

***Sustainability
Appraisal (SA) of
the North West
Leicestershire
Local Plan***

(Submission Version)

**SA Report
Update**

**December
2016**

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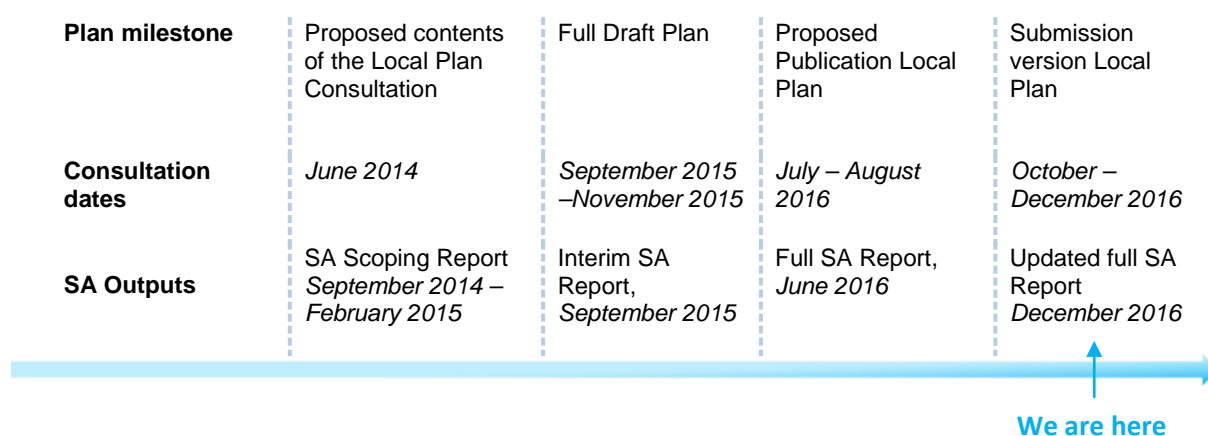
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1. Background to the SA Report

1.1 Introduction

- 1.1.1 AECOM (Formerly URS) is commissioned to undertake Sustainability Appraisal (SA) in support of the North West Leicestershire Local Plan.
- 1.1.2 SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of the Local Plan is a legal requirement.
- 1.1.3 This SA Report documents the SA process, setting out an appraisal of the sustainability implications of the Submission version of the Local Plan (taking account of consultation responses), and capturing how the SA process has influenced the development of the Plan as it has progressed. **Figure 1.1** below illustrates the SA Outputs that have been prepared at key stages of the Plan-making process.

