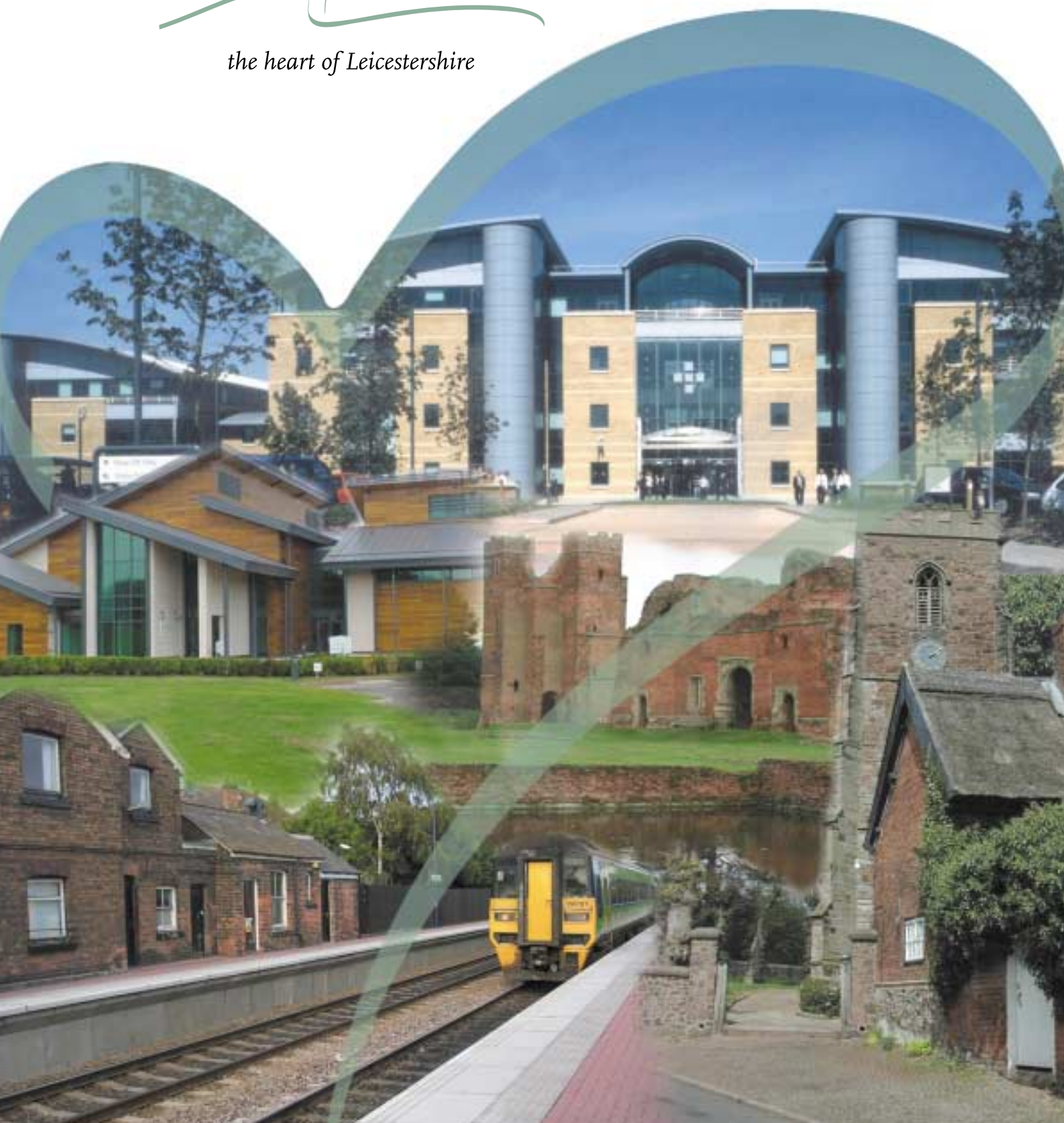


**Local Development Framework
Draft Core Strategy (Preferred Options)
April 2006**



the heart of Leicestershire



The Town and Country Planning (Local Development) (England) Regulations 2004

Draft Core Strategy (Preferred options) Proposals Matters

Proposed Title	Draft Core Strategy (Preferred Options)
Proposed Subject Matter	To create a vision, objectives, strategy, core policies and monitoring and implementation framework for the spatial planning of the District of Blaby
Period for Representations	Representations may be made between 13 th April 2006 and May 25 th 2006.
Address to send representations	Mailed written representations : Planning policy team Blaby District Council Council Offices Desford road Narborough Leicestershire LE19 2EP E-mailed representations to: planning@blaby.gov.uk
Requests to be advised of independent examination	Representations may be accompanied by a request to be notified (at an address specified) that the Core Strategy has been submitted to the Secretary of State for independent examination and on adoption of the Core Strategy.

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1.0 BACKGROUND

Blaby District Council is producing a Local Development Framework (LDF) that will set out the spatial plan for the District over the next 20 years. As part of the LDF the Council is required to produce a Core Strategy (CS).

This document is the second written stage of consultation following consultation on an Issues and Options document in November and December 2005. Representations and responses made at this stage are available for inspection on the Council's web-site and hard copies are available on request.

The Draft CS (Preferred Options) sets out the spatial vision, strategy, objectives, core policies and monitoring and implementation framework that the Council consider should be addressed in a final version of the CS that will be submitted to the First Secretary of State (ODPM) in November 2006. The purpose of the document is to seek the views of the Community and key consultees concerning the preferred policy approach for the District of Blaby.

The CS will set a Spatial Planning Policy framework up to 2026. The document may be updated to reflect changes in Government / Council policy or other factors that have an influence on the spatial planning of the area.

Whilst every effort has been made to make the document as clear as possible, it does use some technical language. In order to assist the reader a glossary of terms, abbreviations and acronyms is appended to the rear of the report (Appendix A).

1.1 What is the Local Development Framework (LDF)?

The LDF is a series of documents that set out what is now called the 'spatial plan' for the area which means that it addresses not only land use (environmental) issues, but also the social and economic factors that will shape the District.

The LDF is a portfolio of Local Development Documents that sets out the Council's planning policies and proposals. Documents can be Development Plan Documents (DPDs) that have been subject to independent examination and are part of the development plan, or Supplementary Planning Documents (SPDs), which are not subject to independent examination and are not part of the development plan, although they do hold significant weight as material considerations if prepared in accordance with Government guidance and the regulations. The Core Strategy is a DPD.

1.2 What is spatial planning?

The LDF sets out the spatial plan for the District of Blaby. The purpose of the development plan has been widened from just the use and control of land to ensure social and economic as well as environmental factors are taken into account in planning decisions. This entails that issues such as health, education, employment, crime prevention, leisure, biodiversity, waste minimisation and recycling and energy are considered.

1.3 What is the Core Strategy?

The CS is a key part of the LDF. It sets out the spatial planning vision, objectives, strategy and core policies for the Spatial Planning of the District. In addition it is required to set out how these will be monitored and implemented. It provides a broad policy direction to guide the policies and proposals for all future Development Plan Documents (DPDs) which must be in conformity with it.

In addition the CS can, where appropriate, set out the general scale and broad locations of development and the role of various settlements in light of other key documents such as the Leicestershire, Leicester and Rutland Structure Plan and Regional Spatial Strategy 8 (The Regional Plan for the East Midlands). It will not be site specific in terms of the location of development. This is a matter for later allocations DPDs, (including those relating to housing and employment that are proposed in the Local Development Scheme for submission in April 2008).

The CS will include a set of clear and concise policies to ensure that development is in accordance with the vision, objectives and strategy.

1.4 How can the community get involved in the production of the CS?

Blaby District Council considers it important to involve the Community in the preparation of its CS. The flowchart below sets out the process and timescale proposed for its production. Consultation on Issues Papers, an Issues and Options version of the CS and the Sustainability Appraisal scoping report have already been the subject of consultation. Further consultation and participation will occur as follows:

Draft CS (Preferred Options) consultation (April/ May 2006)

This stage is where the Local Planning Authority (LPA) formally sets out its policy direction in the Core Strategy (following evidence gathering and consultation on its Issues and Options paper). It involves a statutory 6 week consultation period where the community are invited to make representations on the issues, proposals and alternative options contained within the Draft CS (Preferred Options).



Submission (November 2006)

Consultation responses received to the Draft CS will be used to inform a Submission Core Strategy. This document will be formally submitted to the First Secretary of State with a further 6 week statutory consultation period, at which time formal representations are invited on its content.



Examination (July 2007)

The purpose of the Examination is to assess that the CS is sound. Any representations will be tested by an Independent Examiner through consideration of written representations or a Hearing / Inquiry. The Inspector will consider the issues and then submit a report that recommends how the policies, proposals and representations have been considered and whether the CS should be amended in light of the Examination. The Inspector's report is binding on the LPA.

A more detailed explanation of how the Council will involve the Community in the preparation of its CS is set out in the 'Statement of Community Involvement'. Copies are available on request or can be viewed on the Council's web-site at www.blaby.gov.uk.

1.5 What is the purpose of the Draft CS (Preferred Options) ?

The Draft CS builds on responses to the Issues and Options Paper that was the subject of consultation in November 2005 and consultation on the Council's Community Plan and Resident's survey (2004). It sets out in more detail the Council's vision, objectives, strategy and core policies and seeks the communities' views on these prior to submission of the Council's CS to the First Secretary of State.

1.6 The CS and sustainability

Blaby District Council is required to produce development plan documents that are assessed in terms of their 'sustainability'. The Brundtland Commission define sustainable development as that which "meets the needs of the present without compromising the ability of future generations to meet their own needs". The three main components of sustainable development relate to social, economic and environmental factors. It is the purpose of the LDF to balance these often competing objectives to ensure the most 'sustainable' policy approach.

A Sustainability Appraisal (SA) of the Draft CS has been produced and is being consulted upon alongside this document. This builds on a SA scoping report that was completed in June 2005 and was the subject of consultation in August / September 2005.

1.7 Context for the Core Strategy

Whilst the CS sets out the Council's vision and objectives for the spatial planning of its area, it has to take account of the policies and strategies of other agencies including Planning Policy Statements, the Regional Plan and other Central and Regional Government plans and strategies, Leicestershire County Council plans and strategies (including Local Transport Plans) and the Council's own Community Plan. The LDF will be the spatial representation of the Community Plan (i.e those aspects which relate to the use and development of land).

The CS must be in general conformity with the Leicestershire, Leicester and Rutland Structure Plan (LLRSP) and the Regional Spatial Strategy (RSS) for the East Midlands (RSS8).

1.8 What time period will the CS cover?

The Core Strategy reflects the Regional Spatial Strategy for the East Midlands (RSS8) in providing a strategy up to 31st March 2026. The Draft RSS for this period will be launched in September 2006. The CS will be kept up to date to ensure it reflects changes to Government, Regional and Council strategies and policies including the Community Plan.

1.9 What does the Draft Core Strategy (Preferred Options) include?

Before detailed allocations and policies are developed the Council needs to set a framework for its spatial plan. This is the purpose of the CS. The document will set out what the Council initially considers to be its **vision, objectives, strategy** and **core policies** that will guide the future DPDs and will address more detailed issues such as the location of housing and employment and areas of the District that require protection. In addition, the document will set out an approach to **implementing and monitoring** the CS.

The Draft CS is the second formal stage where the views of consultees are sought during a statutory 6 week period.

1.10 What are the Council seeking your views on?

This document sets out a proposed vision and key objectives and asks whether:

- You agree with the vision for the Draft CS;
- You agree with the objectives for the District of Blaby Core Strategy
 - If you do not agree with the vision and objectives, what do you think these should be?

In addition, the draft CS sets out a series of Core policies. You are asked whether:

- You agree with the core policies in the Core Strategy.
 - If you do not agree with the strategic policies, what you think these should be?

The final part of the Draft CS sets out a Monitoring and Implementation Framework that shows clear targets for achieving delivery. Please indicate whether:

- You agree with the Monitoring and Implementation Framework?
 - If you do not agree with the monitoring and implementation Framework, please indicate what you think this should be.

2.0 SPATIAL PORTRAIT OF BLABY DISTRICT

- 2.1 The District of Blaby is located in the County of Leicestershire to the south west of Leicester. It covers an area of 13,047 hectares (50 sq miles). The District is not served by one principal town but comprises a number of villages of varying sizes. There are 24 parishes that vary in population from 32 (Wigston Parva) to 15,123 (Braunstone Town). The northernmost part of the District is predominantly urban, the south of the District is more rural.
- 2.2 The District of Blaby is well linked to major road communications. Both the M1 and M69 run through the District and intersect at junction 21 of the M1. This, along with junction 21a and the Leicester Western by-pass (A46) are of major importance to industry and commerce and provide access to London, Birmingham and the North of England, along with East Midlands, Luton, Birmingham and Coventry airports. Local rail communications are good; the District is currently served by the Peterborough – Birmingham line with a railway station at Narborough.
- 2.3 It is a desirable location for manufacturing and distribution. The area around the M1/ M69 motorway intersection contains large scale commercial developments such as Grove Park, Meridian Business Park and Carlton Park. The area also has one of the most successful retail parks in the country; Fosse Park attracts approximately 100,000 shoppers each week.
- 2.4 In terms of its built environment the District of Blaby has nine conservation areas, some 200 listed buildings and 16 Scheduled Ancient Monuments.
- 2.5 There are also some important areas of natural environment and landscape character. The District is home to six Sites of Specific Scientific Interest (SSSI) of both ecological and geological importance, and two areas of ancient woodland.
- 2.6 The latest estimate for the population of the District of Blaby is 91,600 (mid 2004). The population increased by 9.1% between censuses (1991-2001). This was the second highest population increase in the county and is far higher than the average for the East Midlands region (5.5%) and more than double the National average (4.4%). The number of households in the District has risen by 15% since the 1991 census.
- 2.7 The dominant type of housing in the District of Blaby is Semi-Detached (48.4%); this is above the regional and national average (36.3% and 31.6% respectively). It also has a relatively low number of terraced properties (9.7%). This is the lowest percentage in Leicestershire, and well below the percentage for the region (21.3%) and the Country (25.8%).
- 2.8 The largest ethnic group in the District is white (94.3%). 95% of the population were born within the United Kingdom. The District has an 'average' level of

educational attainment with 17.2% of the population having a level 4/5 qualification. The percentage of people who have no qualifications is lower than the country, region and county averages. Unemployment in the District is 1.2% (January 2006), which is lower than the national average (2.4%). Blaby District has the second highest income level in Leicestershire and is higher than the county and regional averages.

