

























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

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























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

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



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

		which sets out in more detail the structure and development of the SES and SUE. The Masterplan <b><u>and transportation strategy</u></b> will be prepared in consultation with the Local Planning Authority and key stakeholders. No development shall commence on the land until detailed design coding has been completed to the satisfaction of the LPA. Subsequent development shall be in accordance with the Masterplan, <b><u>transportation strategy</u></b> and agreed design codes".				
MM.Pol4.3	Page 40 / Policy 4 / Paragraph 6	<del><b>Opportunities to provide a link road from the Warrens Business Park to Leicester Lane, Enderby should be explored by the applicant in association with the Local Planning and Highway Authority if it is proven using robust and independent evidence that this approach results in demonstrable benefits to the transport network and local communities. Transportation issues will be required to be addressed as part of a comprehensive Transport Plan.</b></del>				
MM.Pol4.4	Page 41 / Paragraph 7.4.3 / Supporting text to Policy 4	".....informed by the BELPS and LLELS. The policy seeks to limit the amount of B1(a) office space in order to balance the delivery of <b><u>provide</u></b> a balanced portfolio of employment sites to meet local and wider needs, with the protection of Leicester City Centre as a focus for large scale <b><u>whilst assessing the impact of</u></b> office development <b><u>proposals on existing centres</u></b> particularly the New Business Quarter. No size restrictions have been applied to B2 / B8 uses in order to allow the site to respond to market demand in a flexible way".				
MM.Pol4.5	Page 41 / New paragraph after Paragraph 7.4.4 / Supporting text to Policy 4	<b><u>7.4.5 A link road from the Warrens Business Park to Leicester Lane Enderby (through the SES) has the potential to result in transportation benefits by removing traffic from congested routes in Enderby. Leicestershire County Council are exploring a range of transportation measures in the Enderby area. The Council will explore the opportunity to provide a link road in conjunction with the development of the SES and will discuss the potential for such a link with the developers and Leicestershire County Council.</u></b>				
<b>Policy 5: Housing distribution</b>						
MM.Pol5.1	Page 41 / Policy 5 / Paragraph 1	In order to focus new development in the most appropriate locations, the Council will seek to distribute housing by settlement in accordance with the table below. Provision will be made for <b><u>at least</u></b> about the housing requirement figure for each settlement as shown below.				
MM.Pol5.2	Page 42 / Policy 5 / Table 1. Principal Urban Area	1. Principal Urban Area: <table border="1" data-bbox="576 1899 1410 2042"> <tr> <td>Settlement</td> <td>Housing requirements (2006 - 2029)</td> </tr> <tr> <td>Glenfield</td> <td><b>Combined figure of 5,750</b></td> </tr> </table>	Settlement	Housing requirements (2006 - 2029)	Glenfield	<b>Combined figure of 5,750</b>
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Glenfield	<b>Combined figure of 5,750</b>					

