

## 3.0 PLANNING POLICY

### 3.1 INTRODUCTION

3.1.1 This Chapter of the **Environmental Statement** presents an overview of relevant planning policy, at national, regional and local levels. Policy specific to particular topics is addressed in detail in respective chapters covering those topics.

3.1.2 In addition to the Development Plan and national planning policy and guidance this Chapter also considers the emerging **Blaby District Local Development Framework (LDF)** and its evidence base.

### 3.2 NATIONAL LEVEL

3.2.1 National-level planning policy is set out in the Government's **Planning Policy Guidance notes (PPGs)**, and **Planning Policy Statements (PPSs)**.

3.2.2 **PPS1: Delivering Sustainable Development (February 2005)** emphasises the promotion of sustainable development as the key function of the planning system. Guidance emphasises the need for development to achieve environmental, economic and social aims of sustainable development whilst delivering sufficient new homes to allow everyone the opportunity of a decent home.

3.2.3 Published alongside **PPS1** is **The Planning System: General Principles**. This provides a general description of key elements of the planning system, including the role of national planning policy as a material consideration which must be taken into account, where relevant, in decisions on planning applications.

3.2.4 **Planning Policy Statement: Planning and Climate Change Supplement to Planning Policy Statement 1 (December 2007)** sets out how spatial planning can contribute to the Government's Climate Change Programme through integrating climate change into decision-making processes. The guidance addresses the location and form of development, levels of environmental performance and energy supply including the use of de-centralised energy supplies.

3.2.5 The **Code for Sustainable Homes (December 2006)** sets a new national standard for sustainable building practice. The Code uses a sustainability rating system which assesses nine design categories including energy and water consumption, materials, waste and ecology. The highest rating level – six stars – is equivalent to a zero carbon home.

3.2.6 **PPS3: Housing (November 2006)** promotes housing delivery in sustainable communities under the policy goal of ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. Policies specifically identify the need to achieve high quality mixed housing, and to ensure that housing is located in suitable locations according to need and market assessment. **PPS3** also establishes the need for local planning authorities to deliver a flexible supply of land for housing including identifying and maintaining a rolling five

year supply of deliverable housing land. **PPS3** was revised in June 2010 to give local authorities the power to prevent overdevelopment of neighbourhoods and 'garden grabbing'.

- 3.2.7 **PPS4: Planning for Sustainable Economic Growth (December 2009)** consolidates previous guidance on retail and economic issues. In terms of decision making **PPS4** provides a number of development management policies. Policy EC10 promotes a positive and constructive approach towards applications for economic development by local planning authorities. Applications that secure sustainable economic development should be treated favourably.
- 3.2.8 Paragraph EC10.2 notes that planning applications for economic development should be assessed against five criteria – limiting carbon emissions/minimising vulnerability and providing resilience to climate change, accessibility by a choice of means of transport and the effect on local traffic levels/congestion, use of high quality design, impact on economic and physical regeneration, and the impact on local employment.
- 3.2.9 Applications for non-main town centre uses which are not in accordance with an up-to-date development plan should be determined in the light of market information and economic benefits alongside environmental and social considerations, taking full account of whether the proposal would help meet the wider objectives of the development plan.
- 3.2.10 Applications for main town centre uses that are not in an existing centre and not in accordance with an up-to-date development plan should be subject to sequential assessment. If the proposals are for more than 2,500 square metres then an impact assessment on centres is also required. Policy EC17 further considers applications for main town centre uses that are not in an existing centre and not in accordance with an up-to-date development plan. Where compliance with the sequential approach and no significant adverse impact on centres has been demonstrated, applications should be determined in the light of general economic development criteria set out at paragraph EC10.2 (referred to above).
- 3.2.11 **PPS5: Planning for the Historic Environment (March 2010)** sets out Government policy on the conservation of the historic environment, including Scheduled Ancient Monuments. Policy principles guiding the determination of applications for consent relating to all heritage assets are set out. This is supported by a **Historic Environment Practice Guide** which provides guidance on interpreting how policy in PPS5 should be applied.
- 3.2.12 **PPS7: Sustainable Development in Rural Areas (August 2004)** addresses the protection and enhancement of landscape character, and the approach towards the best and most versatile agricultural land amongst other objectives.
- 3.2.13 **PPS9: Biodiversity and Geological Conservation (August 2005)** promotes the enhancement of biodiversity and the conservation of geodiversity.
- 3.2.14 **PPS10: Planning for Sustainable Waste Management (May 2006)** stipulates an approach to waste management that promotes sustainable development objectives.