- 2.9 On the whole, it is a relatively prosperous area. In the 2004 Indices of Deprivation survey, Blaby was ranked 318 out of the 354 local authorities in England (with 354 being the least deprived). Quality of health is not a significant problem with the majority of people stating that their health is either good or fairly good in the 2001 census. The percentage of people that have a limiting long term illness is lower than for the county, region and nation as a whole.
- 2.10 Crime levels are generally around the average for the country. Overall levels of crime have fallen by 2% from the year 2003/04 to 2004/05 (Source: Leicestershire Constabulary, CIS).
- 2.11 The findings of the 2001 Census of Population show that the two biggest employment sectors are manufacturing and the service sector. The percentage of people that travel to work by car (either as a passenger or a driver) is 72%, which is similar to Leicestershire as a whole (71%). The next most popular mode of transport for travelling to and from work is the bus (7%), which is slightly higher than the county average of 5%. The District experiences a net outflow of 6,058 people travelling to work each day. The cause of this net outflow is partly due to the District's good transport links and its close proximity to Leicester City, to where over 16,000 people commute everyday (Source: 2001 Census).
- 2.12 The contextual baseline and the District of Blaby Community Plan (2005) also identify specific issues which should be taken into account when considering spatial planning issues in the Local Development Framework;
- Although the District is not a deprived area, there are some parts that experience relative deprivation in contrast with its more prosperous areas of the District;
 - The area around Junction 21 of the M1 experiences traffic congestion at certain times of the day and as a result of this, air and noise pollution is an issue in this area. Five air quality management areas have been designated, based on vehicular emissions, two of which are in the M1 corridor;
 - Dependence on the car is an issue. Whilst the percentage of people who travel to work by car is similar to the Leicestershire average, this is still a significant number;
 - There is a shortage of affordable housing in the District as well as a lack of certain types of accommodation;
 - A recent NWA survey of residents' opinion (2004) identified a need for better facilities for young people;

- The lack of suitable employment premises needs to be examined in more detail; and
- Although crime levels have been decreasing certain types of crime are increasing, including criminal damage and assault.

3.0 VISION

- 3.1 The Core Strategy vision is the long term spatial vision from which the objectives and spatial strategy have been derived for Blaby District.
- 3.2 The 'vision' is a statement of what the CS (and the broader LDF) is trying to achieve. The vision is wide ranging, but focuses on the issues that are to be addressed.
- 3.3 The vision of Blaby District Council's Corporate Plan is:
“Leading the communities of the District of Blaby towards an improving quality of life.”
- 3.4 The vision of the Council's Community Plan is:
“To create in partnership with other organisations and businesses, an area in which people want to live and work – and create in that area the sort of communities in which people want to live.”
- 3.5 The proposed vision for the CS and LDF should be related to the spatial planning of the District and should build on the visions contained in the above documents. A proposed vision for Blaby's CS and LDF is:

‘Provide a framework that makes the District of Blaby a desirable place to live, where new development is of high quality, sustainable, well located and ensures:

All residents have greater access to high quality homes, employment, retail, leisure, education and other facilities in order to meet the diverse needs of the communities of Blaby now and in the future;

People are able to travel freely and safely throughout the District and access to other nearby centres using a choice of transport modes; and

The natural and built environment, including areas designated as green wedges, is protected, conserved, enhanced and made accessible for the enjoyment of everyone’.

Q1. DO YOU THINK THAT THE ABOVE VISION IS APPROPRIATE FOR THE DISTRICT OF BLABY CORE STRATEGY? IF NOT, WHAT DO YOU CONSIDER THE VISION SHOULD BE?

4.0 STRATEGIC OBJECTIVES

- 4.1 It is the purpose of the CS to set out objectives that will address the spatial planning issues that are evident in the District of Blaby. These will shape the strategic direction of the CS and will guide subsequent Development Plan Documents.
- 4.2 A number of objectives have been informed by the information gathered through consultation on the CS (Issues and Options paper) LDF Issues Papers and SA scoping report. The list is not exhaustive and must be read 'in the whole'. Your views are invited on the proposed objectives and also whether there are any omissions that need to be addressed in the submission version of the CS.
- 4.3 The proposed **objectives** for the District of Blaby are:
- i) **To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.**
 - o This is a key element of the Council's Community and Corporate Plans and its Housing Strategy. The Council's Housing Needs and Market Study (2005) identifies that part of the population which is unable to meet its housing need in a free market. The objective aims to allow access to housing for people who would otherwise be unable to compete in the local housing market, which has a wide affordability gap.
 - ii) **To improve community safety, reduce anti-social behaviour and reduce the fear of crime.**
 - o "Creating a place where people feel safe and are confident that community safety problems will be dealt with well" is a key objective of the Council's Community Plan. Spatial planning policies that design out crime will be pursued. Although crime levels have been decreasing in the District certain types of crime are on the increase, including criminal damage and assault.
 - iii) **To protect and enhance the natural environment (species and habitats) including water resources.**
 - o Blaby District Council will develop policies and work with other organisations to ensure that the bio-diversity of the District is maximised and that insensitive development is avoided or mitigated. Blaby has six Sites of Specific Scientific Interest (SSSI) of both ecological and geological importance, and two areas of ancient woodland.
 - iv) **To preserve and enhance the character, local distinctiveness and appearance of the built environment including archaeological sites, historic buildings, conservation sites, important parks and open spaces and other cultural assets.**
 - o RSS8 encourages LDF's to "seek to understand, conserve and enhance the historic environment". Blaby District Council will develop policies and work with other individuals and organisations to ensure that the built and cultural heritage of the District is preserved and where appropriate

enhanced.

- v) **To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the District.**
 - o The south of the District is predominantly rural. Whilst some of the villages have been subject to insensitive expansion, others have a strong character in terms of their built form and countryside setting. The LDF will encourage the use of Landscape Character Assessment to assist in guiding sensitive development that will encourage enhancement of the rural landscape.
- vi) **To minimise energy use and encourage renewable energy resources.**
 - o RSS8 encourages Development Plans to include policies to promote and encourage the delivery of indicative targets for renewable energy. In order to contribute towards this, the CS will set out an approach that encourages both the provision of renewable energy production sites in appropriate locations and policies that encourage new development to maximise use of renewable energy sources.
- vii) **To promote easy access to leisure, retail and village / community services, green spaces and the countryside to all residents of the District of Blaby.**
 - o One town and 23 village centres exist within the District of Blaby. The strategic approach to leisure, retail and community facilities is that they should be easily accessible to all people and not just those with access to private motor vehicles. Out of town development that has an adverse impact on the vitality and viability of existing centres will not generally be acceptable.
- viii) **To enable provision of appropriate employment opportunities and to facilitate a strong culture of enterprise and innovation**
 - o The Regional Economic Strategy for the East Midlands seeks to make the East Midlands a top twenty region in Europe. In addition, an Employment Land Study is being carried to identify whether there is a shortfall in the supply of employment land to meet the needs of the District and sub-area.
- ix) **To protect important village and town services and facilities and promote new ones in areas with identified deficiencies.**
 - o The Council will work as part of the Local Strategic Partnership (LSP) and other organisations to (where possible) develop spatial planning policies that will help to secure and retain key village services. An audit of facilities and infrastructure has been carried out by the Council that will help identify where there are shortfalls. The retention and provision of retail facilities, where this adds to vitality and viability of centres, is a key issue.
- x) **To optimise the use of previously developed land, buildings and existing infrastructure.**
 - o The Council will adopt a sequential approach to the location of development to ensure that new development (particularly housing) is accommodated on previously developed land. Concentrating development in such locations in the urban area will help assist in protecting the best of the Countryside and help to achieve urban regeneration.

- xi) To promote and ensure high standards of design and construction that are sustainable.**
 - New development should have regard to its context and promote high quality urban design and architecture. To achieve this, policies will be developed that promote 'good design' as a key requirement. Where appropriate the Council will seek submission of a design statement in support of development proposals in accordance with PPS1.
- xii) To improve access to services, particularly for those without their own transport, for disabled and elderly people and those from ethnic minorities and deprived groups.**
 - The strategic approach will centre around developing policies that encourage the provision of new community facilities in accessible locations, and to ensure that development provides adequate community infrastructure to meet the needs of new residents. This reflects the Community Plan objective of building stronger communities.
- xiii) To encourage and develop the use of public transport, cycling and walking.**
 - The 2001 census indicates that the majority of District residents use private cars to travel to work. The CS will attempt to encourage modal shift to more sustainable modes of transport.
- xiv) To reduce congestion and improve air quality by encouraging more sustainable forms of transport.**
 - The District of Blaby accommodates a substantial amount of vehicular traffic. This has resulted in designation of five air quality management areas, which are at locations in the vicinity of the M1, A50 and B4114 (some of the key transport routes within the District).
- xv) To secure necessary infrastructure from developers through financial or other contributions where this is reasonable and necessary.**
 - Various consultation exercises with the Community and key stakeholders have identified deficiencies in some key areas of infrastructure such as open spaces, community facilities and young persons' facilities.
- xvi) To minimise the risk of hazards (including flood hazards) to property and people.**
 - The River Soar runs from South to North and the River Sence from East to West through the District of Blaby. Rothley and Thurlaston Brooks also flow within the District. Floodplains (as defined by the Environment Agency) abut the rivers and brooks. Very few incidences of flooding have been recorded in the District over the last 10 years.

Q2. ARE THESE THE RIGHT OBJECTIVES FOR THE DISTRICT OF BLABY CORE STRATEGY? IF NOT, WHAT SHOULD THE OBJECTIVES BE?

5.0 SPATIAL STRATEGY.

5.1 The spatial strategy links the spatial vision (section 3) and strategic objectives (section 4) with the core policies (section 6). The purpose of the core policies is therefore to implement the spatial strategy. The spatial strategy below looks at a series of broad topic areas. However, these are all interrelated and must be considered as a whole to offer an effective strategic approach.

5.2 Meeting development needs in a sustainable manner

5.2.1 The current and emerging Regional Spatial Strategy and the 'saved' Structure Plan set out policies and approaches that encourage 'sustainable patterns of development that make efficient use of land, resources and infrastructure that reduce the need to travel' (RSS8). Blaby District Council recognises that the District will grow and change, but is anxious to ensure that the provision of sufficient housing, employment, retail / leisure and other development (to meet the needs of residents and visitors to the District) is balanced against the need to protect important finite resources (including land), particularly important areas of countryside, Green Wedges and green spaces.

5.2.2 The Spatial Strategy seeks to meet development needs where possible using brownfield land within the urban area. The policies of the Core Strategy will give priority to previously used sites that have access to infrastructure and transport opportunities that are already available in the urban areas of the District (particularly those adjacent to the City of Leicester and the larger settlements within the Central Leicestershire Policy Area). In addition, some limited development will be allowed in Stoney Stanton (which is proposed to be defined as a 'Rural Centre') where there is a range of services and access to public transport that is not enjoyed by other settlements outside of the CLPA.

5.2.3 The strategy to address the level of development required will be informed by the emerging Regional Plan. Whilst the Draft Core Strategy cannot identify the required level of housing / employment at this time (because it has not been identified in RSS) the approach will be to provide the optimum amount of development, allowing for too little development would undermine the objectives of providing decent housing and employment opportunities, whereas too much development would result in pressure on infrastructure and scarce resources (including land).

5.3 Provision of decent accommodation

5.3.1 The strategy relating to the provision of housing attempts to meet the needs arising in the District for all members of the community, both in

terms of the number of units provided and more detailed requirements (including size and tenure). The policies aim to specifically address housing requirements that have been underprovided for, such as affordable housing. The specific needs of Gypsies and Traveller's accommodation is also addressed. It is important that the housing needs of the District of Blaby are based on robust, up to date assessments including Housing Needs and Market Assessments and Gypsy and Traveller needs assessments. This strategic approach reflects the desire of the Community Strategy to make Blaby a place where people have access to "decent homes in high quality environments".

5.4 Meeting employment needs

5.4.1 The strategy to the provision of employment land and buildings attempts to meet the employment needs of both the residents of the District of Blaby and those who are, or will be, employed in the District. The amount of employment land to be provided will be determined by the emerging Regional Plan. However, the issue is far wider than just the quantum of land and buildings. The CS is being prepared in a time of increasing structural employment change (a continuation of manufacturing decline and growth in certain service sectors). Work practices too are changing with increasing home working and ICT based working. The CS aims to ensure that sufficient land is made available in suitable locations but that changing employment structures and practices can be accommodated. In addition the CS aims to protect important employment sites being lost to other higher value uses. The employment needs of the District of Blaby and adjoining areas will be based on robust, up to date assessments.