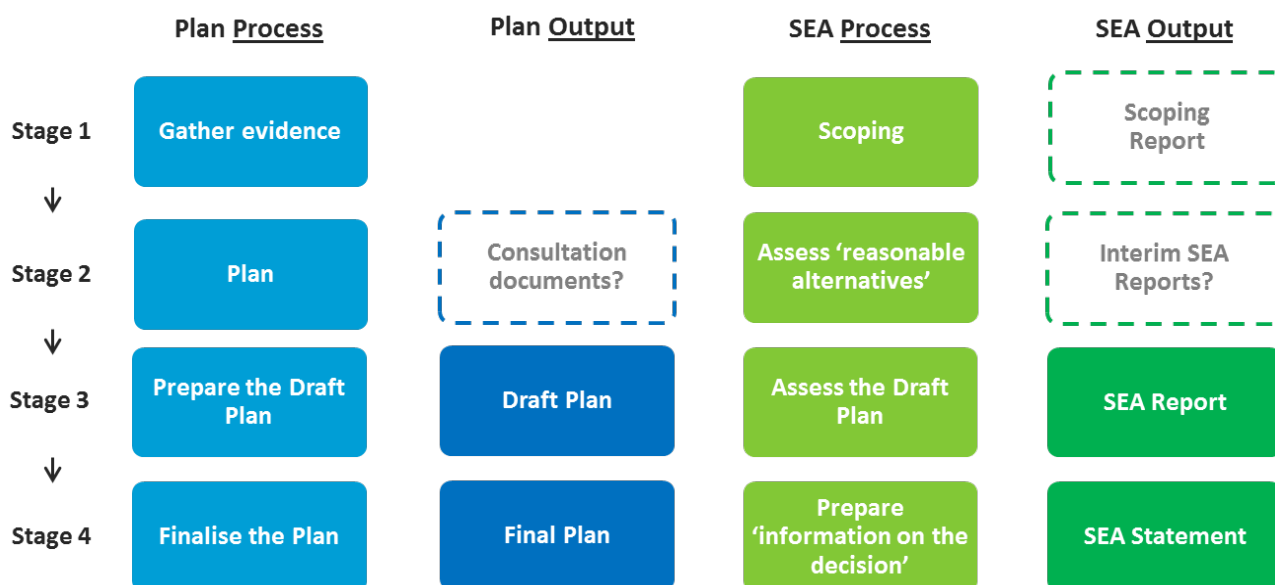
Figure 1.1: Plan timeline



1.2 The SA process

- 1.2.1 Sustainability Appraisal (SA) is a process for helping to ensure that Local Plans achieve an appropriate balance between environmental, economic and social objectives. SA should help to identify the sustainability implications of different plan approaches and recommend ways to reduce any negative effects and to increase the positive outcomes.
- 1.2.2 SA is also a tool for communicating the likely effects of a Plan (and any reasonable alternatives), explaining the decisions taken with regards to the approach decided upon, and encouraging engagement from key stakeholders such as local communities, businesses and plan-makers.
- 1.2.3 Although SA can be applied flexibly, it is a legal requirement under the 'Environmental Assessment of Plans and Programmes Regulations 2004 (which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive). The regulations set out prescribed processes that must be followed. In particular the Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The SA/SEA report must then be taken into account, alongside consultation responses when finalising the plan.
- 1.2.4 SA/SEA can be viewed as a four-stage process that produces a number of statutory and non-statutory outputs. As illustrated in Figure 1.1 below, 'Scoping' is a mandatory process under the SEA Directive, but the publication of a scoping report is a voluntary (but useful) output.

Figure 1.1: SA/SEA as a four stage process



1.3 Schedule of legal compliance

1.3.1 The following table sets out how this SA Report has been prepared to ensure compliance with Schedule 2, Regulation 12(3) of the SEA Regulations.

Schedule 2 requirements	Evidence
<i>An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.</i>	Within the Scoping Report attached as Appendix E. Summarised in Section 2.2
<i>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.</i>	Contained within the scoping report, which is attached as Appendix E.
<i>The environmental characteristics of areas likely to be significantly affected.</i>	Within the Scoping Report, attached as Appendix E.
<i>Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(a) and the Habitats Directive.</i>	Contained within the scoping report, which is attached as Appendix E. Summarised in Chapter 3.
<i>The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.</i>	Contained within the scoping report, which is attached as Appendix E.

Schedule 2 requirements	Evidence
<p><i>The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects.</i></p>	<p>Alternatives assessment – Appendices A-B</p> <p>Site Assessments – Appendix C / Appendix H</p> <p>Appraisal of the draft Plan policies within Part 3 of this report and Appendix D</p>
<p><i>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.</i></p>	<p>Mitigation measures are identified throughout Part 3 of this report alongside the assessment of the Plan effects. Chapter 15 draws the mitigation measures together.</p>
<p><i>An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.</i></p>	<p>Part 2 of this report outlines reasons for selecting alternatives relating to housing distribution, strategic site selection (housing and employment) and affordable housing.</p>
<p><i>A description of the measures envisaged concerning monitoring in accordance with regulation 17.</i></p>	<p>Monitoring measures have been proposed in table 16.1.</p>
<p><i>A non-technical summary of the information provided under paragraphs 1 to 9.</i></p>	<p>Separate document produced.</p>

Part 1: What is the scope of the SA?

2. Introduction (To Part 1)

2.1 Scoping

2.1.1 This is Part 1 of the SA Report, the aim of which is to introduce the reader to the scope of the SA. In particular, and as required by the Regulations¹, this Chapter answers the series of questions below:

- What's the Plan seeking to achieve?
- What's the sustainability 'context'?
- What's the sustainability 'baseline'?
- What are the key issues that should be a focus of SA?

2.1.2 Section 2.2 answers the first question by listing the Local Plan objectives and illustrating the geographical scope of the Plan. The fourth question is answered in Chapter 3, with the key issues identified for a range of sustainability 'topics'. The key issues have been identified by answering questions 2 and 3, with this information included in the Scoping Report (attached in full at **Appendix E**).

