

## Short summary of Issues & Options response

### General

- Housing numbers / strategic infrastructure should be confirmed before the Local Plan is progressed.
- More information is needed regarding strategic development proposals.
- Parish Councils and other bodies need to be involved.
- The plan and its policies need to be justified by up to date evidence and tested for viability.
- The local plan timetable is unrealistic.
- Joint working should be undertaken where plans / proposals have cross boundary impacts.
- The evidence base needs updating.

### Scale of Growth

- The Local Plan should look ahead at least 15 years (or longer – even up to 2050).
- Strategic scale sites / garden villages will require long lead-in times.
- The plan must consider the type of employment attracted to the District.
- The standard method should be the starting point for calculating local housing need but other factors must be considered.
- The plan should consider the economic growth / strategic infrastructure as set out in the SGP.
- The plan should accommodate some of the unmet need from Leicester City evenly over the plan period rather than back loaded to the end (subject to evidence).
- Blaby should not accommodate a disproportionate amount of Leicester's unmet housing need.

### Locational Strategy

- Need to define what is meant by 'sustainable development'.
- Alternative options for locating development should be fully tested.
- The A46 Expressway is uncertain & underpins a disproportionate housing requirement for Blaby.
- A range (in terms of size, location and nature) of sites will be needed. Delivery should not be reliant on a small number of sites.
- Existing infrastructure (roads, health, schools and green space) is at capacity. New infrastructure is required to support growth.
- Strategic sites / garden villages must be in sustainable locations and be large enough to be self sufficient for services & facilities, public transport and employment.
- Strategic sites / garden villages are complicated to deliver and require long lead-in times. Smaller sites that can be delivered in the short and medium term are also required.
- Concerns identified related to Whetstone Pastures Garden Village, Strategic Development Area at Stoney Stanton and Hinckley National Rail Freight Interchange.
- A number of development sites have been specifically promoted through the consultation.
- Green Wedges / Area of Separation / Countryside should be reviewed in terms of their necessity and, if needed, their extent.
- Strategic logistics sites should be encouraged in the plan.
- Strategic logistics sites should not be encouraged in the plan.

## Housing Need

- Housing need evidence needs updating.
- Strategic sites can deliver housing need including a mix.
- Viability of housing schemes should not be compromised by affordable housing requirements.
- The plan should seek to optimise affordable housing provision.
- Leicester's unmet need might influence affordable housing requirements.
- Housing mix requires flexibility, based on evidence, viability and market knowledge.
- Relying on the market results in too many 4/5 bed houses.
- Policies should provide a choice for older people and specialist needs.
- Evidence of need for Gypsies and Travellers should be updated (cross border).
- Gypsy and Traveller provision is underestimated.
- Smaller sites are preferred for Gypsies and Travellers rather than large developments.

## Economy and employment - main issues

- Policies need to reflect economic changes in employment.
- Alternative uses should be allowed on employment sites and in retail centres (Including residential uses).
- A variety of employment sites is needed for all types of business.
- Large scale developments including warehousing should not be pursued as they are not sustainable, encourage commuting and provides low-skilled / low-paid work.
- There is no evidence for the need for Strategic scale growth. Low unemployment demonstrates that the sites are not needed.

## Retailing - main issues

- Changing trends and declining retail floorspace needs should be addressed in the plan.
- The Plan should be flexible in the uses allowed in town centres.
- Fosse Park requires a strong policy steer.

## Transport – main issues

- The Hinckley Rail Freight Interchange / Whetstone Pastures and other Strategic growth will have significant impacts on the local and strategic transport network.
- Some junctions and links are above capacity in parts of the District.
- All development should mitigate any transport impacts.
- There is inadequate public transport.
- The plan should encourage sustainable transport modes (walking, cycling and public transport).
- Cars continue to have an important role.
- Alternatives to the A46 expressway need to be considered through the plan.
- There are air quality issues associated with transport growth that need to be assessed.
- Rural and other areas are experiencing increased congestion, delays and speeding traffic.

## Infrastructure – Main issues

- Provision of infrastructure needs to be certain (including Strategic sites) and must be viable.

- There are existing constraints in social infrastructure (schools and primary care).
- New utilities infrastructure will be required (water, sewage, waste and electricity).

#### Health and Well-being

- Reduce the need to travel through better location of services and facilities and co-location of jobs and homes;
- Better protection of, and access to, the natural environment and high quality open space;
- The natural environment has public health benefits. It can also improve flood resilience and surface water management
- Set criteria in policy for major development in achieve in terms of healthy communities;
- Adopt principles from Building for Life 12, Sports England's Active Design and Manual for Streets;

#### Environment and Sustainability

- Development potential on brownfield sites should be fully explored before greenfield sites are considered;
- Biodiversity gain needs to be an integral requirement of all development;
- Protection of the natural environment should be given the same emphasise as addressing climate change;
- Stronger consideration of water quality and wider aquatic ecosystems is needed;
- Master planning principles should be adopted for strategic sites;
- Active design principles should be encouraged;
- Brownfield land should be recognised as being important for wildlife;
- The plan should consider climate change adaption and recognise the role of the natural environment in this;
- There is a significant conflict between developing large scale greenfield sites and the protection of the natural environment and its various habitats.