5.4.2 In addition, it is important that new employment sites, or the expansion of existing sites, consider potential constraints such as limitations placed by the existing road infrastructure. In the District of Blaby this is particularly acute in the vicinity of junctions 21 and 21a of the M1, which are seen by the development industry as potentially desirable locations for new employment (because of ease of access to the national motorway network) but are also the most congested and polluted parts of the transport system.

5.5 A high quality environment

5.5.1 The design of new development (of all kinds) has a tangible impact on the perceptions of the District. Poor quality design or off the peg solutions do little to give the District a sense of identity. The District Council is determined to continue to attract high quality developments (particularly on employment sites at Grove Park and Carlton Park). The strategy aims to secure continued improvement in terms of the quality of architecture, urban design and landscaping of all new development schemes. In

addition, it is recognised that good design can help to reduce the incidence of crime (reflecting the ‘feeling safer’ theme of the Community Strategy), and that a mix of uses and people could engender vibrant places that benefit from activity throughout the day and can assist in the creation of communities (in accordance with the building stronger communities theme of the Community Strategy).

5.6 Protecting the best of Blaby’s built and natural environment

5.6.1 The strategic approach to the protection of the best of Blaby’s environment is to ensure that those buildings, areas, habitats and species that are of National or Regional or local importance are protected. In the exceptional circumstances where the need for new development outweighs the need for protection, the strategic approach is to mitigate, or provide compensatory provision, where possible.

5.6.2 To many residents of the District, the quality of the environment is defined by its Countryside, rivers and other features associated with open land outside of the urban area. The strategy of the CS is to protect the Countryside for its own sake, but to be aware that the need for some development is likely to require the loss of some greenfield sites. Where this is the case, the CS seeks to secure high quality design that minimises the impact on the environment and to ensure that strategic areas of countryside (including Green Wedges and Areas of Separation) are, as far as is practicable, retained.

5.7 Movement in Blaby

5.7.1 The District of Blaby contains the junction of 2 motorways, the M1 and M69. It is also bordered and traversed by a number of other classified roads including the A5 Watling Street and Fosse Way and A46 Leicester Western by-pass. In addition, the District is crossed by the Peterborough to Birmingham rail line. Whilst this easy access to the national transport network provides certain strategic advantages to the District and acts as a draw to some commercial operators, a reliance on road based movement has resulted in high levels of pollution and congestion on the main transport routes, particularly at their junctions. The strategic approach of the CS is, as far as possible, to encourage modal shift from private cars to more sustainable forms of transport, particularly cycling and walking. This will be achieved primarily through the location of new development that offers a range of transport alternatives. In addition, the strategy is to devise policies that encourage designs that reduce reliance on private cars whilst recognising that they are essential in the short term and that true modal shift will only occur as part of a wider Central Government policy approach which includes investment in public transport alternatives.

5.7.2 Encouragement of walking and cycling is seen as complementing the Council's Community Strategy, which aims to encourage 'healthier lifestyles'.

5.8 Providing and protecting the necessary infrastructure

5.8.1 Blaby District has experienced substantial growth over the past 20 years. In order to ensure that any further growth is matched by the necessary supporting infrastructure (schools, shops, transport, affordable housing and play and open spaces for example) the CS seeks to ensure that new development does not occur where there is insufficient infrastructure to support it. Where new development does take place, the CS seeks to ensure that infrastructure is provided that is commensurate with the scale of new development.

5.8.2 In addition to seeking improved infrastructure provision from new development, the strategy is to protect existing services and facilities where they are of importance to residents. This is particularly relevant in the rural areas where access to alternative facilities may be more difficult.

5.9 Protecting the identity of the District

5.9.1 The District of Blaby has a lengthy history. The current boundaries are a result of local Government reorganisation in 1974, however, the rural District of Blaby has existed since 1894 (with some additions and losses over this time). Whilst the District has strong geographical connections with the City of Leicester, it has a distinctiveness that results from its numerous Parishes and as a collection of discrete settlements. It is of strategic importance to not only reinforce the character of the District's Parishes and Villages, but also to retain the identity of the District as a whole and particularly prevent indistinguishable extensions to the City of Leicester.

6.0 CORE POLICIES

6.1 The proposed Core policies have been derived from the above proposed objectives, and have taken account of:

- Planning and Compensation Act 2004
- Town and Country Planning (Local Development) (England) Regulations 2004
- Planning Policy Guidance / Statements 1-25. (ODPM)
- The National Waste Strategy 2000 (DEFRA)
- The East Midlands Regional Plan (RSS8) (March 2005) and emerging East Midlands Regional Plan.
- Emerging East Midland Regional Economic Strategy
- East Midlands Regional Housing Strategy (2004 – 2010)
- East Midlands Integrated Regional Strategy
- Regional Spatial Strategy for the West Midlands (2004) (WMRA)
- Leicestershire, Leicester and Rutland Structure Plan 1996 – 2016;
- The Leicestershire Community Strategy (Review) 2005 – 2008.
- Leicestershire County Council Local Transport Plan.
- Provisional Leicestershire and Leicester Local Transport Plan;
- District of Blaby Community Plan;
- Blaby Local Development 'Sustainability Appraisal' scoping report and SA of Core Strategy Issues and Options;
- Blaby District Housing Strategy;
- Blaby District Local Development Framework (Review of the Local Plan) Cabinet report 16 July 2004
- Blaby District LDF: Issues Papers (November 2004)
- Parish Plans / Village Appraisals (within the District of Blaby)
- Other relevant plans and strategies.

6.2 The following policies (shown in **bold** text below) have been developed in light of representations on the Core Strategy (Issues and Options) draft. Your views are being sought on the following core policies:

- CS1 Location of new development
- CS2 Meeting Local Housing Needs
- CS3 Design of new development
- CS4 Rural Centres
- CS5 Bio-diversity and geological conservation
- CS6 Countryside, Green Wedges and Areas of Separation
- CS7 The historic environment
- CS8 Renewable energy and minimising energy use.
- CS9 Efficient use of resources and minimising waste
- CS10 Retailing and Commercial Leisure
- CS11 Community Sports and recreation facilities
- CS12 Transport

- CS13 Employment
- CS14 Developer contributions

CS1 Location of new development

CS1 (i) A sequential approach to the location of development

In order to meet the objectives of the District of Blaby Core Strategy and to provide the most sustainable location for new development, a sequential approach will be applied to the selection of land for development and in assessing the acceptability of development proposals in the following priority order:**

- a) suitable previously developed land within the Leicestershire and Leicester Urban Area* (LLUA);**
- b) suitable previously developed land within the settlements of the Central Leicestershire Policy Area* (CLPA);**
- c) other suitable locations within the settlements of the LLUA that is not land protected for amenity or other purposes;**
- d) other suitable locations within the settlements of the CLPA that is not land protected for amenity or other purposes;**
- e) suitable previously developed land within defined rural centres*;**
- f) suitable sites in locations adjoining settlements in the LLUA ;**
- g) suitable sites in locations adjoining settlements in the CLPA;**
- h) other sites in locations outside of the LUA or CLPA.**

CS1 (ii) Suitability for development

If proposals / allocations are appropriate, in principle, in terms of the above sequence they should also be (or will be) well served by public transport and infrastructure and be sustainable * in terms of access, social, environmental and economic considerations.**

* See Glossary.

**Some exceptions to the sequential approach may be justified where these do not significantly undermine the 'sustainability' of the plan. It may not be appropriate for example for rural exceptions housing, agricultural buildings, telecommunications equipment, renewable energy production facilities and some Gypsy and Traveller sites to demonstrate that proposals have been tested against the sequence.

*** As specified in policy 3 of RSS8 (March 2005) and subsequent reviews .

The 'location of new development' policy is set in the context of National Planning Policy Guidance and Statements, the Regional Spatial Strategy (RSS) and the Leicestershire, Leicester and Rutland Structure Plan (LLRSP). These encourage BDC to meet the required levels of growth in a sequential way, primarily within or adjoining urban areas and then in other areas where good access and infrastructure such as schools, shops and public transport are available.

In addition to the sequential approach, a number of considerations help identify suitable sites, these include accessibility by non-car modes, capacity of public transport to support new development, physical constraints, the impact on natural resources and the need to balance land uses.

The policy applies to most forms of new development including employment, housing, retail, and leisure uses. The level of housing and employment land required will be determined by subsequent reviews of the Regional Plan.

The determination of Rural Centres is derived from policies of the LLRSP 1996 - 2016. Policy CS4 identifies on settlement within Blaby District that is defined as Rural Service Centre.

The sequential approach may be used to determine phased allocations of new development where this is required.

The Sustainability Appraisal of the Core Strategy has identified that such a sequential approach will assist in a positive move towards the sustainability appraisal objectives.

CS2 Meeting Local Housing Needs

CS2 (i) Quantity and type of housing

Provision will be made for the appropriate quantity and type of housing to meet identified needs between 2006 and 2026, including :

- a) a mix of housing on suitable sites where residents will have access to necessary facilities to meet identified needs;**
- b) appropriate provision of affordable housing;**
- c) appropriate provision of transit and static sites for Gypsies and Travellers; and**
- d) provision of rural exceptions housing in and adjoining villages where a demonstrable local need exists and there is adequate infrastructure to support additional small scale development.**

The quantum of housing to be accommodated in the CLPA , the appropriate phasing of housing and targets for developing previously developed land will be identified in a Housing DPD.

CS2 (ii) Affordable Housing

The level of affordable housing to be provided and the appropriate size thresholds for seeking affordable housing will be informed by 'Housing Needs' and other assessments including Housing Market Assessments. Affordable housing will be sought on sites of 10 or more dwellings or half a

hectare (qualifying sites). Where affordable housing is to be provided the following form of provision will be sought:

- a) 40% of housing provision on qualifying sites to be affordable
- b) a mix of rented, shared ownership and intermediate housing to reflect the preferred mix of the most up to date Housing Needs Assessment;
- c) a mix of house types and sizes (including bedroom numbers) to accommodate the identified needs;
- d) a dispersed distribution of affordable housing on qualifying sites to encourage mixed and balanced communities; and
- e) affordable housing should have easy access to facilities and services, particularly by public transport.

CS2 (iii) Accommodation for Gypsies and Travellers

Sites will be identified for Gypsies and Travellers accommodation where necessary. Robust assessments will be used to determine the need for such accommodation (including the size, tenure and broad location requirements of sites) . Planning permission will be granted for new Gypsy and Traveller sites where the following criteria are met:

- a) there is a demonstrable need for new sites and accommodation requirements cannot be met on existing sites;
- b) the site would be capable of being accessed without detriment to highway safety and adequate parking, turning and servicing space is provided;
- c) the development does not have an adverse visual impact on the built environment, countryside, Green Wedge or Areas of Separation by reason of its scale, prominence and layout.
- d) the development provides well designed and sensitive landscaping and screening to ameliorate any adverse visual impacts; and
- e) the size of the site is commensurate with the scale of the settlement to which it relates.

Policy CS2 aims to meet the objective of 'ensuring the provision of decent and affordable housing that meets local needs and links into the provision of services'. In addition, the policy aims to secure the housing requirements set out in the Regional Plan.

Blaby District Council's Corporate Plan, Community Plan and Housing Strategy prioritise provision of affordable housing to meet needs within the District in both rural and urban areas. Most settlements have insufficient affordable homes and turnover of Council / Housing Association accommodation is low.

Housing need (including affordable housing need) was assessed in a Housing Needs and Markets Survey completed in July 2005. This survey identified

widespread need for affordable housing in the District that was not met by supply. The relationship between peoples' incomes and house prices indicates that the majority of new affordable houses should be available for rent and managed by a Registered Social Landlord. Factors governing the supply and demand for new housing are fluid. It is important that the policies of the Local Development Framework are responsive to these changes.

The 2005 HNS indicates that in order to move towards meeting affordable housing need in the District a level of 40% of new houses on qualifying sites should be affordable. Of these the majority should be rented with the remainder being intermediate housing. The requirement for affordable housing is a complex relationship of many factors, although the relationship between incomes and house prices remains the fundamental determinant. As such the requirement for affordable housing will change over time and will need to be informed by up to date needs information (carried at least every five years).

It is important for the needs of travelling communities to be addressed through the Local Development Framework. The ODPM Circular 01/2006 'Planning for Gypsy and Traveller Caravan sites' encourages an increase in 'the number of Gypsy and Traveller sites' in 'locations that meet the current working patterns of Gypsies and Travellers'. Subsequent DPDs will identify suitable locations for new sites where a need is identified by an up to date and rigorous needs assessment.

In order to meet the ODPM objective of 'Creating sustainable, mixed, balanced communities in all areas' it is important to not only identify and meet the affordable housing need of the area, but also to ensure that new developments generally have a mix and balance of house types and sizes to avoid homogenous communities comprising occupants of uniform characteristics.

The Regional Housing Strategy also aims to 'ensure that in rural areas and market towns there is both an appropriate provision of quality housing to meet a range of housing needs and access to related services'. In order to achieve this the CS encourages the provision of rural exceptions schemes and other appropriate housing provision to meet the identified needs of the rural areas. Settlements that may be considered appropriate for the provision of rural exceptions housing include Cosby, Croft, Huncote, Littlethorpe, Sharnford, Sapcote and Thurlaston. These have been identified as they have a population below 3,000 (with the exception of Cosby) and offer a range of services that would support limited growth. Other settlements may be appropriate if there is a demonstrable need for housing for local people and small scale development would not result in unacceptable pressure on infrastructure.