2.1.3 The Sustainability Topics were established at the scoping stage to reflect the headline principles of sustainable development. These topics also reflect those issues referred to in Schedule 2 of the SEA Regulations, which are suggested as issues that should be addressed in a Strategic Environmental Assessment.

Sustainability Topic	Factors covered	Links to Schedule 2 of Regs ¹
Population and communities	<i>Demographics, health, deprivation, crime, towns and villages</i>	<i>Population, human health</i>
Housing	<i>Housing</i>	<i>Material assets</i>
Economy	<i>The economy, employment and workforce, retail and town centre services</i>	<i>Population</i>
Transport and access	<i>Transport, access to services in main towns and villages, public transport in main towns and villages,</i>	<i>n/a</i>
Air quality and noise	<i>Air quality, noise</i>	<i>Air</i>
Climate change	<i>Climate change mitigation, climate change adaptation, flooding</i>	<i>Climatic factors</i>
Biodiversity and Geodiversity	<i>Environmental designations, Biodiversity Action Plans.</i>	<i>Fauna, flora, biodiversity</i>
Landscape and land	<i>Landscape designations, landscape character, National Forest, Charnwood Forest, open space, agriculture and land.</i>	<i>Landscape, soil</i>
Cultural heritage	<i>Historic designations, Conservation Area Appraisals, Heritage at Risk, history of settlements, historic landscape character assessment, archaeology, built environment</i>	<i>Cultural heritage</i>
Water	<i>Water availability, waste water</i>	<i>Water</i>
Waste and minerals	<i>Waste, minerals</i>	<i>Material assets</i>

¹ Environmental Assessment of Plans and Programmes Regulations 2004

2.2 What is the plan seeking to achieve?

- 2.2.1 The North West Leicestershire Proposed Publication Local Plan (the Plan) sets out the spatial strategy for the North West Leicestershire District, as well as key strategic planning policies for development.
- 2.2.2 The Plan contains details about the quantity of housing and employment growth that should be planned for and where it should be located, including through the allocation of specific strategic sites.
- 2.2.3 Within the Plan there is a list of fifteen objectives which seek to address the key issues for North West Leicestershire. These are as follows:

Objective 1 - Promote the health and wellbeing of the districts population.

Objective 2 - Support the delivery of new homes balanced with economic growth to provide a stock of housing that meets the needs of the community, including the need for affordable housing.

Objective 3 - Ensure new development is of a high quality of design and layout whilst having due regard to the need to accommodate national standards in a way that reflects local context and circumstances

Objective 4 - Ensure regard is had to reducing the need to travel and to maintaining access to services and facilities including jobs, shops, education, sport and recreation, green space, cultural facilities, communication networks, health and social care.

Objective 5 - Support economic growth throughout the district and the provision of a diverse range of employment opportunities including the development of tourism and leisure

Objective 6 - Enhance the vitality and viability of the districts town and local centres, with a particular focus on the regeneration of Coalville, in ways that help meet the consumer needs.

Objective 7 - Enhance community safety so far as practically possible and in a way which is proportionate to the scale of development proposed whenever allocating sites for development or granting planning permission.

Objective 8 - Prepare for, limit and adapt to climate change.

Objective 9 - New developments need to be designed to use water efficiently, to reduce flood risk and the demand for water within the District, whilst at the same time taking full account of flood risk and ensuring the effective use of sustainable urban drainage systems (SUDs).

Objective 10 - Conserve and enhance the identity, character and diversity and local distinctiveness of the districts built, natural, cultural, industrial and rural heritage and heritage assets.

Objective 11 - Protect and enhance the natural environment including the districts biodiversity, geodiversity and water environment areas identified for their importance.

Objective 12 - Conserve and enhance the quality of the districts landscape character including the National Forest and Charnwood Forest and other valued landscapes.

Objective 13 - Takes account of the need to reduce the amount of waste produced.

Objective 14 - Seek to deliver the infrastructure needs of the area, including Green sustainable development.

Objective 15 - Takes full account of the need to safeguard mineral resources including sand and gravel, igneous rock and brickclay.

- 2.2.4 Figure 2.1 overleaf sets out the geographical extent of the Plan area. Whilst the influence of the Plan policies will be restricted to within this boundary, there could well be effects in neighbouring authorities that will need to be considered in the SA process.