- 3.2.15 **PPG13: Transport (March 2001)** promotes a reduction in the need to travel, especially by private car, and in the length of journeys. Through the location and layout of development access to jobs, shopping, leisure facilities and services can be promoted by public transport, walking and cycling.
- 3.2.16 **PPG17: Planning for Open Space, Sport and Recreation (July 2002)** emphasises the importance of adequate open space and other recreational opportunities based on local assessments.
- 3.2.17 **PPS22: Renewable Energy (August 2004)** promotes the promotion and encouragement of renewable energy resources through the planning system, including through the incorporation of renewable energy in development proposals.
- 3.2.18 **PPS23: Planning and Pollution Control (November 2004)** complements the new pollution control framework under the Pollution Prevention and Control Act 1999 and requires local planning authorities to take account of the risks of, and from, pollution and land contamination and how these can be managed or reduced in considering development proposals.
- 3.2.19 **PPG24: Planning and Noise (September 1994)** provides advice on noise generating development and noise sensitive development, together with approaches to potential means of mitigation.
- 3.2.20 **PPS25: Development and Flood Risk (March 2010)** requires development to avoid, reduce and manage the risk of flooding in new development and to properly consider the potential flood risk consequences of new development on existing areas. A sequential test for new development proposals is set out which responds to the suitability of land to accommodate development in areas at risk of flooding. A Practice Guide supports **PPS25** and this considers issues such as the assessment of flood risk and managing surface water.

### 3.3 THE DEVELOPMENT PLAN

- 3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with The Development Plan unless material considerations indicate otherwise.
- 3.3.2 Section 38(3) of the Planning and Compulsory Purchase Act 2004 notes that for the purposes of any other area in England (other than Greater London) the development plan is the Regional Spatial Strategy (RSS) for the region in which the area is situated, and the development plan documents (taken as a whole) which have been adopted or approved in relation to that area.
- 3.3.3 The Secretary of State for Communities and Local Government announced the revocation of Regional Strategies with immediate effect in July 2010 and a letter from the Chief Planning Officer of the 6 July 2010 advised Local Planning Authorities that, under these circumstances the Development Plan would comprise adopted Development Plan Documents (DPDs), Saved Policies and any old style plans that had

not lapsed. Evidence that informed the preparation of the revoked Regional Strategies may also be a material consideration, depending on the facts of the case.

3.3.4 The revocation of Regional Strategies was subject of a challenge in the High Court *Cala Homes (South) v Secretary of State for Communities and Local Government* which ruled that the Secretary of State had acted unlawfully in his use of section 79 of the Local Democracy, Economic Development and Construction Act 2009 to revoke RSS and in his failure to conduct a proper strategic environmental assessment of the impacts of the revocation, as required by European legislation. The effect of this decision is to re-establish Regional Strategies as part of the development plan.

3.3.5 In response to this judgement the Government has confirmed it remains committed to the abolition of RSS and it proposes to achieve this end through a clause in the emerging Localism Bill. The Chief Planning Officer wrote to all local planning authorities in England and reaffirmed the Secretary of State's previous advice to Local Planning Authorities and to the Planning Inspectorate that the Government's intention to abolish Regional Strategies in the Localism Bill should be regarded as a material consideration in planning decisions. While the Government's intentions are a material consideration, until the Localism Bill is fully enacted, RSS remains part of the Development Plan.

3.3.6 In this context, the Development Plan for the purposes of section 38(6) currently comprises of:-

- The **East Midlands Regional Plan (adopted March 2009)**;
- Policies from the **Leicestershire Minerals Development Framework Core Strategy & Development Control Policies up to 2021 (2009)**;
- Policies from the **Leicestershire & Leicester Waste Development Framework Core Strategy & Development Control Policies up to 2021 (2009)**; and
- Policies from the **Blaby Core Strategy Submission Version (July 2009)**.