CS3 Design of new development

New development proposals should satisfy to the following criteria:

- a) The scale, massing, layout, density and appearance of the development is designed to respect its context in terms of local buildings, streets and spaces, and should successfully integrate with its surroundings;**
- b) The development uses high quality Urban Design, Architecture, Landscaping and Materials;**
- c) Links are provided to the existing highway network to maximise opportunities to create well connected streets*;**
- d) Development is designed so that its layout is easy to understand and navigate. The use of landmarks, distinctive street design and architecture can create such legibility*;**
- e) Active edges are provided to public areas to create well designed visually attractive frontages and allow opportunities for surveillance of the public areas (including streets, parks and open spaces etc) that they overlook. Blank walls and secondary elevations that front streets and other public spaces and places should be avoided;**
- f) Where possible, new streets should be designed so as not to be dominated by motor vehicles*;**
- g) Development should seek to 'design out crime' and anti-social behaviour to ensure the actual and perceived safety and security of people and property;**
- h) Development should be accessible for all people including those with a disability, elderly people and parents/guardians with young children;**
- i) Important areas of open space, green linkages, character areas and important views should be safeguarded from development;**
- j) Development should be designed to secure satisfactory amenities for new and existing residents. Proposals should not result in visual oppression to the occupiers of residential properties by reason of unacceptable loss of aspect, overshadowing, loss of light or creation of unacceptable noise or odour*;**
- k) Play and open space provision should be made to meet the needs arising from new development;**
- l) On sites of an appropriate scale and location, a mix of uses should be provided including residential, employment, community, leisure and other uses;**
- m) Development should minimise flooding, adverse effects on the water environment , and should, where possible, incorporate Sustainable Urban Drainage Systems (SUDS); and**
- n) Development should seek to minimise impact on environmental resources and reduce light, air, noise (or other) pollution.**

*Refers primarily, but not exclusively, to residential development.

In order to meet the objective of the Council's Core Strategy to 'promote and ensure high standards of design and construction' that respects its context (including buildings, spaces, streets and local landscape), the Core Strategy and subsequent DPDs will seek to secure the highest standards of Urban Design Architecture and Landscaping.

Design quality (in its broadest sense) has a major impact on the attractiveness of the District of Blaby. Whilst some post war developments are of good urban design, architecture and landscaping and have a strong connection with local character, much development between the 1960s and 1990s produced a proliferation of housing estates that were 'built everywhere' and could be found anywhere. Whilst poorly connected street patterns and confusing layouts dominated by cars and unattractive to pedestrians and public transport have occurred in the past, design standards have improved recently. However, there is still room for improvement. The emergence of CABI and other bodies promoting design excellence (along with the requirements of PPS1) have encouraged greater emphasis on securing high quality design solutions.

In addition to the benefits to visual amenity, good quality design can help to facilitate the creation of communities by creating places and spaces for social interaction. Good design can also attempt to reduce the incidence of crime and disorder. In the macro scale, by designing streets, spaces and buildings that are well surveilled and on a micro scale by ensuring that new buildings incorporate appropriate security measures. Consideration has been given to the key priorities of the Council's Crime and Disorder reduction strategy which will inform the preparation of subsequent Development Plan Documents.

CS4 Rural Centres

The village of Stoney Stanton is designated as a Rural Centre where modest development will be allowed provided that it is in keeping with the size and form of the village and does not exceed the capacity of existing infrastructure (including schools, medical facilities and other key services).

The proposed location of any new development in Stoney Stanton will be identified in subsequent Development Plan Documents including those relating to housing and employment.

The Leicestershire Leicester and Rutland Structure Plan identifies a number of criteria for the selection of Rural Centres. Strategy Policy 2C sets out these as follows:

"Rural Centres may be designated in local plans, which serve a rural hinterland and contain all or most of the following functions:

- (a) a primary school;
- (b) a post office;
- (c) a general store;
- (d) a general medical practice;
- (e) a pharmacy (if not within the general medical practice);
- (f) community and leisure facilities;
- (g) additional employment to that provided by (a) to (f) above;
- (h) a regular, six day a week return bus service.”

The choice of Stoney Stanton as a suitable rural centre has been based on:

- o An analysis of services currently provided within the village (through the Council’s ‘Village services fact file’);
- o Assessment of access to public transport serving both the hinterland of the rural centres and connections to the main urban areas of Hinckley and Leicester.

The Leicestershire, Leicester and Rutland Structure Plan considers that settlements, such as Stoney Stanton, can accommodate smaller scale development ‘in keeping with the size and form of the settlement.... to support their role as centres for services and employment, maintain the vitality and viability of local rural communities and encourage diversification of the rural economy’.

“Smaller scale development” is not defined in the Leicestershire, Leicester and Rutland Structure Plan. In the context of this policy ‘modest development’ will be that which is capable of assimilation within Stoney Stanton without adversely affecting the character of the village and not exceeding the capacity of existing infrastructure such as schools, doctors surgery and other services and facilities that support village life.

CS5 Bio-diversity and geological conservation

CS5 (i) – Protection Of Important Species And Habitats

Measures will be taken to protect and conserve sites of bio-diversity / ecological significance.

a) Habitats of International Importance

Development will only be acceptable where it would not adversely affect designated or proposed Special Protection Areas, Special Areas of Conservation or Ramsar sites, unless there are no alternative solutions available and the development is needed for imperative reasons of overriding public interest.

b) Habitats of National Importance

Development will only be acceptable where it would not adversely affect designated or proposed National Nature Reserves, or Sites of Special Scientific Interest designated because of their ecological interest,

unless an overriding national need for the development can be shown to outweigh the sites' ecological interest and there are no alternative solutions available for that development.

c) Habitats of Local Importance

Development will only be acceptable where it would not adversely affect:

- Sites of Importance for Nature Conservation;
- Local Nature Reserves;
- priority habitats identified in the Leicester, Leicestershire and Rutland Biodiversity Action Plan that do not benefit from statutory protection; or,
- Landscape features of importance to wild flora and fauna by reason of their function as a wildlife corridor, link or stepping stone between habitats;

unless an overriding national or local need can be shown to outweigh the ecological interest.

d) Species of Acknowledged Importance

In considering proposals that would have an adverse effect on a species of acknowledged importance account will be taken of:

- The level of protection afforded to that species;
- The sensitivity of the species and the habitat on which it depends to any potential adverse effects caused by the proposals; and,
- The importance of the species and its habitat in the context of national and local Biodiversity Action Plans;

development will not be permitted unless an overriding interest can be proven and there are no alternative solutions.

e) Mitigation and Compensation

Where development is allowed which could adversely affect a site or habitat of ecological importance, or a protected species, conditions will be imposed and/or planning obligations sought to:

- a) Minimise disturbance;
- b) Conserve and manage its ecological interest as far as possible;
- c) Where appropriate, contribute towards the objectives of the Leicester, Leicestershire and Rutland Biodiversity Action Plan; and,
- d) Where damage is unavoidable, provide new or replacement habitats and resting places so that the total ecological resource remains at least at its current level.

CS5 (ii) GEOLOGICAL CONSERVATION

Measures will be taken to protect and conserve existing and proposed sites of geological significance.

Development will only be acceptable where it would not adversely affect any designated:

- (a) Site of Special Scientific Interest (SSSI) or National Nature Reserve (NNR) designated because of its geological interest;**
- (b) Regionally Important Geological Sites;**

Unless, respectively:

- (a) An overriding national need; or**
- (b) An overriding local need can be shown to outweigh the geological importance, or a substitute site of equal or greater value can be provided and there is no other less geologically important site available for that development;**

Where development is allowed which will affect any site of geological importance, conditions will be imposed to:

- (a) Minimise damage;**
- (b) Conserve its geological interest as far as possible; and**
- (c) Where damage is unavoidable, provide an acceptable substitute site.**

CS5 (iii) New wildlife sites

In addition to these policies, Blaby District Council will work closely with national and local wildlife organisations, local communities and landowners in order to encourage the creation of new wildlife sites and the identification, restoration, protection and enhancement of existing sites and new priority habitats.

This policy aims to achieve the objective of ‘protecting and enhancing the natural environment (species and habitats) including water resources’.

Bio-diversity can be defined as “the variety of life in all its forms, and the habitats where it occurs” (Leicester, Leicestershire and Rutland Biodiversity Action Plan 2002).

The District of Blaby contains six SSSIs and numerous sites of local bio-diversity value. Whilst there are no Regionally Important Geological Sites (RIGS), there are important areas of geology, particularly in the area of croft, Stoney Stanton and Sapcote, including exposed rock faces.

Widespread guidance and legislation governs development that impact on key sites of wild-life and bio-diversity importance. It is important that all developments play proper attention these documents which include: The EU Habitats Directive (92/43/EEC); The EU Wild birds Directive (92/43/EEC); Planning Policy Statement 9 "Bio-diversity and Geological Conservation" and accompanying circular 06/2005, and the Leicestershire and Rutland Bio-diversity Action Plan (BAP).

Both Planning Policy Statement 9 and the Leicestershire and Rutland BAP stress the need to avoid any adverse impacts to sites of national (SSSI) and local significance (Sites of Importance for Nature Conservation & Local Nature Reserves) or important species. Blaby District contains numerous SINCs and two Local Nature Reserves. In addition there are two ancient woodlands that require protection and a number of water bodies that support valuable wildlife reserves and provide important wildlife corridors.

CS6 Countryside, Green Wedges and Areas of Separation

CS6 (i) Countryside

The Countryside will be protected for its own sake. The following development will be allowed in the Countryside:

- (a) Agricultural or forestry buildings;**
- (b) Small scale development for employment or leisure;**
- (c) Land-extensive outdoor recreation uses that do not include substantial built development;**
- (d) Dwellings essential for agricultural or forestry needs;**
- (e) Burial grounds; and**
- (f) Affordable housing for local needs adjoining villages in accordance with rural exceptions policies;**

Such developments will only be allowed where:

- i) The general appearance and character of the landscape and countryside is safeguarded or enhanced; and**
- ii) Built development is well integrated and designed sympathetically in relation to existing development to fit into the local surroundings; and**
- iii) The potential for re-using existing buildings and structures is considered first.**

In addition, the following uses will be permitted if they cannot be satisfactorily located within the existing and planned limits to the built up areas of settlements; it can be demonstrated that there is an overriding

need for the development to be located in the Countryside; and appropriate works of mitigation are to be undertaken:

- (b) Telecommunications installations;
- (c) Small scale energy installations;
- (d) Minerals extraction and waste management development; and
- (e) Transport infrastructure.

CS6 (ii) Green Wedges

The purposes of Green Wedges are: to retain the open and undeveloped character of the land; retain and create green networks between the countryside and open spaces within the urban areas; and retain and enhance public access to the Green Wedge, especially for recreation.

The extent of Green Wedges (in the following general locations) will be determined in Development Plan Documents and illustrated on the Proposals Map:

- (a) Between Blaby/Glen Parva (Sence Valley);
- (b) Between Whetstone, Blaby and Countesthorpe;
- (c) Between Whetstone, Enderby, Glen Parva, Braunstone, Blaby; Narborough and Cosby (Soar Valley South);
- (d) Between Glenfield, Kirby Muxloe, Kirby Fields and towards Ratby, Groby and Kirby Frith;
- (e) Between Glenfield towards Beaumont Leys, Glenfrith, Anstey and Groby; and
- (f) From Elmhurst towards Barwell and Earl Shilton.

The following land uses will be acceptable in Green Wedges provided that the development does not damage the open and undeveloped character of the Green Wedge:

- (a) agriculture, including allotments and horticulture not accompanied by retail development;
- (b) land-extensive outdoor recreation uses that do not include substantial built development;
- (c) forestry;
- (d) footpaths, bridleways and cycleways; and
- (e) burial grounds

The following development will only be acceptable in Green Wedges provided that appropriate measures are taken to minimise severance and adverse effects on the amenity of the Green Wedge:

- (f) mineral extraction;

(g) road proposals or dedicated public transport routes referred to in the Development Plan, or where there is no alternative route available outside the Green Wedge;

(h) park and ride facilities, if no suitable site outside a Green Wedge is available.

CS 6 (iii) Areas of Separation

The extent of Areas of Separation will be determined in Development Plan Documents and illustrated on the Proposals Map. They will be in the following general locations:

- a) Between Narborough and Huncote.**
- b) Between Stoney Stanton and Sapcote.**
- c) Between Whetstone and Cosby.**

Development (as defined in policy CS6 (i) a – f) will be permitted only where it would not result in a material reduction in the degree of separation between the neighbouring built-up areas.

CS6 (iv) Access to the Countryside, Areas of Separation and Green Wedges

Within Countryside, Green Wedges and Areas of Separation the Council will encourage the active management of land that promotes environmental improvements, low key recreational facilities and improved access.

In order to achieve the objectives of ‘conserving and enhancing the character, diversity and local distinctiveness of the rural landscape’ and ‘optimising the use of previously developed land’ the above policies aim to protect all areas of Countryside and those that perform a strategic role in defining settlements and maintaining spatial gaps that protect the character of individual towns and villages.

The Blaby District Local Plan adopted an environmentally led approach to protecting the Countryside. Areas outside existing settlements (including Countryside, Areas of Separation and Green Wedges) have been mostly protected from development. This complements the sequential approach to development mentioned earlier and encourages regeneration of more urban areas.

Planning Policy Statement 7 sets out the Government’s policy for rural areas. The general historical approach has been that the Countryside should be protected for its own sake. Policy CS6 reflects this approach.

In addition to this, the RSS and LLRSP require the production of a Landscape

Character Assessment (LCA) against which to assess development proposals in the Countryside.

The purpose of Green Wedges is to protect structurally important areas of open land that influence the form and direction of urban development. The primary functions are to maintain the physical separation between communities and help protect their individual identities and to contribute towards the quality of life for all people living in the urban areas.

Areas of Separation are predominantly open areas of land between defined development boundaries of neighbouring settlements (which are not part of a Green Wedge) and perform an essential function in keeping the built-up areas of those settlements separate.

