonable	N/A
HUN013	Land south of Narborough Road	Huncote	182	Reasonable	N/A
HUN016	Land east of Huncote	Huncote	126	Reasonable	N/A
HUN017	Land west of Forest Road	Huncote	40	Reasonable	N/A
KIL002	Steeple Chase Farm, Main Street	Kilby	30	Reasonable	N/A
KIL006	Land to the south of Chapel Close and Main Street	Kilby	17	Not reasonable	Site is land-locked and concerns about availability of site for residential development
KIL008	Land rear of 40 Main Street	Kilby	7	Not reasonable	Site access issues and concerns about availability of site for residential development
KMU009	Land north of Desford Road	Kirby Muxloe	318	Reasonable	N/A
KMU020	Blood's Hill (small)	Kirby Muxloe	156	Not reasonable	Detached from settlement and heritage
KMU021	Blood's Hill (large)	Kirby Muxloe	468	Reasonable but significant heritage issues	N/A
KMU022	Land off Farley Way	Kirby Muxloe	23	Reasonable but significant flood risk	N/A
KMU023	Land at Roundhill	Kirby Muxloe	39	Reasonable	N/A
KMU024	Land off Portland Road	Kirby Muxloe	128	Reasonable but site access issue	N/A
KMU025	Land north of Hinckley Road	Kirby Muxloe	748	Reasonable	N/A

<b>SHELAA site reference</b>	<b>Site address</b>	<b>Parish</b>	<b>Potential capacity (dwellings and floorspace)</b>	<b>Is the site reasonable to consider further?</b>	<b>Reason for exclusion from further assessment</b>
KMU026	Land at Blood's Hill (south)	Kirby Muxloe	365 / 56,979sqm	Reasonable but significant heritage issues	N/A
LFE018	Land at Baines Lane	Leicester Forest East	65	Reasonable subject to site access	N/A
LFE019	Land at Kingstand Farm	Leicester Forest East	199	Reasonable	N/A
LFE020	Land at Kingstand Golf Course	Leicester Forest East	334	Reasonable subject to adjoining sites	N/A
LFE021	Land north and east of Desford Crossroads	Leicester Forest East	807	Not reasonable	Detached from settlement.
LIT003	40 Cosby Road	Littlethorpe	22	Reasonable	N/A
LIT008	Land south of Tysoes Nursery and west of Cosby Road	Littlethorpe	14	Reasonable but significant flood risk	N/A
LIT009	Tysoes Nursery, 53 Cosby Road	Littlethorpe	11	Reasonable but significant flood risk	N/A
LIT014	Former Council Depot, Warwick Road	Littlethorpe	20	Reasonable	Note. Site has gained planning permission for housing subject to S106.
LIT022	Land to the south of Warwick Road and east of Cosby Road	Littlethorpe	194	Reasonable	N/A
LIT023	Land off Oak Road	Littlethorpe	142	Reasonable	N/A
LUB002	Land at Desford Road / Beggar's Lane	Lubbesthorpe	800	Reasonable	N/A
LUB003	Land north of Desford Road	Lubbesthorpe	65*	Reasonable	N/A
NAR002	Land at Ambulance station, adjacent to the Rosings	Narborough	45	Not reasonable	Uncertainty about current use ceasing.
NAR008	Land off Leicester Road	Narborough	55	Reasonable	N/A

<b>SHELAA site reference</b>	<b>Site address</b>	<b>Parish</b>	<b>Potential capacity (dwellings and floorspace)</b>	<b>Is the site reasonable to consider further?</b>	<b>Reason for exclusion from further assessment</b>
NAR016	Land south of Carlton Park	Narborough	336	Reasonable	N/A
NAR018	Land at Seine Lane	Narborough	243	Reasonable	N/A
NAR019	Land north of Huncote Road	Narborough	109	Reasonable	N/A
NAR020	Land off Forest Road	Narborough	104 (19*)	Reasonable	N/A
NAR021	Land at Cottage Farm	Narborough	117	Reasonable	N/A
SAP013	Land north of Hinckley Road	Sapcote	113	Reasonable	N/A
SAP019	Land at Park Road	Sapcote	37	Reasonable	N/A
SAP023	Land at Strawberry Cottage, Hinckley Road	Sapcote	32	Not reasonable	Site access (recent planning application refused)
SAP024	Land north of Leicester Road	Sapcote	149	Reasonable	N/A
SAP025	Land south of Hinckley Road	Sapcote	77	Reasonable	N/A
SAP026	Lime Avenue, The Limes	Sapcote	22	Not reasonable	Site for protected species mitigation..
SAP028	Land north of Stanton Lane, south west of Stoney Stanton	Sapcote	82	Not reasonable	Detached from settlement.
SAP029	London Leys Farm, Sharnford Road	Sapcote	144	Reasonable	N/A
SAP031	Nuttingore Farm, Stanton Lane	Sapcote	345	Reasonable	N/A
SHA008	Land west of Coventry Road	Sharnford	21	Reasonable	N/A
STO002	Land at Boundary Farm (smaller site), Stanton Lane	Stoney Stanton	180*	Reasonable	N/A
STO009	Land west of Huncote Road	Stoney Stanton	37	Reasonable	N/A
STO016	Land south of Hinckley Road	Stoney Stanton	42*	Reasonable	N/A
STO019	Land at junction of Huncote Road and Calor Gas access road	Stoney Stanton	47	Not reasonable	Site access and proximity to Calor Gas hazard.
STO023	Land off Middleton Close	Stoney Stanton	102	Reasonable	N/A