3.3.7 In advance of the adoption of the Core Strategy, the saved policies of the **Blaby District Local Plan (adopted September 1999)** technically remain part of the Development Plan. However, they are significantly out of date and predate the consideration of growth at this location proposed within the RSS. The RSS and Core Strategy and the supporting evidence base supersedes the Local Plan, and limited (if any) weight can be attached to many of its policies.

### 3.4 THE EAST MIDLANDS REGIONAL PLAN

3.4.1 The **East Midlands Regional Plan** was published in March 2009. The sequential approach to the distribution of new development (Policy 3) directs that in the first instance development is concentrated primarily in and adjoining the Region's Principal Urban Areas (PUAs), one of which is Leicester. Policy Three Cities SRS 1 defines the Leicester PUA as including Braunstone and Leicester Forest East within Blaby District (amongst others).

- 3.4.2 **Policy 12** states that development within the Three Cities Sub-Area should support the continued growth and regeneration of Derby, Leicester and Nottingham and maintain and strengthen their economic, commercial and cultural roles. This will be delivered by ensuring the agreed Growth Point Programme of Delivery is achieved in terms of overall dwelling numbers and phasing of development. It will include a mix of housing; reducing the need to travel through a balance of jobs and homes; employment that meets indigenous manufacturing and distribution uses together with encouraging new investment; regeneration of deprived inner urban areas and outer estates; enhanced transport links and public transport accessibility; supporting the vitality and viability of city centres; and the protection, development and enhancement of green infrastructure. Policy 12 also states that development associated with East Midlands Airport should be focussed where possible in the surrounding areas, in particular in the PUAs and Loughborough.
- 3.4.3 **Policy 13a** provides for 7,600 dwellings over the RSS period to 2026 (380 per annum) in Blaby District. Policy Three Cities SRS 3 provides a housing requirement for Blaby of 380 dwellings per annum of which at least 250 per annum should be within or adjoining the Leicester PUA including sustainable urban extensions as necessary. Paragraph 4.2.28 states that the best locations for accommodating urban extensions to the PUA taking into account constraints and opportunities lay to the west of Leicester in Blaby and to the north in Charnwood.
- 3.4.5 **Policy Three Cities SRS 4** notes that in reviewing employment allocations, local planning authorities should have regard to Policy 20 (employment land reviews) as well as housing distribution (in particular the location of sustainable urban extensions), city centre regeneration, the regeneration of deprived areas, high technology sectors, East Midlands Airport related development requirements, local employment opportunities, and green infrastructure deficit.
- 3.5 LEICESTERSHIRE MINERALS DEVELOPMENT FRAMEWORK CORE STRATEGY & DEVELOPMENT CONTROL POLICIES UP TO 2021 (2009)**
- 3.5.1 The **Leicestershire Minerals Development Framework Core Strategy & Development Control Policies up to 2021 (2009)** sets out strategy for the future provision of specific minerals by type. Policy MCS10 sets out the approach towards safeguarding minerals resources through the identification of Safeguarding Areas (to be identified in a separate allocations document). Policy MDC8: Safeguarding Mineral Resources notes that planning permission will not be granted for any form of development within a Mineral Safeguarding Area that is incompatible with safeguarding the mineral subject to certain criteria, including whether there is an overriding need for the development.

### 3.6 LEICESTERSHIRE & LEICESTER WASTE DEVELOPMENT FRAMEWORK CORE STRATEGY & DEVELOPMENT CONTROL POLICIES UP TO 2021 (2009)

3.6.1 **Leicestershire & Leicester Waste Development Framework Core Strategy & Development Control Policies up to 2021 (2009)** sets out waste strategy for the area. Policy WCS3 sets out the strategy for non-strategic waste sites which includes locating them within sustainable urban extensions.

### 3.7 BLABY LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY SUBMISSION VERSION (JULY 2009)

3.7.1 Blaby District Council has taken its Core Strategy through 5 stages of consultation prior to the submission version Core Strategy published in July 2009. This included careful consideration of the options for a Sustainable Urban Extension to the Principal Urban Area within Blaby District, and the selection of land west of the M1 at Lubbesthorpe over other alternatives. The **Blaby Local Development Framework Core Strategy Submission Version (July 2009)** is delayed from progressing pending the consideration of housing numbers. Nonetheless, its policies are a material consideration.