CS7 The Historic Environment

Important historic sites, buildings and areas will be preserved, protected and where possible enhanced.

Proposals for development on, in, or adjacent to historic sites, areas and buildings will be considered against the need to ensure their preservation and setting and only be acceptable where it would not adversely affect any important historic site, building, area, or its setting or amenity value.

In order to achieve this, development proposals should conform to the following criteria:

CS7 (i) Archaeological sites

Planning permission will be granted for development in areas of archaeological potential only where proper evaluation of the archaeological implications of the proposed development has been undertaken and taken into account in the design.

Where important archaeological features are found they should be identified and recorded following proper evaluation, and measures taken to protect and preserve sites and artefacts of archaeological importance.

Where there is no overriding case for the preservation of an archaeological site and planning permission is granted for development, appropriate excavation of the site and recording of artefacts must be made.

CS7 (ii) Listed buildings

Development that affects a listed building or its setting must be designed to ensure that it does not have a detrimental or unsympathetic impact on either the building or its surroundings that define its special architectural

or historic interest.

CS7 (iii) Conservation Areas

Development within Conservation Areas will be required to preserve or enhance the character or appearance of the area. Development must be of high quality design that is sympathetic to the traditional character of the area.

The above policy aims to meet the objective of preserving and enhancing the character, local distinctiveness and appearance of the built environment including archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.

PPG 15 (Planning and the Historic Environment) encourages Local Planning Authorities to protect and preserve historical and cultural assets. Preservation 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 (including 16 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.

The District of Blaby has nine conservation areas, some 200 listed buildings. Development proposals that affect listed buildings or fall within Conservation areas need to be of very high design quality taking into consideration the principles of good design set out in policy CS3.

CS8 Renewable energy and minimising energy use.

CS8 (i) Renewable energy sources and minimising energy use in new development

Development that aims to reduce the need for energy or use energy more efficiently will be encouraged. Developments should explore the potential to:

- a) Incorporate energy from renewable sources (such as heating and hot water through combined heat and power production and photovoltaic panels);**
- b) Reduce energy consumption through design such as: micro-generation, passive solar heating / orientation of buildings that maximise solar gain; natural ventilation; using landscaping / topography to optimise energy conservation; permeable street layouts that reduce vehicle movements; good cycling and pedestrian routes and streets that can accommodate public transport;**
- c) Use appropriate materials and high levels of insulation in new developments to avoid unnecessary energy loss;**

- d) Maximises opportunities to reduce the length of journeys; and
- e) Encourage the use of community transport facilities such as car pooling schemes, car sharing and connection points for electric vehicles.

CS8 (ii) Providing sites for renewable energy development

Development that contributes to the provision of 'renewable energy' will be allowed in appropriate locations. Proposals for a new renewable energy production facility will be permitted where:

- a) Any adverse impact is minimised and outweighed by the wider benefits that the proposal will bring;
- b) Any adverse impact on the landscape, designated historic, built or natural environmental assets or designated landscape features is outweighed by the wider benefits that the proposal will bring;
- c) It is of a high standard of design and adopts high environmental standards; and
- d) Any detriment to the amenities of nearby residents is outweighed by the wider benefits that the proposal will bring.

Provided the above criteria are met, Blaby District Council will encourage other organisations and agencies in generating energy from renewable sources. Particular account will be taken of the wider environmental benefits of using renewable energy sources.

The above policy aims to achieve the joint objectives of minimising energy use and encouraging renewable energy resources in appropriate locations.

Minimising energy use is central to sustainable environmental policy. Blaby District Council recognises its contribution to the global aim of attempting to reduce energy consumption and consider this issue important in limiting greenhouse gas emissions and reducing energy consumption and climate change. The principles of this policy should be applied to all new developments.

Much guidance has been issued by Central, Regional and Local Government which aims to encourage greater use of renewable sources of energy. The planning system is one tool amongst many that can encourage such approaches.

Planning Policy Statement 22 sets out the policy of Government for renewable sources of energy, and states that Local Development Documents should 'contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources'. The statement relates primarily to allowing sites for renewable energy (biomass and energy crops, wind turbines etc) but equally to encouraging developments that build in renewable energy principles in their design (such as the use of micro-generation, solar gain, photovoltaic cells, bio-mass heating and combined heat and power schemes).

Whilst Government policy (PPS22) clearly supports renewable energy, it does not sanction policies that 'require' such provision. The CS will therefore encourage developers to 'explore the potential' for the provision of renewable energy. Some measures that govern energy efficiency are governed by legislation contained within part L of the Building Regulations. In addition there are voluntary codes (such as BREEAM) that encourage developers to produce energy efficient products.

In addition to the above design solutions, the Council will encourage publicity and education measures that promote energy awareness, both domestically and in encouraging modal shift from private cars to public transport, cycling and walking in the interests of reducing the consumption of fossil fuels.

CS9 Efficient use of resources and minimising waste

Development that encourages the use of recycled materials or a more efficient use of finite resources will be encouraged. Developments should explore the potential to:

- a) Use recycled land and materials;**
- b) Use materials from a renewable source (such as timber from a sustainable forest);**
- c) Incorporate recycling facilities in schemes of an appropriate scale and allow easy kerbside collection of recycled material; and**
- d) Incorporate design solutions that allow re-cycling of water.**

In addition, Blaby District Council will support the provision of waste management facilities where they are well designed and do not result in detriment to the environment, visual amenity or the amenities of nearby residents.

The above policy aims to encourage the objective of 'reducing waste and maximising recycling'. It is important that the amount of waste that is sent to landfill sites and other unsustainable disposal methods is minimised, these are a finite resource that can result in both short and long term environmental damage, as well as wasting potentially useful resources.

PPS10 requires Local Planning Authorities to 'ensure that the design and layout of new development supports sustainable waste management'.

Blaby District Council recognises that not all resources are capable of being recycled and some will result as waste (domestic, industrial or water) requiring disposal. The Council will encourage all aspects of recycling where this can be achieved without detriment to other recognised matters of importance, such as the amenities of neighbouring residents and unacceptable emissions of pollutants.

A variety of initiatives can be employed to encourage recycling as part of new developments. New residential schemes for example can incorporate measures such as composting schemes and coded under-sink bins for separating waste. Distribution of material that educates people on the availability of recycling facilities and the potential environmental benefits are encouraged. Large scale residential and other proposals such as retail / leisure developments that are easily accessible could provide areas for recycling storage facilities.

Water is a valuable and increasingly scarce resource. Recycling of water will be encouraged in all new developments as it results in a beneficial use and avoids unnecessary losses to surface and foul water systems. The use of 'grey water' for flushing toilets etc will be promoted.

CS10 Retailing and Commercial Leisure

CS10 (i) Existing and new facilities

In order to encourage adequate retail and leisure opportunities that are accessible and of high quality design:

- a) Existing shops, services and commercial leisure facilities in defined town and village centres and other important locations will be protected where their loss would be unacceptable. Where appropriate they will be enhanced;**
- b) Adequate provision will be made for new shops, services and leisure facilities in new developments;**
- c) Proposals should be of an appropriate scale and design;**
- d) New retail and leisure developments should be easily accessible with priority given to pedestrians, cyclists and public transport.**

CS10 (ii) Out of town development

In order to sustain and increase the vitality and viability of existing town and village centres (within and outside the District of Blaby), new, or significant expansion of existing retail or leisure development outside of established town and village centres, including the Motorways Retail Area, will not be permitted unless:

- a) there is a demonstrable need for the proposed development;**
- b) no suitable sites are available in existing town or village centres in accordance with the sequential approach set out in Policy CS1* (providing the development is consistent with the scale and function of that centre);**
- c) the proposal would not prejudice the development of sites allocated for these or any other purpose;**

- d) it can be demonstrated that the proposal would not have a detrimental impact (either singularly or cumulatively) on the vitality and viability of existing town and village centres*;
- e) the development is easily, conveniently and safely accessible for the population of the catchment area by foot, cycle or public transport;
- f) appropriate restrictions can be applied to the type of goods sold.

***The sequential approach to location and the impact of new retail and leisure development should also include existing centres within the catchment area, including those outside of the District of Blaby, such as Leicester City Centre.**

CS10 (iii) Blaby town centre

The Central Area of Blaby is the District's only town centre and will be the focus for new retail development. Retail, leisure, cultural, tourist, office and mixed-use developments will be encouraged within the Central Area where they would sustain and increase its vitality and viability.

Measures will also be encouraged to improve its accessibility, particularly by public transport, and for improvements to the quality, safety, convenience and attractiveness of the environment.

The above policy aims to meet the objective of 'ensuring that sufficient well located retail, leisure and other facilities exist to meet the needs of the District':

The Government's policy in relation to retail and commercial leisure development is set out in Planning Policy Statement 6 (Planning for town centres). The provision of new retail and leisure development is broadly based on a sequential approach with town centres generally being the preferred location for major retail growth.

In the context of this policy, commercial leisure refers to intensive leisure uses (cinemas, ice skating, leisure centres / gymnasiums etc) or those where the activities are largely contained indoors and will attract large numbers of people.

The District of Blaby is home to one of the largest and most visited out of centre retail parks in the East Midlands (Fosse Park), which along with Grove Farm Triangle and Asda superstore forms the the Motorway's Retail Area. There is also a large out of town leisure facility (Meridian Leisure). These provide advantages in terms of variety of stores and leisure opportunities available, but also disadvantages in terms of impact on the vitality and viability of existing town and village centres and accessibility / highway and air quality impacts.

In addition, the District contains a number of town and village centres that offer vital retail services that are easily accessible to the local population, and a wider hinterland for some of the larger centres. It is important that the vitality and viability of these centres are maintained.

CS11 Community sports and recreation facilities

CS11 (i) Protection of recreation land and buildings

Existing formal and informal recreation facilities including playing fields, sports pitches, buildings and other important areas of recreation will be protected where there is clear demand and alternative provision of equivalent quantity, quality and accessibility cannot be achieved. Provision of new, or improvements to existing, recreation facilities will be sought as part of new developments.

CS11 (ii) Enhancement of Sports and recreation facilities

Blaby District Council will support initiatives that result in the enhancement of sports and recreation facilities where there is no conflict with other parts of this policy or the Core Strategy.

The provision of sports and recreation facilities (including allotments) is an integral part of community welfare and can contribute to the quality of the environment. They perform many useful functions such as providing opportunities for sport and exercise to ensure the health and well being of the community; providing open spaces that add visual amenity to otherwise built up areas; providing focal points and meeting places for the community; and, promoting social inclusion through provision of sporting and recreational facilities.

In the context of the above policy, 'other important' areas of open space include formal and informal spaces of all sizes and locations that provide can be used for beneficial sports and recreation uses.

The Government's planning objectives for the provision of sport and recreation are set out in Planning Policy Guidance Note 17, which states that "Open spaces, sport and recreation all underpin people's quality of life." BDC support this view and will, through the LDF process, attempt to maintain and enhance the provision of sport and recreation facilities.

CS12 Transport

CS12 (i) Sustainable transport

New development should meet the transportation needs of people and goods in a sustainable manner. New development should:

- a) Attempt to minimise the need to travel;
- b) Where travel is necessary, maximise safe easy access to and from homes, jobs, leisure and other facilities using a range of modes of transport, with preference given to walking, cycling and public transport. New development should not rely solely on the use of private motor vehicles;
- c) Provide walking and cycling facilities and access to public transport as an integral part of well-designed new streets and movement networks. Where vehicular access is allowed, it should not be given priority over more sustainable forms of transport unless part of a trunk road, motorway or other key road link (including classified roads and other key distributor roads) where motor vehicle priority is unavoidable;
- d) Incorporate well designed streets using high quality materials that require minimal maintenance and create an effective visual appearance in the short and long term;
- e) Provide adequate vehicle parking facilities not to exceed defined maximum standards, but should ensure that cycle and motor cycle parking facilities are provided to meet minimum standards;
- f) Be capable of accommodating the servicing requirements (deliveries, refuse collection etc) of the development;
- g) Not result in any adverse effects on existing transportation networks by reason of increased hazards to pedestrians and vehicles or increased congestion. Where any adverse impacts are likely to occur satisfactory mitigation measures should be provided as part of the development; and
- h) Provide a travel plan (where development is of an appropriate scale) detailing how the transportation impacts of development will be addressed. Travel plans should identify how access can be achieved using the most sustainable forms of transport.

CS12 (ii) Other transport initiatives

The Council will, through its Local Development Framework and other strategies and plans, attempt to:

- a) Identify and safeguard sites and routes required to allow an effective transportation system through appropriate policies and allocations;
- b) Support initiatives that encourage people not to use cars and provide

- community benefits; and
- c) **Develop a car parking strategy that balances communities' needs with protection of the environment.**

CS12 (iii) Workplace Parking levies and road user charging

The Council does not support the introduction of workplace parking levies and road user charging as measures to reduce car usage in the Leicester Principal Urban Area, if such measures are likely to have a detrimental impact on the District.

The purpose of this policy is to achieve the objective of 'Reducing congestion and improving air quality by encouraging more sustainable forms of transport' and 'improving access to services, particularly for those without their own transport, (including disabled and elderly people and those from ethnic minorities and deprived groups).

The contribution of Blaby District Council to reducing the need to travel is primarily through the location of new development. The ideal scenario is where the proximity of services, facilities and places of employment are located close to peoples homes, thus encouraging walking and cycling. It is however recognised that the economy and society of Blaby District is still reliant on the private motor vehicle and this has to be accommodated in the most environmentally sensitive manner. Consultation on LDF 'Issues Papers' revealed this strong recognition, where respondents indicated that the car is important to mobility and quality of life and needs to be planned for.