Figure 2.1: Map of North West Leicestershire



3. Identifying key issues

3.1 Introduction

- 3.1.1 This section provides a summary of the key issues established through SA scoping.
- 3.1.2 The scoping stage involves gathering background information relating to the Plan area (i.e. North West Leicestershire District) to identify any important sustainability issues, key trends, and environmental objectives and targets from other relevant plans, programmes and policies.
- 3.1.3 A scoping report was prepared and consulted upon in September 2014 to present the findings of the initial scoping stage. This report was then updated in response to consultation feedback and published on the Council's website in February 2015.
- 3.1.4 As the plan has progressed, the scope of the SA has been reviewed and updated, with the findings presented at key milestones. The first of these milestones was the production of an interim SA Report to accompany consultation on the draft Local Plan in September 2015.
- 3.1.5 The next update to the scope of the SA has been prepared as part of the latest stage of plan making and SA (i.e. to support consultation on the proposed publication version of the Local Plan). This ensures that the SA remains focused on the important sustainability issues for the Local Plan.
- 3.1.6 The key sustainability issues listed below have been identified through the scoping exercises. The key issues have remained the same throughout the plan making process, as each scoping update did not lead to significant changes in the baseline trends and key policy context.
- 3.1.7 The updated Scoping Report can be found attached at **Appendix E** which demonstrates the detailed baseline information and policy documents that have been taken into account to help establish the key issues.
- 3.1.8 Further SA work has been undertaken to support the Submission version of the Plan. The scope of the SA set out within the updated Scoping Report is considered appropriate as a basis for appraising the effects of any modifications to the plan at this stage.

3.2 Population and communities

- 3.2.1 The following sustainability issues emerged for the population and communities theme:
- There is a need to provide homes to support the growing number of households in the District this will need to be matched by new services to support communities.
 - There is a need to address inequalities within the District, including reducing deprivation in identified communities.
 - The population of the District is aging and this will have an impact on the type of housing that is provided, as well as creating additional demand for accessible healthcare.
 - The District has a low proportion of young adults and this could have an impact on local economic growth, measures will need to be taken to retain and attract young adults to the district, for instance through the provision of family homes.
 - The number of young children is increasing and this will create an additional demand for school places.
 - Much of the population live in rural or semi-rural populations, the needs of these groups must be met including access to services (including healthcare and schools) and support to the rural economy. A possible lack of health service provision in rural areas exists.
 - Crime levels are falling from a relatively low starting point; development must help contribute to this trend.

3.3 Housing

3.3.1 In terms of housing the following themes were identified:

- The Local Plan must provide homes to meet identified needs, guided by a growth strategy for the area taking into account affordable housing needs and economic growth objectives.
- There is a need for more affordable housing in all parts of the District, with particular need in areas where housing prices are highest, such as the rural area and in Ashby-de-la-Zouch.
- New housing and economic growth needs to be spatially linked. Identify a suitable land supply to help implement a sustainable spatial strategy and focus housing growth in locations where it can deliver greatest benefits and sustainable access to services and jobs.
- There is a demand for a range of housing types, particularly three-bedroom properties for market housing and one-bedroom for affordable housing.
- An aging population requires smaller homes as these are more likely to be characterised as single person households, as well as maintaining a stock of family homes.
- Housing for older people and an aging population must take into account their needs, including building to lifetime home standards and increased provision of retirement homes and assisted living accommodation.

3.4 Employment and the economy

3.4.1 For employment and the economy the following issues have been recorded:

- Employment land provision will need to support existing well performing employment sectors, such as storage and distribution.
- In some locations there is a skills and job mismatch, there is a need to provide additional higher skilled jobs in the district to reduce the need for out commuting, including growing the high tech manufacturing sector.
- There is a need to support new local jobs for residents who need to access lower skilled jobs and maintain a distribution of these jobs around the district, including in those areas where residents have fewer qualifications to ensure that people who cannot get to work by car are not adversely disadvantaged.
- The needs of rural businesses must be considered, including allowing appropriate growth of business that need a rural location and diversification of the agricultural economy.
- There is a need to improve the skills base of the district, starting with good access to primary, secondary and future education facilities for all children in the district.
- NWL plays an important role in the sub-region as the focus for employment and LLEP growth objectives.
- The tourism sector is an important part of the local economy, there is a need to protect and enhance the tourism and leisure offer particularly in relation to the National Forest, Charnwood Forest Regional Park and Ashby Canal. The aim should be for a higher per capita visitor spends rather than simply additional visitors, a way this can be achieved is through increasing overnight visitor stays in the District.
- The retail role of main towns and village centres needs to be supported to help reduce vacancy rates and avoid the loss of shop units to other uses, with a particular emphasis on the town centre of the Coalville Urban Area.