		<p>Kirby Muxloe Leicester Forest East Braunstone Town Glen Parva Lubbesthorpe</p>	<p>5,520 (including 4,250 within a new SUE)</p>										
MM.Pol5.3	<p>Page 42 / Policy 5 / Table 2 Blaby town</p>	<p>2. Blaby town:</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td>Blaby</td> <td><b>420</b> 400</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Blaby	<b>420</b> 400							
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MM.Pol5.4	<p>Page 42 / Policy 5 / Table 3 Larger Central villages</p>	<p><b>4</b> 3. Larger Central villages</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td>Enderby</td> <td><b>155</b> 150</td> </tr> <tr> <td>Narborough</td> <td><b>210</b> 200</td> </tr> <tr> <td>Whetstone</td> <td><b>365</b> 350</td> </tr> <tr> <td>Countesthorpe</td> <td><b>520</b> 500*</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Enderby	<b>155</b> 150	Narborough	<b>210</b> 200	Whetstone	<b>365</b> 350	Countesthorpe	<b>520</b> 500*	
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MM.Pol5.5	<p>Page 43 / Policy 5 / Table 4 Rural Centre</p>	<p><b>5</b> 4. Rural Centre</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td>Stoney Stanton</td> <td><b>320</b> 310*</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Stoney Stanton	<b>320</b> 310*							
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MM.Pol5.6	Page 43 / Policy 5 / Table 5 Medium Central villages	<p><b>6</b> 5. Medium Central villages</p> <table border="1" data-bbox="576 248 1410 752"> <thead> <tr> <th data-bbox="576 248 927 322">Settlement</th> <th data-bbox="927 248 1410 322">Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td data-bbox="576 322 927 421">Littlethorpe</td> <td data-bbox="927 322 1410 421">150</td> </tr> <tr> <td data-bbox="576 421 927 488">Huncote</td> <td data-bbox="927 421 1410 488">140</td> </tr> <tr> <td data-bbox="576 488 927 566">Cosby</td> <td data-bbox="927 488 1410 566">135 <b>Combined figure of 815</b></td> </tr> <tr> <td data-bbox="576 566 927 645">Croft</td> <td data-bbox="927 566 1410 645">50</td> </tr> <tr> <td data-bbox="576 645 927 752">Sapcote (<b>including land at The Limes</b>)</td> <td data-bbox="927 645 1410 752">100</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Littlethorpe	150	Huncote	140	Cosby	135 <b>Combined figure of 815</b>	Croft	50	Sapcote ( <b>including land at The Limes</b> )	100
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MM.Pol5.7	Page 43 / Policy 5 / Table 5a The Limes (Sapcote)	Delete table 5a												
MM.Pol5.8	Page 43 / Policy 5 / Table 6 Smaller villages	<p><b>7</b> 6. Smaller villages</p> <table border="1" data-bbox="576 1050 1410 1480"> <thead> <tr> <th data-bbox="576 1050 927 1124">Settlement</th> <th data-bbox="927 1050 1410 1124">Housing requirements (2006 - 2029)</th> </tr> </thead> <tbody> <tr> <td data-bbox="576 1124 927 1225">Elmesthorpe</td> <td data-bbox="927 1124 1410 1225">20</td> </tr> <tr> <td data-bbox="576 1225 927 1303">Kilby</td> <td data-bbox="927 1225 1410 1303">10 <b>Combined figure of 80</b></td> </tr> <tr> <td data-bbox="576 1303 927 1382">Sharnford</td> <td data-bbox="927 1303 1410 1382">25</td> </tr> <tr> <td data-bbox="576 1382 927 1480">Thurlaston</td> <td data-bbox="927 1382 1410 1480">20</td> </tr> </tbody> </table>	Settlement	Housing requirements (2006 - 2029)	Elmesthorpe	20	Kilby	10 <b>Combined figure of 80</b>	Sharnford	25	Thurlaston	20		
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MM.Pol5.9	Page 44 / Policy 5 / final paragraph	<p>Delete final paragraph:</p> <p><del>* At the time of drafting this version of the Core Strategy, the housing requirements for the settlements of Stoney Stanton, Countesthorpe and Huncote had sufficient completions and commitments to meet the requirements identified in above table. Blaby District Council does not consider that further development (other than small scale infill developments within defined settlement boundaries) should be permitted.</del></p>												
MM.Pol5.10	Page 45 / Paragraph 7.5.7 / Supporting	<p><b><u>The table below sets out the position in each settlement/group of settlements in terms of completions and commitments (at 31<sup>st</sup> March 2012)</u></b></p>												