In recent years, Government transport policy has been focussed on encouraging the provision of alternative modes of transport to the private car. Whilst this approach is desirable in limiting the adverse effects of pollution and traffic congestion, consideration must be given to ensuring that people are able to maintain easy access to goods and services.

Links between spatial planning and transportation are strong. The Leicestershire and Leicester Local Transport Plans have been key considerations in creating the Draft CS as have the transport policies of the Regional Transport Strategy (contained in RSS8). The Regional Transport Strategy sets out a number of objectives including: reducing car use; improving public transport; improving access to services and employment; encouraging movement of goods and people by non-road forms of transport, and reducing congestion on the M1.

Blaby District experiences a range of transport related issues including:

- Congestion and pollution, particularly in the vicinity of junctions 21/21a of the M1;
- Requirement for improved public transport;

- A perceived need for alternative transport modes to improve access to Leicester City Centre;
- A need to improve cycling, pedestrian and public transport facilities;
- Adequacy of car parking in new developments and the most efficient use of public car parks;
- Dominance of the car in the street and its resultant problems.

The District of Blaby has one operating train station for passenger transport (Narborough). Additional train stations within the District on the National Forest line, Peterborough to Birmingham and at Blaby have previously been suggested but have not been implemented. Subject to other planning considerations being satisfactorily met, improvements to train services will be encouraged.

Workplace charging levies place financial penalties on people who use their cars to travel to work and park on sites provided by their employer. Whilst Blaby District Council agrees with discouraging car use where there are satisfactory alternatives, it opposes levies because of the cost to businesses and the potential of displacing on to surrounding streets to the detriment of highway safety and residents' amenities.

CS13. Employment

In order to meet the employment needs of the District of Blaby, provision will be made for the appropriate quantity and type of employment land and buildings to meet identified needs between 2006 and 2026, including:

- a) A range of sites for employment uses in terms of size, quality and location having regard to local needs;**
- b) Retention of High Quality Employment Sites (HQES) which should be protected from inappropriate development;**
- c) Protection of other existing employment land and buildings where a need for such is identified and where these are suitable for continued employment use;**
- d) Securing new, and retaining existing employment sites, that are easily accessible to residents of the District of Blaby, particularly those without access to a car;**
- e) Where practicable, encourage employment opportunities as part of mixed-use developments;**
- f) Allowing redevelopment of employment land and buildings for alternative uses where it is demonstrated that they provide no useful employment function or cause impacts that adversely affect adjacent residential properties;**
- g) Attempting to secure employment developments that are of a high standard of design and layout;**
- h) Attempting to ensure that policies and allocations are able to meet the needs of a changing economic structure;**

- i) Phasing the release of employment sites where appropriate; and**
- j) Providing employment opportunities to meet the needs of rural parts of the District.**

The above policy aims to achieve the objective of 'enabling provision of appropriate employment opportunities facilitating a strong culture of enterprise and innovation'.

The definition of employment land in relation to this policy encompasses B1, B2 and B8 land (this includes office, light and general industrial, and storage and distribution uses).

The quantity of employment land required to 2016 is currently identified in the LLRSP, but will subsequently be reassessed in the review of the Regional Spatial Strategy. The specific requirements for various employment sectors will in part be informed by the Employment Land Studies carried out at local and sub-regional level. The former study will also assist in identifying existing sites that should be retained for employment purposes because they have a reasonable prospect of continued effective employment opportunities and contribute to the balance and mix of uses in an area.

A key purpose of LDF monitoring will be to record progress towards meeting employment land targets and also in recording losses of employment land to alternative uses.

It is important that the LDF addresses not only the quantity of employment land, but also its quality both in terms of new provision and retaining existing high quality employment land and buildings. The District of Blaby currently accommodates three HQESs at Carlton Park, Grove Park and Meridian Business Park.

It is important that employment policies and allocations that appear in subsequent Employment Development Plan Documents consider the capacity of both physical infrastructure (highway capacity, drainage etc) and environmental infrastructure.

CS14. Developer contributions

Development proposals will only be allowed where the developer makes reasonable provision of, or contributions towards, necessary on and off site infrastructure to serve the new development. Such provision / contributions will be sought through planning obligations (legal agreements) or other future mechanisms that allow for provision commensurate with the scale of development proposed.

In addition the Council will seek other sources of funding / methods of provision that will help to secure or improve infrastructure provision to meet the education, recreation, transport and other needs of the community.

New development can place additional pressures on the infrastructure of the District. Education, play and open space, community facilities, public transport and roads, fire, police and health services can all be affected by development proposals. Blaby District Council considers that new development should make adequate provision for the infrastructure needs of new residents and employees and should not have an adverse effect on existing infrastructure.

The provision of such infrastructure is generally sought and governed through section 106 obligations, which allow financial and other contributions where they are 'necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects'.

The Government is proposing changes to the way in which LPAs can seek contributions for necessary infrastructure (such as play and open space, affordable housing, community facilities, public transport etc). Planning obligations have traditionally been used to achieve this, however, proposals for a new Planning Gain Supplement could be introduced to secure off-site contributions towards infrastructure.

Q3. DO YOU WISH TO COMMENT ON THE DRAFT CORE STRATEGY POLICIES? ALL REPRESENTATIONS SHOULD INDICATE THE PARAGRAPH NUMBER AND THE NATURE OF THE OBJECTION.

Q4. ARE THERE ANY OTHER STRATEGIC ISSUES THAT YOU CONSIDER SHOULD BE ADDRESSED IN THE CORE STRATEGY.

Q5. IF YOU WISH TO COMMENT ON THE CONTENT OF THE DRAFT CORE STRATEGY (PREFERRED OPTIONS) SUSTAINABILITY APPRAISAL PLEASE INDICATE THE PAGE NUMBER AND SECTION.

6.0 MONITORING AND IMPLEMENTATION

- 6.1 It is important that the effectiveness of the Blaby Local Development Framework (including the Core Strategy) is capable of being monitored to establish if the policies contained within it are achieving the objectives.
- 6.2 The Planning and Compulsory Purchase Act requires every Local Planning Authority to produce an Annual Monitoring Report (AMR) as part of the Local Development Framework. The AMR should contain information about the implementation of the Local Development Scheme (LDS), and the extent to which the milestones in the LDS are being achieved. The AMR should also monitor the performance and effects of LDF policies, cover the period from 1 April to 31 March and be submitted to the First Secretary of State by 31 December each year.
- 6.3 Having identified the policies to be monitored, it is then necessary to identify indicators which will allow the policies to be monitored appropriately. The aim of the indicators is to provide specific markers against which the impacts of the plans and policies can be measured.
- 6.4 Table 1 contains each of the core policies, the objectives to which they relate, indicators and appropriate targets. These indicators have been derived from both Core indicators identified by the ODPM that are required to be addressed in the AMR and others derived from work on the Sustainability Appraisal scoping report.
- 6.5 It must be noted that indicators may be subject to change. Achieving housing on brownfied sites for example, is likely to decrease over the lifetime of the Core Strategy, due to diminishing supply of such land.

Table 1.

Core Policy	Objective(s)	Indicator	Target
CS1 Location of new development	1,3,4,5,6,7,8,9, 10,11,12,13,14, 15	<p>% and amount of new houses completed on previously developed land.</p> <p>% and amount developed in the Leicestershire and Leicester urban area.</p> <p>% and amount developed in the Central Leicestershire Policy Area.</p>	<p>50% of new houses built on brownfield land.</p> <p>To meet requirements of the Structure / emerging Regional Plan.</p> <p>To meet requirements of the Structure / emerging Regional Plan.</p>
CS2 Meeting Local Housing Needs	1,2,5,6,7,10, 11,12,13,14	<p>% and amount of affordable houses completed per annum</p> <p>Housing Trajectory/ Number of housing completions by type and size per annum</p>	<p>40% affordable housing on qualifying sites.</p> <p>To meet annual housing requirements of the Structure / emerging Regional Plan.</p>
CS3 Design of new development	1,2,3,4,5,6, 7,11,13,14,16	<p>Planning permissions granted with Sustainable Urban Drainage Systems</p> <p>Planning permissions granted contrary to Environment Agency advice on either flood defence grounds or water quality</p>	<p>Targets to be developed in conjunction with the Environment Agency and others</p> <p>No planning permission to be granted contrary to advice from EA.</p>

Core Policy	Objective(s)	Indicator	Target
CS4 Rural Centres	1,4,5,7,8,9,12, 13	Amount of new development permitted in Stoney Stanton	All development to be capable of being accommodated without exceeding capacity of existing infrastructure (particularly highways, schools and medical facilities)
CS5 Bio-diversity and geological conservation	3,4	Area / number of statutory / non-statutory designated sites of ecological importance. Change in priority habitats and species. Changes in areas designated for their intrinsic environmental value. Sites of National / Regional Sites of Geological importance adversely affected by development	No reduction in area or total number. No negative changes in priority habitats* and/ or species. No negative changes in areas designated for their intrinsic environmental value No loss of sites of National / Regional Sites of Geological importance adversely affected by development
CS6 Countryside, Green Wedges, and Areas of Separation	1,3,4,5,7,10, 12,13,16	Loss of Countryside, Green Wedges, and Areas of Separation. Number and type of planning permissions granted in these areas.	Limit development in these areas to that necessary to accommodate requirements of development arising from the Regional Plan & acceptable in policy CS6.

Core Policy	Objective(s)	Indicator	Target
CS7 The historic environment	4,5,9,11	Number of listed buildings at risk. Listed buildings demolished.	A decrease in the number of buildings at risk from 2001 levels. No loss of listed buildings
CS8 Renewable energy and minimising energy use	3,6,11	Renewable energy capacity installed by type.	Contribute towards targets specified in RSS that seek an increase in the amount of renewable energy installed.
CS9 Recycling	6,10,11	Amount of waste recycled	To recycle 45% of all waste by the end of 2008
CS10 Retailing and Leisure	7,8,9,10,11,12	Amount of completed retail and leisure development Amount of completed retail and leisure development in town and village centres.	Targets to be developed in conjunction with the EMRA and others Targets to be developed in conjunction with the EMRA and others
CS11 Community Sports and Recreation	7,8,9,11,12	Development granted on existing areas of sport and recreation space. Creation of new formal and informal recreation space.	No net loss of formal and informal open spaces No net reduction in amount of formal and open space per head of population

Core Policy	Objective(s)	Indicator	Target
CS12 Transport	1,6,7,10,11, 12,13,14,16	<p>Amount of new residential development within 30 minutes public transport time of: a GP, a hospital, a primary school, a secondary school, areas of employment, and a major retail centre (s).</p> <p>Number of Air Quality Management Areas (AQMA).</p>	<p>Targets to be developed in conjunction with Leicestershire County Council (Highway Authority) and others</p> <p>No requirement to designate additional AQMAs.</p>
CS13 Employment	8,9,10,11,12	<p>Amount of floorspace developed for employment by type.</p> <p>Amount of floorspace developed for employment in employment or regeneration areas.</p> <p>Amount of floorspace by employment type which is on previously developed land.</p> <p>Amount of employment land lost to residential or other uses.</p>	<p>Requirements of the Structure Plan/ emerging RSS.</p> <p>Requirements of the Structure Plan/ emerging RSS.</p> <p>Requirements of the Structure Plan/ emerging RSS.</p> <p>No loss of employment land still required for employment use</p>
CS14 Developer contributions	1,9,11,13,14	Number of new developments that are deficient in infrastructure, which require financial or other contributions to improve infrastructure.	To secure from developers appropriate contributions to offset any infrastructure requirements arising from development.

*As defined in Appendix 5 of RSS8 (March 2005)

APPENDIX A

Glossary of Terms

When reading this document you may encounter expressions which you are not familiar with as the Planning and Compulsory Act 2004 introduced new terminology to planning policy. This section defines and explains these new terms.

Annual Monitoring Report (AMR)

A report that reviews the actual plan process compared to the targets and milestones for Local Development Document preparation set out in the Local Development Scheme. The AMR will also review the impact of policies contained in the Local Development Framework.

Blaby Local Strategic Partnership (BLSP)

A community partnership consisting of a number of forums with representatives from the public, private, voluntary and community sectors. These groups work together and contribute to the BLSP Core Group.

Brownfield (Previously Developed Land)

There are various definitions of previously-developed land in use. For the purposes of this Core Strategy previously developed land is that which is or was occupied by a permanent structure as defined in PPG3

Central Leicestershire Policy Area (CLPA)

An area defined in the Leicestershire, Leicester and Rutland Structure Plan which includes Leicester City and parts of surrounding Districts. The following Parishes within the District of Blaby are within the CLPA;
Blaby;Braunstone;Cosby;Croft;Countesthorpe;Enderby; Glenfield;Glen Parva;Huncote;Kilby;Kirby Muxloe;Leicester Forest East;Leicester Forest West;Lubbesthorpe;Narborough and Whetstone.
Specific housing and employment requirements to 2016 are given for the CLPA.

Community Plan (CP)

Document produced by Blaby Local Strategic Partnership to enhance the life of residents and businesses within the District by a series of priorities towards environmental, economic and social issues.

Core Strategy (CS)

A key component of the LDF that sets out the vision, spatial strategy and objectives for the District. All other Local Development Documents should be in general conformity with the Core Strategy.

Development Plan Document (DPD)

A Local Development Document that carries Development Plan status and is

subject to procedures of community involvement, consultation and independent examination. This document will contain policies against which planning applications will be considered.

Government Office for the East Midlands (GOEM)

GOEM represents central government in the East Midlands Region. GOEM works to develop government programmes and initiatives at a regional and local level, by working in partnership with relevant organisations to meet local needs.