3.5 Transport and accessibility

3.5.1 Focusing upon transport and accessibility the issues set out below emerged:

- Due to the rural character of the District, settlements are dispersed and hence development ought to be located where it would help reduce car use and where people are not disadvantaged by not driving.
- The East Midlands Strategic Distribution centre transport network must be maintained as a rail freight hub.
- There is a need to reduce the high car dependency levels across the District and encourage more people to travel by foot, bike or bus with benefits for carbon emissions as well as improve the health of residents, helping to tackle obesity.
- Improvements to safe and direct cycling routes are required across the District, taking into account the high levels of existing traffic deterring other road users as a result of safety concerns.
- Further planned growth at East Midlands Airport needs to ensure that accessibility by public transport is addressed.
- Improvements in public transport accessibility in the main towns and villages, including evening and weekend services, in particular in those that will be the focus for housing growth, would benefit existing and new residents.
- Some villages have very limited local services, improving and maintaining existing provision will help reduce people's need to drive.

3.6 Air quality and noise

3.6.1 In terms of air quality and noise the following sustainability issues were recorded:

- There are five AQMA identified in the Local Plan area for which there is a need to avoid further deterioration and which is an essential consideration for new development particularly in terms of potential cumulative effects.
- There is the potential for adverse impacts on wellbeing if inappropriate new development is located near a major source of noise, including the airport and new roads.

3.7 Climate change

3.7.1 The following issues associated with climate change were identified:

- High carbon emissions per head characterise the District. Where possible emissions will need to be addressed in the design and delivery of new development and solutions for existing development.
- There is little renewable energy generated in the District and opportunities to increase capacity, both major renewable development and micro-renewables, should be sought.
- Some parts of the District are at very high risk of flooding. Advice and guidance from the NPPF, Environment Agency and Lead Local Flood Authority (Leicestershire County Council) will need to be followed to ensure development does not increase the risk of flooding on or off-site and reduces flood risk elsewhere where feasible.
- It is important to become more resilient to the wider effects of climate change through adaptation measures. Green Infrastructure presents opportunities to address multiple issues through multifunctional spaces.

3.8 Biodiversity and geodiversity

3.8.1 Within the biodiversity and geodiversity five issues have been recorded:

- The District has few habitats that are of national status or above and therefore needs to protect and enhance the assets that do exist.
- A detailed evidence base of the nature conservation assets exists with the potential to be useful in development planning and protecting/enhancing these assets.
- The River Mease SAC is at risk from adverse effects from waste water treatment outflows that have introduced elevated level of phosphates into the river. This may have implications of the deliverability of housing in the area until additional treatment is available at local waste water treatment works.
- Protect existing areas designated for the geological importance from harm.
- Make use of Green Infrastructure to help protect and enhance wildlife habitats and the connections between them.

3.9 Landscape and land

3.9.1 In terms of landscape and land, the following sustainability issues emerged:

- The District has a varied landscape and development should respect its landscape setting and make a positive contribution to the relationship of rural and urban areas.
- The National and Charnwood Forests are major assets and helping deliver their objectives could have considerable potential in enhancing the character of the District
- Despite being a rural District, there is a need to deliver new usable open space to meet existing and new resident's needs. A variety of types of open space should be provided in towns and villages, including children's play space and allotments. New residential development should help deliver new open space, including children's play space, to meet the needs of residents.
- The District has relatively few areas that are identified as the best and most versatile in terms of agricultural productivity, therefore there is a need to protect the soil resource.

3.10 Cultural heritage

3.10.1 The following issues emerged for the theme of cultural heritage:

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- Ensure development in or adjacent to conservation areas or listed buildings (and their settings) respects the character and context and enhances the quality of the built environment.
- Deliver high rated schemes based on the ourplace™ scheme or other national housing standards, this should include architectural quality and creation of a 'liveable' place.
- There is significant potential for archaeological artefacts and features throughout North West Leicestershire. New development presents the potential for archaeological features to be discovered, but at the same time could have adverse effects if such features were damaged or lost.