<b>SHELAA site reference</b>	<b>Site address</b>	<b>Parish</b>	<b>Potential capacity (dwellings and floorspace)</b>	<b>Is the site reasonable to consider further?</b>	<b>Reason for exclusion from further assessment</b>
STO024	Land north of Broughton Road	Stoney Stanton	110	Not reasonable	Detached from settlement
STO025	Land south of Broughton Road	Stoney Stanton	165	Reasonable	N/A
STO026	Land west of Stoney Stanton	Stoney Stanton	5000	Reasonable	N/A
STO028	Boundary Farm, Stanton Lane	Stoney Stanton	618*	Reasonable	N/A
THU003	Land at Croft Road	Thurlaston	7	Reasonable	N/A
THU004	Nursery, Hill View Nurseries	Thurlaston	15	Reasonable	N/A
THU005	Land east of Croft Road	Thurlaston	44	Reasonable	N/A
WHE004	Land off Station Street	Whetstone	22	Reasonable	N/A
WHE019	JC Remedial, The Nook	Whetstone	5	Not reasonable	Uncertainty about whether current use will cease
WHE026	Land south of Abbott Way	Whetstone	41*	Reasonable	N/A
WHE027	Whetstone Pastures	Whetstone	3,500 dwellings / 372,000sqm	Reasonable	N/A
WHE028	Land off Enderby Road	Whetstone	42	Reasonable	N/A
WHE030	Land at Merrydale Farm	Whetstone	22	Not reasonable	Detached from settlement
WHE031	Land south of Whetstone	Whetstone	770 dwellings / 15,600sqm	Reasonable	N/A

\* indicates where sites overlap with a larger site.

## Employment sites

<b>SHELAA site reference</b>	<b>Site address</b>	<b>Parish</b>	<b>Potential capacity (floorspace, m<sup>2</sup>)</b>	<b>Is the site reasonable to consider further?</b>	<b>Reason for exclusion from further assessment</b>
EAST001	Land west of Junction 2, M69 motorway	Aston Flamville	100,000m <sup>2</sup>	Reasonable	N/A
EBLA002	Land off Lutterworth Road	Blaby	13,200m <sup>2</sup>	Reasonable	N/A
ECRO002	Croft Quarry	Croft	44,889m <sup>2</sup>	Not reasonable	Uncertainty about timeframe for development given association with adjoining quarrying activities.
EELM001	Land north of junction 2 of the M69	Elmesthorpe	639,400m <sup>2</sup>	Reasonable	N/A
EKMU001	Land at Blood's Hill (south)	Kirby Muxloe	113,958m <sup>2</sup>	Reasonable but significant heritage issues	N/A
ELUB001	Land east of Narborough Wood Park	Lubbesthorpe	29,640m <sup>2</sup>	Reasonable	N/A
ESHA001	Aston Lane	Sharnford	21,600m <sup>2</sup> employment and 5,400m <sup>2</sup> retail floorspace	Reasonable	N/A
ETHU001	Thurlaston Sawmill	Thurlaston	5,000m <sup>2</sup>	Reasonable	N/A

The letter 'E' is placed before SHELAA sites assessed for employment use to differentiate between sites assessed for housing use.

## **How to respond to the consultation**

Please send comments, preferably by email to:

E-mail:

[planning.policy@blaby.gov.uk](mailto:planning.policy@blaby.gov.uk)

Address:

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