3.7.2 The Core Strategy draws on key aspirations from **Our Sustainable Community Strategy for Blaby District 2008** and sets out a vision for the Core Strategy which recognises that the Principal Urban Area (PUA) of Leicester will be the focus for new housing and commercial development in the District. This is confirmed by Policy 1 which notes that of 7,600 houses to be developed in the District between 2006 and 2026, some 5,250 will be provided in and adjacent to the PUA.

3.7.3 **Policy 2** promotes a high quality environment through the design of new development.

3.7.4 **Policy 3** identifies land west of the M1 at Lubbesthorpe as a mixed use Sustainable Urban Extension (SUE) for 4,500 new homes (30% of which should be affordable), employment opportunities, 3 primary schools and a secondary school, health care facilities, community/faith facilities, retail provision (circa 3,000 – 4,500 sq m (net)), green space provision including play and open space and strategic green infrastructure including a new Green Wedge(s) and new and improved transport links. Development should be led by a Masterplan which will include measures to mitigate noise and air quality impacts of traffic using the M1 and M69 motorways. The feasibility of providing renewable sources of energy should be assessed and opportunities to effectively manage waste should be identified. The key services and facilities provided will minimise transport movements and facilities and services should where possible meet the needs of existing and new residents through integration with Leicester Forest East, Enderby and Braunstone Town.

3.7.5 **Policy 4** allocates land off the Warrens (south of the M69) as a Strategic Employment Site (SES) providing some 20 hectares of employment land and providing a range of employment opportunities including office and light industry (B1), General Industry (B2) and storage and distribution uses (B8). A new link is required across the M69 to encourage pedestrian and cycle movements between the SES and the proposed SUE.

- 3.7.6 **Policy 5** sets out the settlement hierarchy and confirms the primacy of the PUA as the location for growth.
- 3.7.7 **Policy 6** restates the requirement for 30% affordable housing at the SUE. Some 80% of this should be social rented with 20% intermediate housing.
- 3.7.8 **Policy 7** promotes a mix of housing types and tenures and requires all housing to be built to Lifetime Homes Standards. On large sites (10 dwellings and above) 10% of all new housing should be to wheelchair standards.
- 3.7.9 **Policy 9** addresses transport infrastructure and promotes safe, sustainable and accessible transport modes (walking, cycling and public transport) particularly in the proposed SUE. Improvements to walking and cycling networks and bus services and the use of contributions to this end are identified. The new links required to serve the SUE are also set out.
- 3.7.10 **Policy 10** outlines the services and facilities to support growth including those required at the SUE. These include a new secondary school, two or three primary schools, and other education, health, library and other public facilities. The Council encourage the co-location of these services on the SUE.
- 3.7.11 **Policy 12** identifies the need for new retail facilities of an appropriate scale to be provided at the SUE. Explanatory text to this policy notes the **Blaby District Retail Study (2008)** identifies the potential to provide in the region of 3,000 to 4,500 sq m of additional retail floorspace for convenience goods within new developments to the west of Leicester.
- 3.7.12 **Policy 13** promotes the maintenance of existing and provision of new networks of multi-functional green spaces. The opportunities for the SUE to provide a new green infrastructure network serving the needs of new communities and provide green links for people and wildlife from the urban area to the wider countryside are noted.
- 3.7.13 **Policy 14** sets out standards for high quality, accessible green spaces and play areas and other facilities.
- 3.7.14 **Policy 15** identifies the role played by Green Wedges as strategic gaps between settlements and notes the opportunities to explore the creation of new Green Wedges as part of the SUE proposals
- 3.7.15 **Policy 16** addresses Bio-diversity and geo-diversity and notes that opportunities to improve biodiversity within the SUE will be explored, including the potential for green linkages.
- 3.7.16 **Policy 17: Cultural Environment** notes that two Scheduled Monuments that are in close proximity to the SUE and requires that proposals respect the archaeological significance and setting of these cultural assets.
- 3.7.17 **Policy 18** sets out targets for energy efficiency in the design of new development.