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

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

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

	Paragraph 7.7.5 / Supporting text to Policy 7	between 2006 and 2029, 1,275 of which will be delivered within the SUE. The target represents a minimum number of affordable houses to be provided and has been derived by assuming that <b>25%</b> 30% of housing in the SUE will be affordable, and that 80% of the balance outside of the SUE (based on historic completions) will qualify to provide 25% affordable housing. Accordingly the minimum target is lower than the overall affordable housing need in the District.																									
MM.Pol7.5	Page 56 / Paragraph 7.7.7 / Supporting text to Policy 7	<del>The Council will monitor affordable housing delivery and housing market conditions. Should the former fall below what is required to meet the affordable housing target and/or the latter change significantly from those tested in the Viability Study Update (November 2011), the Council will consider lowering the threshold for affordable housing and/or reviewing the percentage target.</del>																									
<b>Policy 8: Mix of Housing</b>																											
MM.Pol8.1	Paragraph 57, Policy 8 / Paragraph 1	Residential proposals <b>for developments of 10 or more dwellings</b> should provide an appropriate mix of housing type (house, flat, bungalow etc); tenure (owner-occupied, rented, intermediate) and size (bedroom numbers) to meet the needs of existing and future households in the District, taking into account the latest Strategic Housing Market Assessment and other evidence of local need.																									
MM.Pol8.2	Page 58 / Paragraph 7.8.3 / Supporting text to Policy 8	On this basis, the shape of the future stock ( <b>including existing stock</b> ) to meet this need in the District would be:																									
MM.Pol8.3	Page 58 / Table at Paragraph 7.8.3 / Supporting text to Policy 8	Medium and larger family units ( <b>Houses or bungalows with 3 or more bedrooms</b> ) Multi person provision, flats, student housing etc Smaller and medium sized units ( <b>Flats, Houses or bungalows with 2 or fewer bedrooms</b> )																									
<b>Policy 9: Accommodation for Gypsies and Travellers</b>																											
MM.Pol9.1	Page 60 / Policy 9 / Paragraphs 1 - 2	To ensure that Gypsy <b>Gypsies</b> and Travellers have access to suitable accommodation, the following minimum provision will be made between 2006 <b>2012</b> and <b>2029</b> 2016:																									
		<table border="1"> <tr> <td></td> <td><b>2012</b></td> <td><b>2017</b></td> <td><b>2022</b></td> <td><b>1<sup>st</sup> April</b></td> </tr> <tr> <td></td> <td><b>=</b></td> <td><b>=</b></td> <td><b>=</b></td> <td><b>2027 -</b></td> </tr> <tr> <td></td> <td><b>2017</b></td> <td><b>2022</b></td> <td><b>2027</b></td> <td><b>31<sup>st</sup></b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><b>March</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><b>2029</b></td> </tr> </table>		<b>2012</b>	<b>2017</b>	<b>2022</b>	<b>1<sup>st</sup> April</b>		<b>=</b>	<b>=</b>	<b>=</b>	<b>2027 -</b>		<b>2017</b>	<b>2022</b>	<b>2027</b>	<b>31<sup>st</sup></b>					<b>March</b>					<b>2029</b>
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		<table border="1" data-bbox="576 181 1458 398"> <tr> <td><b>Permanent Residential Pitches</b></td> <td><b>20</b></td> <td><b>23</b></td> <td><b>26</b></td> <td><b>12</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Plots for Travelling Showpeople</b></td> <td><b>1</b></td> <td><b>1</b></td> <td><b>1</b></td> <td><b>1</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <ul style="list-style-type: none"> <li>• <del>26 Gypsy and Traveller permanent residential pitches;</del></li> <li>• <del>Capacity for up to 10 transit Gypsy and Traveller caravans; and</del></li> <li>• <del>3 Plots for Travelling Showpeople families.</del></li> </ul> <p><b><u>Provision will be made through a combination of the development management process and the Allocations, Designations and Development Management DPD, taking into account the most up-to-date Gypsy and Traveller Accommodation Needs Assessment. A five year supply of deliverable sites and developable sites or broad locations for the rest of the plan period will also be identified.</u></b></p> <p><del>Beyond 2016 to the end of the plan period there is an assumed on-going increase of 3% compound growth per annum for household formation for gypsies and travellers. For travelling showpeople a compound growth rate of 1.5% per annum is assumed. A Gypsy and Traveller Accommodation Needs Assessment will need to be undertaken to confirm the need beyond 2016.</del></p>	<b>Permanent Residential Pitches</b>	<b>20</b>	<b>23</b>	<b>26</b>	<b>12</b>						<b>Plots for Travelling Showpeople</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>					
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MM.Pol9.2	Page 60 / Policy 9 / Paragraph 3	<p><del>Planning permission for <b>Sites for new and extensions to existing</b> Gypsy and Traveller sites <b>should</b> will be and planning permission will be granted where there is an identified local need for accommodation, providing the site meets all of the following requirements:</del></p>																				
MM.Pol9.3	Page 60 / Policy 9 / Criterion b)	<p><del><b>avoid</b> capable of assimilation into the landscape and does not have a significant adverse visual impact on <b>landscape, countryside and</b> the built environment or countryside (including Green Wedge) <b>including</b> by reason of its scale, prominence <b>or</b> and layout. Sensitive landscaping and screening will be required to ameliorate any adverse visual impacts. New development should be in accordance with the 'Designing Gypsy &amp; Traveller Sites, Good Practice Guide';</del></p>																				
MM.Pol9.4	Page 60 / Policy 9 / Final paragraph	<p><del>Delete final paragraph and insert as below:</del></p> <p><b><u>The above criteria will be used to guide land supply allocations and to provide a basis for decisions on planning applications.</u></b></p> <p><del>Notwithstanding the existence of a large concentration of Gypsy and Traveller accommodation within the District,</del></p>																				

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

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

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

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

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

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

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



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

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

























