Independent Examination

An examination of a Local Development Framework document held in public by an Inspector from the Planning Inspectorate. The examination gives an opportunity for interested parties to put forward their views.

Intermediate Housing

Housing that is neither Market Housing or Social rented, but is available at a rent / cost falling between the two. Intermediate housing could comprise shared ownership accommodation for example.

Leicestershire and Leicester Urban Area (LLUA)

The Leicester and Leicestershire Urban Area is defined in the LLRSP. The area comprises the built-up areas of Leicester Forest East, Glen Parva, Braunstone, Kirby Muxloe and Glenfield within the District of Blaby. See also Principle Urban Area of Leicester.

Leicestershire, Leicester and Rutland Structure Plan (LLRSP)

The LLRSP (2005) is 'saved' until at least March 2008 and is part of the Development Plan for Blaby District. It covers the period 1996 to 2016 and establishes the strategic housing and employment requirements for the District in this period.

Local Development Document (LDD)

A document that sets out the development plan policies and supporting guidance for the area. There are three types of Local Development Documents: Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF)

The Local Development Framework sets out, in the form of a 'portfolio', the Local Development Documents which collectively deliver the spatial planning strategy for the area.

Local Development Scheme (LDS)

The Local Development Scheme is a document which sets out the Local

Planning Authority's programme for the production of Local Development Documents.

The LDS for Blaby District has had effect from June 2005.

Local Planning Authority (LPA)

The Local Planning Authority, in this case Blaby District Council, undertakes the town planning function at the local level (except minerals and waste planning which is undertaken at a County Council level).

Planning Inspectorate (PINS)

The Planning Inspectorate is an agency of the Office of the Deputy Prime Minister whose role it is to independently consider Planning and Environmental matters. It is responsible for the examination of the Statement of Community Involvement and Development Plan Documents.

Planning Policy Statements (PPS)

Government statements of national planning policy which will guide the content of the Local Development Framework. Planning Policy Statements are replacing Planning Policy Guidance Notes (PPGs).

Principal Urban Area of Leicester (PUA)

Referred to in RSS8 as "settlement conurbations that can develop into sustainable communities where people will wish to live, work and invest." The PUA for Leicester, as it affects the District of Blaby, is defined in the Draft CS as co-terminus with the LLUA.

Proposals Map

This will illustrate, on an Ordnance Survey Base Map, designations and proposals contained in the Development Plan Documents and Saved Policies.

Regional Spatial Strategy (RSS)

A statutory document providing a spatial framework which will guide the social, economic and environmental future of the region. The East Midlands region is currently covered by RSS8 (2005). The RSS has replaced Regional Planning Guidance (RPG). All Development Plan Documents must conform generally to the RSS.

Rural Centres

Villages in rural areas which, because of their size and range of services, are considered appropriate to accommodate limited growth. The LLRSP defines the services required to consider a settlement a Rural Centre.

Statement of Community Involvement (SCI)

A statement enabling communities to know when they will be involved in the

preparation of Local Development Documents. It will outline how the Local Planning Authority plan to engage communities in the preparation of Local Development Documents. The document will also cover how communities can become involved in the determination of planning applications. The Blaby District SCI was submitted to the Secretary of State in October 2005.

Strategic Environmental Assessment

A process for assessing environmental implications of the plans and policies in the LDF to ensure that all decisions are made with the objective of securing sustainable development.

Sustainability Appraisal (SA)

Sustainability Appraisal involves an assessment of the social, economic and environmental implications of the plans and policies in the LDF to ensure that all decisions are made with the objective of sustainable development in mind. The SA incorporates the requirements of the SEA.

Supplementary Planning Document (SPD)

A Local Development Document that does not carry Development Plan status but elaborates on the policies and proposals in Development Plan Document's.

Urban Area

The Leicester and Leicestershire Urban Area defined in the LLRSP. This comprises the built-up areas of Leicester Forest East, Glen Parva, Braunstone, Kirby Muxloe and Glenfield within the District of Blaby. See also LLUA / PUA.

Urban Capacity Study (UCS)

A study which assesses the amount of future residential development, from a range of sources, which is capable of being accommodated within the urban area.

APPENDIX B – KEY OBJECTIVES OF SUSTAINABILITY APPRAISAL SCOPING REPORT (JUNE 2005)

Objective
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.
To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.
To improve community safety, reduce anti-social behaviour and the fear of crime.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.
To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Bio-Diversity Action Plan targets.
To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Blaby district.
To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the District.
To manage prudently water resources and to improve water quality.
To improve air quality particularly through reducing transport related pollutants.

Objective
To manage prudently mineral resources and avoid / reduce pollution of land.
To minimise energy use and develop renewable energy resources.
To reduce greenhouse gas emissions to mitigate the rate of climate change.
To avoid development in the floodplain and reduce the impacts of climate change.
To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.
To improve access to education and training for children, young people and adult learners.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for local people.
To optimise the use of previously developed land, buildings and existing infrastructure.
To promote and ensure high standards of sustainable design and construction.
To minimise waste and to increase the re-use and recycling of waste materials.
To improve access to services, particularly for those without a car and for disabled, elderly and deprived people.
To encourage and develop the use of public transport, cycling and walking.

Appendix C - Options not pursued

	Options considered / dismissed	Reasons for dismissing options
<p>CS1 Location of new development</p>	<ul style="list-style-type: none"> ○ Brownfield and other sites in the Urban Area. ○ Greenfield sites in the area centred on Leicester (CLPA) ○ Rural Centres ○ Other rural areas <p>(Options considered through Issues Papers and Core Strategy - Issues and Options, and assessed through Sustainability Appraisal stages B1/B2)</p>	<p>The Issues and Options paper considered 4 broad locations for development. Whilst the first three have been developed to form a sequence for the location of new development, 'other rural areas' has not been specified in this sequence.</p> <p>It was considered that the location of development policy required a sequential approach that first encouraged development to be located in the more sustainable locations in and around the urban area, but still allowed some expansion of rural centres. Growth in other 'rural' areas was not considered appropriate as this would result in development in locations without the infrastructure or transport links to support it.</p> <p>If a sequential approach were not pursued, the CS would not meet its objectives of 'optimising brownfield development' and 'encouraging easily accessible goods and services'.</p>
<p>CS2 Meeting Local Housing Needs</p>	<ul style="list-style-type: none"> ○ Including the quantity of housing required up to 2016 as specified in the adopted Leicestershire, Leicester and Rutland Structure Plan. 	<p>This was not pursued as it would not cover the period of the Core Strategy (up to 2026) and would create uncertainty pending review of RSS8.</p>

	<ul style="list-style-type: none"> ○ Retain the threshold for seeking affordable housing at 25 units in large settlements ○ Reduce the threshold for seeking affordable housing to 15 units in large settlements ○ Retain the percentage of affordable housing on qualifying sites at 30% ○ Leave the provision of affordable housing to market forces (no target or threshold) <p>(Options considered through Issues Papers and Core Strategy - Issues and Options, and assessed through Sustainability Appraisal stages B1/B2)</p>	<p>It was considered that the higher thresholds and lower percentage requirements for affordable housing or leaving the provision of affordable housing to the market would not result in sufficient new affordable housing provision to meet the needs identified in the Council's Housing Needs Study.</p> <p>If lower thresholds and percentages were pursued the CS would not meet its social objectives of 'ensuring the provision of decent and affordable housing that meets local needs'.</p>
CS3 Design of new development	<ul style="list-style-type: none"> ○ Not to have a design policy. 	<p>This was not considered appropriate as it would not meet the CS objective of 'promoting high standards of design that are sustainable'.</p>
CS4 Rural Centres	<ul style="list-style-type: none"> ○ Not to define rural centres that would allow for a modest amount of development (outside of the CLPA and LLUA). ○ To define other settlements as 'Rural centres'. 	<p>This was not considered appropriate as it would reduce the likelihood of providing housing and employment opportunities in settlements that have a reasonable range of services and access to public transport.</p> <p>Other settlements considered did not have adequate infrastructure or public transport links.</p> <p>Not to define 'Rural Centres' would have reduced the potential to achieve the CS objective of 'protecting important town and village services and facilities'.</p>

<p>CS5 Bio-diversity and geological conservation</p>	<ul style="list-style-type: none"> ○ Not to have a bio-diversity and geological conservation policy. 	<p>This was not considered appropriate as it would not allow the CS objective of 'protecting and enhancing the natural environment (species and habitats)' to be met.</p>
<p>CS6 Countryside, Green Wedges and Areas of Separation</p>	<ul style="list-style-type: none"> ○ Do not define areas of Countryside allowing development to be located in areas of highest demand. ○ Allow no development in Areas of Countryside ○ Define areas suitable for development in light of a LCA. <p>(Options considered through Issues Papers and Core Strategy - Issues and Options, and assessed through Sustainability Appraisal stages B1/B2)</p> <ul style="list-style-type: none"> ○ To propose Green Wedges and Areas of Separation in other general locations. 	<p><u>Option 1</u> was dismissed as it may result in unrestricted growth of towns and villages resulting in sprawl and coalescence of villages to the detriment of the character of the district of Blaby and the potential for regenerating and maintaining services in existing centres.</p> <p><u>Option 2</u> was considered too restrictive and would prevent provision of some small scale / low key developments that are necessary to provide a healthy rural economy and society.</p> <p><u>Option 3.</u> Although the Landscape Character Assessment was seen as an important tool in defining and advising on policy for the development of the district, it was not seen as essential at this stage in defining areas of Countryside / Green Wedges or Areas of Separation.</p> <p>It is inappropriate to propose additional Green Wedges or Areas of Separation or review existing general locations until the scale and nature of development required is determined in the review of RSS8.</p>
<p>CS7 The historic environment</p>	<ul style="list-style-type: none"> ○ Not to have a historic environment policy. 	<p>Not to have an historic environment policy would have reduced the potential</p>

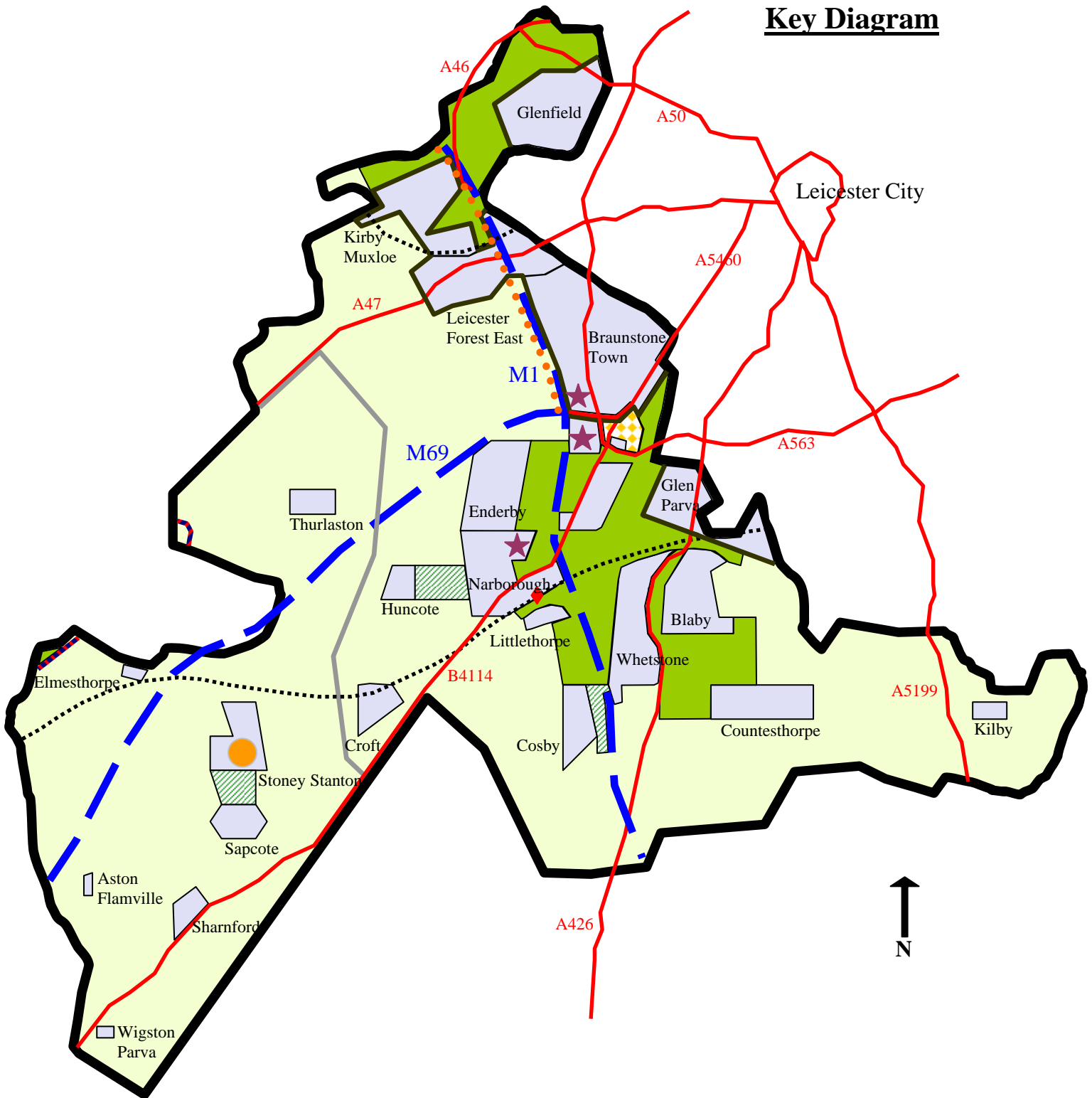
		<p>to protect historic buildings, areas and sites.</p> <p>Not to provide such a policy would reduce the potential of the CS objective of 'preserving and enhancing the character of the built environment'.</p>
CS8 Renewable energy and minimising energy use.	<ul style="list-style-type: none"> o Allocate sites for renewable energy uses. <p>(Options considered through Issues Papers and Core Strategy - Issues and Options, and assessed through Sustainability Appraisal stages B1/B2)</p>	<p>Allocating sites for renewable energy uses was not pursued as the full environmental implications of such allocations have not yet been fully researched. In addition PPS22 advises that sites should not be allocated unless already identified by renewable energy providers.</p>
CS9 Efficient use of resources and minimising waste	<ul style="list-style-type: none"> o Not to have an efficient use of resources and minimising waste policy. 	<p>Not to have an efficient use of resources and minimising waste policy would have reduced the potential to encourage new developments to minimise waste and incorporate recycling initiatives.</p> <p>Not to provide such a policy would reduce the potential for achieving the CS objective of 'minimising energy use and encouraging renewable energy resources'.</p>
CS10 Retailing and Commercial Leisure	<ul style="list-style-type: none"> o Do not place restrictions on out of town facilities 	<p>Not pursuing a sequential approach to the location of retail and commercial leisure development could result in detriment to the vitality and viability of existing town and village centres. In addition, such an approach may result in new developments that are not easily</p>