- 3.7.18 **Policy 19** addresses the location of renewable energy facilities and requires 10% of energy provided to be from decentralised and renewable or low carbon sources.
- 3.7.19 **Policy 20** deals with flooding and climate change related hazards and notes that new developments should incorporate Sustainable Urban Drainage Systems.
- 3.7.20 **Policy 21: Waste** notes that the Council will encourage the management of waste minimisation. New developments should encourage a hierarchy of waste management and should secure new waste management facilities (particularly in relation to the SUE).

### **3.8 BLABY DISTRICT LOCAL PLAN (ADOPTED SEPTEMBER 1999)**

- 3.8.1 The proposals map identifies the site within Open Countryside wherein Policy C1 supports agricultural development and Policy C2 places a general restraint on built development or other development which would have a significantly adverse effect on the appearance or character of the landscape other than limited small scale employment and leisure development (and ancillary dwellings) subject to certain criteria.
- 3.8.2 The south part of the site between Leicester Lane and Warren Farm including Enderby Park is located within the Green Wedge. Policy C3 allows development in relation to agriculture, recreation, forestry, transport routes and mineral uses subject to satisfying certain criteria within Green Wedges.
- 3.8.3 That part of the site east of the M1 motorway forming part of the proposed access proposals extends into land identified as Primarily Employment Areas and land allocated for Employment Development Proposals. Policy E1 places a general presumption in favour of employment development forms, subject to certain criteria in Primarily Employment Areas. Policy E7 relates to a strip of land to the east of the M1 motorway which was formerly safeguarded by the Department of Transport for possible improvements to the M1 motorway, but is now allocated for employment development.
- 3.8.4 Enderby Warren Quarry adjoins the south part of the site and is subject to a number of policies relating to unstable land (Policy M2), contamination (Policy M3) and Policy M5, a site-specific policy that requires any future re-use of the landfilled quarry to be consistent with Green Wedge Policy C3.
- 3.8.5 Enderby Warren Quarry also contains a geological Site of Special Scientific Interest (SSSI). Policy on this matter is no longer saved. However, the commentary to Policy M5 does note the intention to re-excavate the SSSI to re-expose the Palygorskite formation once land filling has been completed.
- 3.8.6 Policies for housing set out the need for affordable housing (policies R4 and R5). Policies R13 and R14 set out the need for children's play space and open space provision for formal recreation. Policy R15 sets out the need for new residential development up to 2006. Each of these policies is superseded by new evidence outlined under material considerations below.



- 3.8.7 Likewise, employment policies setting out future employment requirements and allocations for a new High Quality Employment Site have been superseded by events and by subsequent studies.
- 3.8.8 Transport and Accessibility policy covers a range of topics (T1 – public transport provision for major new development, T3 – new highway schemes: pedestrian/cyclist facilities and environmental safeguards, T4 – traffic impact assessments, T6 – off-street parking, T8 – off-road facilities for loading/unloading and servicing, T10 – car parking and servicing areas, and T12 – access and mobility needs for open spaces). These matters are addressed in greater detail in **Chapter 15: Traffic and Transport**.
- 3.8.9 Shopping policy set out in Chapter 6 of the **Local Plan** focuses provision on existing centres and seeks to maintain a balance between out-of-centre and town centre retail provision.
- 3.8.10 There are a number of other development control policies relevant to the proposals. These relate to the preservation of Scheduled Ancient Monuments and their settings and archaeological sites (CE1), the impact of development on existing trees and woodland, specifically tree preservation orders and woodlands of significant amenity value (CE21), the need to provide appropriate landscaping and ecology within proposals (CE22), crime prevention (CE25), and the need to control light pollution (CE26); although some are more applicable at the reserved matters stage.
- 3.8.11 Policy IM1 sets out the approach to planning obligations. Where appropriate the Local Planning Authority will seek planning obligations and potentially these will relate to transport infrastructure and public transport services, storm drainage infrastructure, public open space and children's play areas, education/community facilities, affordable housing or to secure the removal of an existing building.