3.11 Water

3.11.1 Focusing upon water supply and quality, the following emerged:

- New development should incorporate measures to ensure that water is used efficiently, to help reduce the water demand for the district.
- Protect the River Mease from any further deterioration, including through the Developer Contribution Strategy and implementation of restoration and enhancement measures.
- There may be a need for the capacity at sewage treatment works to be increased to support new development.
- The effective use of Sustainable Urban Drainage Systems can help to protect and enhance water quality.

3.12 Waste and minerals

3.12.1 In terms of waste and materials the following issues were recognised:

- Deliver a waste management system that accords with the waste hierarchy and reduces the overall quantity of waste going to final disposal.
- Help the Council improve municipal and commercial waste recycling, with the aim of moving NWL in the best performing quartile of local authorities.
- Locate development in recognition of the need to safeguard mineral resources, including sand and gravel, igneous rock and brickclay.

3.13 Consultation on the scope of the SA

- A draft Scoping Report was published as a 'consultation document' in September 2014. The Statutory bodies (Historic England, the Environment Agency and Natural England), and other stakeholders were given five weeks to provide feedback on its content and approach.
- Following this period of consultation, the comments on the draft Scoping Report were taken into consideration and changes made were documented in an appendix to the Scoping Report (which can be viewed in **Appendix E**, which contains the Full Scoping Report).

3.13.1 In response to comments, the following notable changes were made.

- The contextual review was updated to include recommended documents relating to heritage, green infrastructure, water, open space, and biodiversity in particular.
- Heritage at Risk was included as part of the baseline position.
- Sub objectives were added to the SA Framework to capture specific issues such as; pollution to watercourses; the potential for enhancing water quality; achieving a reduction in surface water run-off; consideration of natural heritage assets such as parks and gardens; water efficiency, protection of soils.

3.13.2 The final Scoping Report was published on the Council's website in February 2015. It should be remembered that the scope of the SA will continually evolve. As the Local Plan and SA processes progress, so the scope of the SA will be updated and any relevant findings will be presented in subsequent SA Reports.

4. SA Framework

4.1 The SA Framework

- 4.1.1 The SA framework is used to predict and evaluate the social, economic and environmental effects of proposed options and policies (and any reasonable alternatives) being considered. It is important that the assessment process is practical and manageable.
- 4.1.2 Drawing on the review of the policy context and baseline information (established through scoping), a range of key sustainability issues were established that identify what the SA should focus upon.
- 4.1.3 These key issues (as listed in Chapter 3) were used as a basis for establishing a series of sustainability objectives and subsidiary questions (to aid the assessment process) that together make-up the Sustainability Appraisal Framework. This appraisal framework has remained the same throughout the plan making process (i.e. the scoping updates have not lead to any significant changes to the key issue that should be the focus of the SA).

Table 4.1: The SA Framework

Headline	Objectives	Sub-Objective
1. Housing	Provide good quality homes that meet local needs in terms of the number, type and tenure.	<ul style="list-style-type: none"> ▪ Ensure a sufficient number of dwellings are provided to meet the needs of existing residents changing household size, reduce commuting and to match employment growth. ▪ Increase the supply of affordable homes of the tenure and size to meet needs. ▪ Provide market homes to meet needs and to match the economic growth aspirations of the wider area. ▪ Provide homes that meet the lifetime needs of residents.
2. Health and Wellbeing	Improve the health and wellbeing of the district's population and reduce inequalities.	<ul style="list-style-type: none"> ▪ Ensure all residents have equitable access to health services, taking into account the needs of an aging population. ▪ Help everyone take active travel choices. ▪ Use urban design and the provision of Green Infrastructure, open space and walking / cycling routes to support healthy choices. ▪ Help design out crime from new development.
3. Communities	Help create the conditions for communities to thrive.	<ul style="list-style-type: none"> ▪ Protect existing community facilities and ensure new facilities are built to support the needs of new housing development, including open space, leisure, schools and health services. ▪ Involve local communities in the decisions that may affect them. ▪ Plan for the District in the context of the wider region, including nearby areas of Leicestershire, Derbyshire and Nottinghamshire.