		<p>accessible to those without cars.</p> <p>Unrestricted provision of new retail facilities could limit achieving the CS objectives of 'promoting easy access to leisure, retail...and community...services' and 'protecting important village and town services'.</p>
CS11 Sports and recreation facilities	<ul style="list-style-type: none"> o Not to have a sports and recreation facilities policy. o To protect all sports and recreation facilities irrespective of circumstances. 	<p>Not to have a sports and recreation facilities policy could limit the potential to protect existing, and secure new, sports and recreation facilities.</p> <p>Not to provide such a policy would reduce the potential to achieve the CS objective of 'promoting easy access to ...village / community services, green spaces and the countryside to all members of the community'.</p> <p>This would not allow redevelopment of facilities in circumstances where there is no demand or where improved facilities could be achieved.</p>
CS12 Transport	<ul style="list-style-type: none"> o Develop policies that aim to limit the use of the private car. o Develop policies that give cars priority to move and park in new developments. 	<p>Policies that aimed to restrict the use of the private car were not considered appropriate in the short term whilst rural parts of the District do not have sufficient transport alternatives to the private car.</p> <p>This approach was not considered appropriate as it may result in an unsafe environment for pedestrians and cyclists,</p>















		<p>increase localised pollution, be of detriment to urban design and limit the potential for communities to develop.</p> <p>Such a policy would undermine the CS objective of 'encouraging the use of public transport, cycling and walking' and 'reducing congestion and improving air quality by encouraging more sustainable forms of transport'</p>
<p>CS13 Employment</p>	<ul style="list-style-type: none"> o Including the quantity of employment land required up to 2016 as specified in the adopted Leicestershire, Leicester and Rutland Structure Plan. o Brownfield and other sites in the Urban Area. o Greenfield sites in the area centred on Leicester (CLPA) o Rural Centres o Other rural areas 	<p>This was not pursued as it would not cover the period of the Core Strategy (up to 2026) and would create uncertainty pending review of RSS8.</p> <p>The issues and options paper considered 4 broad locations for development. Whilst the first three have been developed to form a sequence for the location of new development, 'other rural areas' has not been specified in this sequence.</p> <p>It was considered that the location of development required a sequential approach that first encouraged employment development to be located in the more sustainable locations in and around the urban area, but still allowed some expansion of rural centres. Growth in other 'rural' areas was not considered appropriate as this would result in additional provision in locations without the necessary infrastructure or transport links.</p>

		<p>If a sequential approach were not pursued, the CS would not meet its objectives of 'optimising brownfield development' and 'encouraging easily accessible goods and services'.</p>
CS14 Developer contributions	<ul style="list-style-type: none"> o Seek contributions through a series of tariffs. o Do not seek contributions from developers for infrastructure 	<p>Tariffs were not pursued as these are not permitted through current legislation and guidance and not supported by this Council in the recent ODPM consultation on Planning Gain Supplements.</p> <p>Not seeking developer contributions may result in new developments that do not have adequate infrastructure (such as education, transport and community / health facilities) to support them.</p> <p>Not to seek contributions from developers would prevent the CS objective of 'securing necessary infrastructure from developers through financial or other contributions'.</p>

Key Diagram



Key

- | | | | |
|---|-------------------------------|---|---|
|  | Town / Village |  | Green Wedges |
|  | Rural Centre (Stoney Stanton) |  | Leicestershire and Leicester Urban Area / Principal Urban Area of Leicester |
|  | High Quality Employment Areas |  | Central Leicestershire Policy Area |
|  | Narborough Train Station |  | Motorways Retail Area |
|  | Areas of Separation |  | Motorway |
|  | Countryside |  | Railway Line |
|  | M1 Improvements (J. 21 – 30) |  | Proposed Earl Shilton Bypass |

How to Comment on the Draft Core Strategy (Preferred Options)

Blaby District Council is committed to involving local people, businesses and other interested parties in preparing its Local Development Framework (LDF). Early involvement in the production of planning documents will help the Community become involved in shaping the future pattern of development in the District.

This stage of Core Strategy production is known as the Draft Core Strategy (Preferred Options). The Council is seeking views of the individuals and organisations bodies (referred to in Regulation 26 of the Town and Country Planning (Local Development) (England) Regulations, 2004) and in the Council's Statement of Community Involvement (SCI). All comments will be considered by the Council and will help to inform the Core Strategy (submission version) that is expected to be submitted to the Secretary of State in November 2006.

All representations on the Draft Core Strategy (Preferred Options) should be made in writing on the representation form attached and returned to the Planning Policy Team to be received before **5.15pm, 25th May 2006**. Following consideration of representations received, the Core Strategy will be submitted to the First Secretary of State. Submission is accompanied by a further 6 week consultation period where interested stakeholders are able to make further representations to the Secretary of State under reg. 29 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Please note that all representations will be made publicly available and therefore cannot be treated as confidential.

Ways to respond

Response Form: It would be very helpful if responses to this document could be made on the form appended to the rear of this document. Completed forms should be sent to the address below. Copies can also be accessed via the Council's website. **In all cases where submissions are to be sent by post the Council would welcome representations to be also sent electronically (via the e-mail address below), as this assists with the process of analysis.**

Copies of the response forms are available www.blaby.gov.uk.

Fax: Completed forms can be faxed to 0116 272 7592

E-mail: Electronic responses can be submitted by using the on-line form available at www.blaby.gov.uk or by e-mailing planning@blaby.gov.uk.

All comments should be sent to the following address:

Planning Policy team,
Blaby District Council,
Council Offices,
Desford Road,
Narborough,
LE19 2EP.

For further information please contact the Planning Policy Team on: 0116 272 7765.

RESPONSE FORM

Draft Core Strategy (Preferred Options) April 2006

You do not have to answer sections A & B, but if you do, the information will help the District Council to keep you informed of later stages in the LDF preparation. Your personal information will be held in accordance with the Data Protection Act 1998 and not used for any other purposes unless allowed by law.

Please note that all representations will be made publicly available and therefore cannot be treated as confidential.

REPRESENTATIONS SHOULD BE RECEIVED BY 5:15PM ON 25TH May 2006.

A. Please give your name and address

Name:.....

Organisation:.....

Address:.....

.....

..... Post code:.....

Daytime telephone number:.....

Email address:.....

B. If an agent has been appointed to act on your behalf, please give the Agent's details (NB All correspondence will then be sent via your agent):

Name:.....

Address:.....

.....

..... Post code:.....

Daytime telephone number:.....

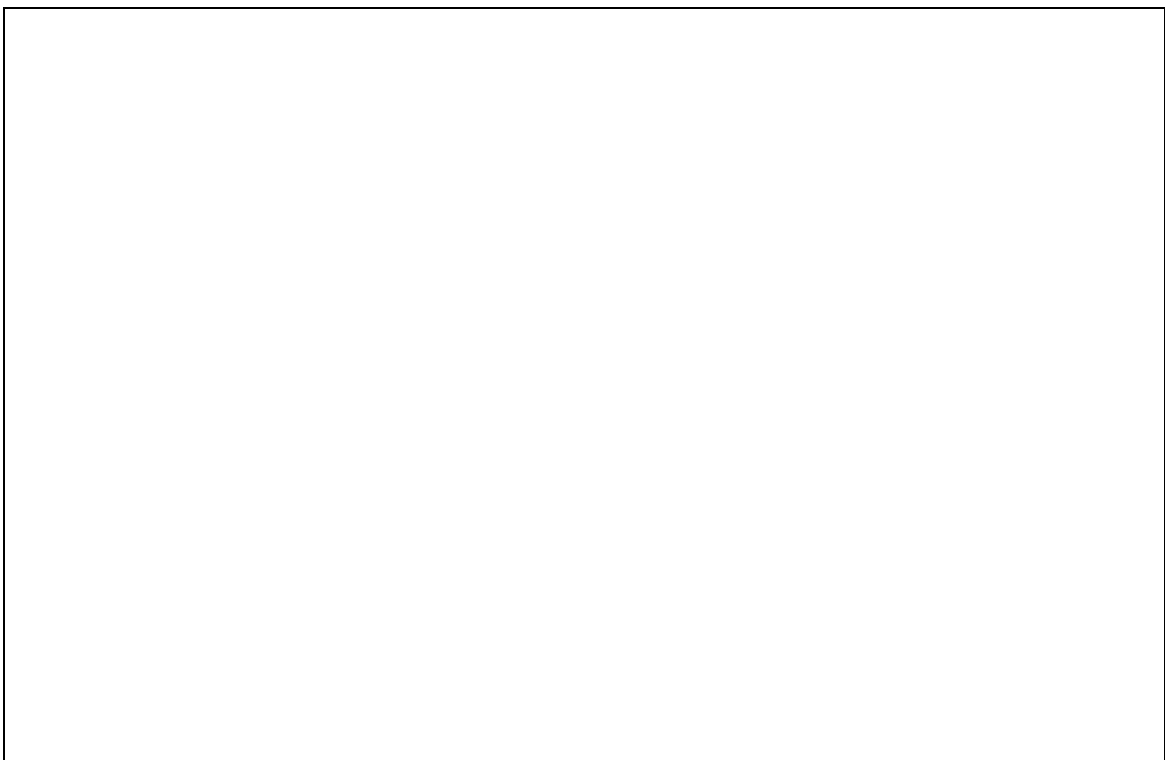
Email address:.....

The form below should be used to submit your representation. Please answer the questions that have been asked by completing the appropriate answer box. If you consider that there are issues that have not been addressed in the Draft Core Strategy, please identify these in response to question 4. Please continue on a separate sheet if necessary.

Q1. DO YOU THINK THAT THE VISION (REFERRED TO IN SECTION 3.0) IS APPROPRIATE FOR THE DISTRICT OF BLABY CORE STRATEGY? IF NOT, WHAT DO YOU CONSIDER THE VISION SHOULD BE?



Q2. DO YOU THINK THAT THE OBJECTIVES (REFERRED TO IN SECTION 4.0) ARE THE RIGHT OBJECTIVES FOR THE DISTRICT OF BLABY CORE STRATEGY? IF NOT, WHAT SHOULD THE OBJECTIVES BE?



Q3. IF YOU WISH TO MAKE REPRESENTATIONS ON THE POLICIES OF THE DRAFT CORE STRATEGY (PREFERRED OPTIONS) REFERRED TO IN SECTION 6.0 PLEASE INDICATE THE PAGE NUMBER AND SECTION BELOW (IF MORE SPACE IS REQUIRED PLEASE CONTINUE ON A SEPARATE SHEET. ALL REPRESENTATIONS SHOULD INDICATE THE PARAGRAPH NUMBER AND THE NATURE OF THE OBJECTION)

Representation 1				
Page number				
Paragraph number				
Policy number (Where appropriate)				
OBJECT		SUPPORT		COMMENT

Representation 2						
Page number						
Paragraph number						
Policy number (Where appropriate)						
OBJECT		SUPPORT		COMMENT		

Representation 3						
Page number						
Paragraph number						
Policy number (Where appropriate)						
OBJECT		SUPPORT		COMMENT		

Q4. IF YOU HAVE ANY ADDITIONAL REPRESENTATIONS ON ANY PART OF THE DRAFT CORE STRATEGY PLEASE INDICATE THEM BELOW?

Representation 1	
Page number	
Paragraph number	

Q5. DO YOU HAVE ANY REPRESENTATIONS ON THE ACCOMPANYING SUSTAINABILITY APPRAISAL. PLEASE INDICATE THE PAGE NUMBER AND SECTION. (IF MORE SPACE IS REQUIRED PLEASE CONTINUE ON A SEPARATE SHEET. ALL REPRESENTATIONS SHOULD INDICATE THE PARAGRAPH NUMBER AND THE NATURE OF THE OBJECTION)

Representation 1	
Page number	
Paragraph number	

What next?

Any comments received will be considered by Blaby District Council, and will help inform the submission version of the Core Strategy.

Please indicate if you wish to be notified of future stages of the Core Strategy. Yes No

This information can be made available, on request, in other languages & formats (large print, Braille or on audio tape). In addition, where respondents are unable to write their comments, staff will be made available to record or scribe representations.

If you require more information please telephone: 0116 272 7765 / 272 7693 / 272 7520 / 272 7775

Email: planning@blaby.gov.uk

<p>(For Office use only) Ref. No. CS:</p> <p>Date Acknowledged:/...../2006</p>
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