### 3.9 OTHER MATERIAL CONSIDERATIONS

- 3.9.1 The consideration of applications must also include other material considerations. As well as national planning policy, material considerations in this case include:-
- Blaby District Council's recent consideration of an Interim Housing Requirement at their meeting of the 16<sup>th</sup> September 2010;
  - The Blaby **Core Strategy Submission Version** (July 2009);
  - Relevant supporting local, sub-regional and regional technical studies.

#### **Blaby Interim Housing Requirement**

- 3.9.2 The housing provision policies of the **Blaby District Local Plan** cover the period to 2006. In the light of the revocation of Regional Spatial Strategies Blaby District Council has identified an interim housing requirement at their **Council Meeting of the 16<sup>th</sup> September 2010**. This provides housing figures up to 2016. Further work will be undertaken in 2010 and 2011 to identify a longer term housing figure for the Core Strategy beyond 2016.

3.9.3 The interim housing requirement adopts a phased approach providing for 260 dwellings per annum between 2006 and 2011, and 340 dwellings per annum between 2011 and 2016 – a total of 3,000 dwellings to 2016.

3.9.4 The interim housing requirement also reasserts the primacy of the Principal Urban Area in that the resolution made by Blaby District Council requires 69% of housing to be provided in the PUA part of the District, with 31% to be provided elsewhere. Therefore 2,070 dwellings should be provided within the PUA between 2006 and 2016. Taking account of dwellings built and already committed, a balance of 1,247 dwellings is required to be delivered within the PUA to 2016.

#### **Relevant supporting local, sub-regional and regional technical studies**

3.9.5 There are a number of other technical studies that form the evidence base to the emerging Core Strategy and **East Midlands Regional Plan** that are of relevance to the proposals.

#### **Leicester and Leicestershire HMA Employment Land Study (PACEC, October 2008)**

3.9.6 The **Leicester and Leicestershire HMA Employment Land Study** found that the Districts within the Housing Market Area (HMA) are closely interdependent in providing employment for their residents. In terms of the employment supply demand gap the Study assesses Blaby in the context of the PUA alongside Leicester City, Charnwood, and Oadby and Wigston and it concludes that Blaby District needs to allocate a 24 hectare strategic employment land allocation.

#### **Blaby Employment Land and Premises Assessment Study (BE Group, March 2006)**

3.9.7 The **Blaby Employment Land and Premises Assessment Study** provides an assessment of the District's economy and its current portfolio of employment land and premises and makes recommendations on the future allocation of employment land and premises to maintain the District's economic growth.

3.9.8 BE Group recommend that between 8 and 21 hectares of additional employment land is provided for to cater for local needs, and that provision should be made at the higher end of the spectrum to reflect potential demand in the District. In addition, BE Group recommended that the allocation of a Strategic Employment Site of 25 hectares (in addition to the 8-21 hectares referred to above) is appropriate and advisable for the wider economic prospects of the East Midlands. At least two thirds of the new employment land allocation should be geared towards B1 Light Industrial, B2 General Industrial and B8 Storage and Distribution uses to satisfy the demand for this type of space.

#### **6 Cs Green Infrastructure Strategy (2010)**

3.9.10 The **6Cs Green Infrastructure Strategy** provides an overarching strategic framework to 2026 for Green Infrastructure (GI) planning, investment and delivery. The Strategy

sets out a shared vision for the 6Cs growth point (Derby and Derbyshire, Nottingham and Nottinghamshire and Leicester and Leicestershire) to maintain, enhance and extend a planned multi-functional GI network. Strategic elements of the GI network are identified including sub-regional GI corridors, city-scale GI corridors and urban fringe GI enhancement zones to deliver GI benefits for existing and new communities where development is likely to take place. A delivery framework is also set out.