Headline	Objectives	Sub-Objective
4. Economy	Support economic growth throughout the District and the provision of a diverse range of employment opportunities.	<ul style="list-style-type: none"> ▪ Support existing well performing employment sectors, such as storage and distribution and growth sectors including high tech manufacturing. ▪ Support initiatives to improve the tourism and leisure sector, in particular in the National Forest and Charnwood Forest Regional Park. ▪ Protect existing employment sites from change of use, especially where they support local employment needs. ▪ Recognise the role of the District in a wider economic sub-area, not only within Leicestershire, but also into South Derbyshire. ▪ Support and help protect the rural economy.
5. Employment	Encourage jobs that match the skills and needs of local residents and help improve access to skills training.	<ul style="list-style-type: none"> ▪ Support new employment growth in all areas, including rural locations, where it will help meet a local need. ▪ Maintain a diverse employment base, including growing the high skill job sector as well as lower skilled jobs to match the diverse job needs of the workforce. ▪ Help ensure all children have access to a local school, and enhance opportunities for skills training throughout life.
6. Town and village centres	Enhance the vitality and viability of existing town centres and village centres.	<ul style="list-style-type: none"> ▪ Maintain the District's town centres as the focus for new retail, services and office development. ▪ Revitalise and re-new town centres in particular in Coalville. ▪ Maintain the town centres as the retail focus primarily at Coalville and Ashby de la-Zouch and at other centres suitable to their level in a retail hierarchy. ▪ Help protect and improve service provision in town, village and local centres to support existing communities and planned housing growth.
7. Travel	Increase numbers of people walking, cycling or using the bus for their day-to-day travel needs, such as getting to work, school and to access services.	<ul style="list-style-type: none"> ▪ Ensure new development has public transport access and give priority to walkers and cyclists over car users. ▪ Increase cycle use for commuting and access to services. ▪ Reduce congestion in locations where it impacts on road safety, causes severance, or adversely impacts on the economy. ▪ Use development to help secure better public transport, in particular links to nearby rail stations. ▪ Help those who live and/or work in the District reduce their reliance on private car travel. ▪ Encourage higher density development in locations with public transport access, or in areas that have a good provision of nearby jobs, services and facilities. ▪ Consider the cumulative impacts and opportunities for growth on residents' ability to access services locally. ▪ Help improve provision of local services, such as shops, GPs, public transport, and community service provision in the villages in the north of the District.

Headline	Objectives	Sub-Objective
8. Low carbon energy	Reduce carbon emissions throughout the district through delivering renewable energy solutions.	<ul style="list-style-type: none"> ▪ Support decentralised (i.e. small and micro renewables) and low carbon energy generation. ▪ Promote small scale non-grid energy generation and large scale grid schemes, where appropriately located, and helps reduce carbon dioxide emissions. ▪ All new development should be built to high energy and water efficiency standards.
9. Flooding	Development must not put people at inappropriate risk of flooding either on or off site and must seek and undertake opportunities to reduce the risk of flooding elsewhere where feasible.	<ul style="list-style-type: none"> ▪ Follow the sequential test in Planning Practice Guidance in the allocation of sites in flood risk areas. ▪ Ensure new development does not exacerbate the risk of flood off-site, for instance through use of sustainable drainage. ▪ Seek opportunities to reduce flood risk where feasible. ▪ Seek to achieve a net reduction in rates of surface water run-off.
10. Biodiversity and Geodiversity	Protect and enhance the District's biodiversity and protect areas identified for their geological importance.	<ul style="list-style-type: none"> ▪ Ensure that development respects biodiversity wherever it is found and seeks to enhance the quality, quantity and connectivity of habitats. ▪ Protect the river Mease SAC catchment from adverse impacts as a result of development. Where screening indicates Habitats Regulations Assessment needs to be completed and appropriate mitigation/avoidance identified where found to be necessary. ▪ Conserve and enhance the District's biodiversity assets, in particular through countering habitat fragmentation. ▪ Enhance access to the natural environment, including integrating greater biodiversity into urban areas. ▪ Protect geological designations. ▪ Protect sensitive habitats from the adverse impacts related to air or water pollution.
11. Built and historic environment	Conserve and enhance the character, diversity and local distinctiveness of the District's built and natural heritage.	<ul style="list-style-type: none"> ▪ Protect and enhance buildings, structures and natural features of recognised historic or architectural interest, including their settings. ▪ Recognise, protect and enhance heritage assets of local importance. ▪ Ensure new development respects the character of the historic environment. ▪ Protect archaeological remains and record findings according to guidance. ▪ Help deliver built environment improvements through high quality design. ▪ Make use of the ourplace™ housing design standards. ▪ Ensure all new development is designed to reflect its context. ▪ Built design should help in creating vibrant places, making those approaching on foot a priority.