#### **Blaby Strategic Green Wedge Review (June 2009)**

- 3.9.11 The **Blaby Strategic Green Wedge Review** audits current Green Wedges as part of the LDF process in response to guidance in the Regional Plan that such a review should be undertaken. The report considers whether Green Wedge land is still fulfilling one or more of the strategic planning functions listed in Paragraph 4.2.18 of the Regional Plan.
- 3.9.12 The southernmost part of the Project site includes land within a Green Wedge described in the review as '*Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby, Narborough and Cosby (Soar Valley South)*'. The review notes at paragraph 4.3.10 that, "*it is not always the case that the Green Wedge must be maintained in its total and present state to prevent coalescence*"

#### **Blaby District Council Phase One Habitat Survey (White Young Green, December 2008)**

- 3.9.13 The **Blaby District Council Phase One Habitat Survey** study carried out a phase one habitat survey of ten identified potential locations for Sustainable Urban Extensions, including the project site at Lubbesthorpe. The study presents key ecological resources for each site and makes recommendations for further investigation. The detail of this study is addressed in detail in **Chapter 7: Ecological Resources**.

#### **PPG17 Study for Blaby District Council Final Report (June 2009)**

- 3.9.14 In line with the requirements of **Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation** the **PPG17 Study for Blaby District Council Final Report** includes an audit of the District's open space and sport and recreation facilities and develops local standards for the planning of open space in the District.

#### **Blaby District Character Assessment (TEP, May 2008)**

- 3.9.15 The **Blaby District Character Assessment** researches and categorises features and characteristics of the landscape and divides the District into broad landscape types and more detailed landscape character areas and their ability to accommodate change. It also examines the characteristics of the settlements in Blaby District to appraise their distinctive built form, settlement pattern and character.
- 3.9.16 Within the landscape character types fifteen landscape character areas are identified. The Project site lies within Lubbesthorpe Agricultural Parkland landscape character area and adjoins to the west the Thurlaston Rolling Farmland character area. This study

and the landscape impacts of the Project are addressed in **Chapter 6: Landscape and Visual Resources**.

**Blaby Retail Study (Roger Tym and Partners, December 2008)**

- 3.9.17 The **Blaby Retail Study** estimates that by 2016 there will be a quantitative need for about 1,000m<sup>2</sup> net of convenience floorspace. By 2026 this is expected to increase to over 3,000m<sup>2</sup> net on the basis that the District will increase its retention of convenience spending. New convenience floorspace should be located in line with future housing growth and under served areas and a new foodstore should be provided in connection with the planned population of the Sustainable Urban Extension (SUE). The study estimates that in terms of floorspace, the new population of the SUE together with the existing residents could support a foodstore of between 2,000m<sup>2</sup> and 3,000m<sup>2</sup> net. The study also notes there is likely to be capacity for small-scale comparison goods provision to serve the SUE.

**Housing Need and Market Study (Fordham Research, July 2005)**

- 3.9.18 The **Housing Need and Market Study** assessed the future needs for affordable and market housing in Blaby District. The study noted that an annual requirement of 228 affordable dwellings was required to meet housing needs using the Basic Needs Model set out by the study. In the Balancing Housing Markets model an annual requirement of 612 affordable dwellings was required to meet housing needs. Overall, the need for additional affordable housing represents over 100% of the estimated annual new build in the District. An analysis of intermediate housing suggested that rent levels are often closer to market prices than social rents.

**Leicester and Leicestershire Strategic Housing Market Assessment 2007/8**

- 3.9.19 The **Leicester and Leicestershire Strategic Housing Market Assessment** reviews the current and future housing market and assesses housing need and the housing requirements of different groups. It estimates that 289 additional affordable units are required per annum in Blaby District (which is in excess of the annual housing rate within interim housing requirement agreed up to 2011 set out above). The assessment also estimates that 22% of all housing should be in the form of intermediate housing. Estimates are also made as to the types and sizes of housing required, noting a particular need for 2 bed flats and houses, and 3+ bed houses.

**Blaby District Council Strategic Housing Land Availability Assessment (2008)**

- 3.9.20 The site was considered in two separate elements north and south of the M69 in the **Blaby District Council Strategic Housing Land Availability Assessment** and was assessed as being developable.

**Affordable Housing and Developer Contributions (Three Dragons, July 2009)**

- 3.9.21 The **Affordable Housing and Developer Contributions** study assesses the viability of the provision of affordable housing against a range of scenarios and sets out a range of policy options for setting targets and thresholds for affordable housing and the use of

commuted sums. This report has informed emerging Core Strategy policy on affordable housing.

### **Planning for Climate Change (IT Power, May 2008)**

3.9.22 The **Planning for Climate Change** covered a number of local authority areas in Leicestershire and Rutland and comprised of three key parts:-

- 1) **Climate Change Assessment of Development Options;**
- 2) **Renewable Energy Opportunities;** and
- 3) **Energy Efficiency Recommendations for New Developments.**

3.9.23 The **Climate Change Assessment of Development Options** assumed three energy use scenarios for domestic and non-domestic development and made other assumptions regarding the potential for renewable energy, transport emissions, water use and run-off and waste. Blaby District was assumed to have an SUE. The findings set out average CO2 emissions and confirmed that the SUE was predicted to have lower average emissions than other sites within Blaby District.

3.9.24 The **Renewable Energy Opportunities** paper assessed the potential for energy from large wind, hydro, biomass, solar photovoltaics, solar water heating, ground source heat pumps and small wind generation. Within Blaby District the study identified one potential large scale wind turbine site 2km from Enderby with a capacity of 4 – 6 MW. No potential hydro sites were identified in Blaby District, but some scope was identified based around the use of dry and wet biomass and for solar photovoltaics, solar water heating, ground source heat pumps and small wind generation. The study concluded that a 10% renewable energy generation target on new developments could be realistically achieved.

3.9.25 The **Energy Efficiency Recommendations for New Developments** study assessed the extent to which it may be technically and economically possible to reduce the carbon emissions of new buildings beyond the requirements of the Building Regulations using energy efficiency measures. The study recommended accelerating the move towards lower carbon dwellings, but maintaining the Building Regulations for non-domestic buildings, noting that carbon reductions in these buildings could be advocated using BREEAM assessment ratings.

### **Assessment of Transport Implications (July 2009)**

3.9.26 The **Assessment of Transport Implications** provides transport evidence to inform the assessment of SUE / SES development options and assesses their strategic transport implications in terms of their potential to support sustainable transport modes and the impact of their development on the highway network. The study confirms the need for a new link across the M1 to take pressure off of the A47. The findings of this study are assessed in detail in **Chapter 15: Traffic and Transport**.

**Leicestershire and Leicester HMA Authorities Growth Infrastructure Assessment (April 2009)**

3.9.27 The **Leicestershire and Leicester HMA Authorities Growth Infrastructure Assessment** provides a strategic overview of the infrastructure implications of housing and jobs growth in the Leicester and Leicestershire Housing Market Area (HMA) to 2026 and assesses the likely infrastructure requirements, costs and funding and delivery mechanisms. Infrastructure is categorised into transport, flood defence, education, emergency services, health, utilities (telecoms, electricity, gas, water, sewage, CHP), social services, waste management, leisure/parks/green infrastructure, libraries, culture and community facilities.

3.9.28 The study is based on the growth assumptions of the Regional Plan and reviews the likely infrastructure requirements and funding and delivery issues by each topic. The study makes some overall recommendations that recognise the impact of the slow down in the economy and the need to focus policy on stimulating activity and delivery.

**Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Guidance (February 2010)**

3.9.29 The **Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Guidance** sets out Blaby District Council's strategy for securing relevant developer contributions in relation to new development. Appendices set out the policy background and requirements for contributions to particular infrastructure including:-

- Open space, sport and recreation;
- Affordable housing;
- Children and young people's service (education);
- Civic amenity and waste collection;
- Community facilities;
- Adult social care and health;
- Highways and transportation;
- Blaby town centre;
- Library services;
- Health;
- Museums, heritage interpretation and cultural development;
- Police / crime;
- Ecology, geology, environment and geomorphology;
- Fire and rescue;
- Archaeology;
- British Waterways; and
- Public art.

3.9.30 A further appendix to this Supplementary Planning Guidance sets out a detailed justification for the approach towards open space, sport and recreation provision for new residential development.

**The Statement of Requirements for Developer Contributions in Leicestershire (December 2007)**

- 3.9.31 The **Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Guidance** should also be read with regard to **The Statement of Requirements for Developer Contributions in Leicestershire**. This sets out the County Council approach to the possible type and contribution that developers will be expected to make and employs a similar range of topic-based headings.