Headline	Objectives	Sub-Objective
12. Landscape	Conserve and enhance the quality of the District's landscape character	<ul style="list-style-type: none"> ▪ Protect and enhance the character and distinctiveness of the district's landscape. ▪ Help implement objectives for the National Forest and the Charnwood Forest Regional Park. ▪ Enhance the transition for urban to rural at the edge of towns and villages.
13. Land and Soil	Ensure land is used efficiently and effectively.	<ul style="list-style-type: none"> ▪ Prioritise remediation and redevelopment of previously developed land, whilst ensuring that any biodiversity interest is protected. ▪ Protect undeveloped land from inappropriately located development. ▪ Whenever possible protection of the best quality agricultural land. ▪ Encourage higher density development to make the best use of available land. ▪ Where land has the potential to be contaminated or is known to be contaminated ensure that suitable investigation and remediation is carried out to bring it back into use. ▪ Encourage the highest density development in locations with good access by public transport and a range of services, including town centres.
14. Natural Resources	Ensure the efficient use of natural resources, including reducing waste generation and promote re-use and recycling, supporting sustainable extraction and the reuse and recycling of minerals and aggregate resources and water resources.	<ul style="list-style-type: none"> ▪ Ensure new development incorporates space for waste sorting and storage to aid recycling. ▪ Encourage sustainable construction making use of recycled and recyclable building materials. ▪ Ensure the re-use of demolition waste. ▪ Promote development of more sustainable waste treatment facilities, including sorting, recycling and reuse. ▪ Ensure minerals deposits are not sterilised through inappropriately located development. ▪ Ensure the highly efficient use of water.
15. Pollution	Reduce air, light and noise pollution and manage contaminated land to avoid damage to natural systems and protect human health.	<ul style="list-style-type: none"> ▪ Help reduce contribution to air pollution by reducing car use. ▪ Ensure new and existing communities are not adversely affected by poor quality air and noise pollution, either through their location or by causing a further deterioration. ▪ Protect communities from harm related to ground and water pollution. ▪ Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security. ▪ Avoid air and water pollution and other disturbance that can have an adverse impact on areas of nature conservation importance, including the River Mease SAC. ▪ Ensure development does not lead to the pollution of controlled waters, and where possible contributes to an improvement in the quality of waterbodies. ▪ Promote the use of Green Infrastructure to help protect and enhance the quality of air, water and land.

- 4.1.4 To add further structure and to aid in presenting the findings succinctly, the SA Objectives have been grouped into ten headline sustainability topics as detailed below in Table 4.2.
- 4.1.5 The SA objectives that are considered to be similar and likely to generate similar effects have been grouped together although the assessment considers the potential effects on these objectives individually. However, the use of headline topics seeks to reduce duplication and making the report easier for readers. In addition, grouping prevents the same issues being raised under different SA Objectives thus giving the impression of a wider range of negative or positive effects than is actually the case.

Table 4.2: SA topics and corresponding SA Objectives

Headline SA topic for presenting appraisal findings	SA Objectives covered	Link to SEA Directive
Housing	SA1. Housing	<i>Material assets</i>
Health and Wellbeing	SA2. Health and Wellbeing	<i>Human health</i>
Communities and town centres	SA3. Communities SA6. Town centres	<i>Population</i>
Economy and employment	SA4. Economy SA5. Employment	<i>Population</i>
Travel	SA7. Travel	<i>n/a</i>
Climate change	SA8. Low carbon energy SA9. Flooding	<i>Climatic factors</i>
Biodiversity and Geodiversity	SA10. Biodiversity and Geodiversity	<i>Biodiversity, fauna, flora</i>
Landscape and land	SA12. Landscape SA13. Land and Soil	<i>Landscape, soil</i>
Built and Natural Heritage	SA13. Built and Natural Heritage	<i>Cultural heritage</i>
Natural Resources	SA14. Natural Resources	<i>Material assets</i>
Pollution	SA15. Pollution	<i>Water, air, soil</i>

4.2 Site appraisal framework

- 4.2.1 A framework for assessing site options has also been developed using the SA Framework as a basis for identifying relevant criteria.
- 4.2.2 It is considered appropriate to assess sites using a range of quantitative data, as this allows for a consistent and objective comparison between different site options. This data can also be supplemented with qualitative assessments.
- 4.2.3 Through consultation on the SA Report (June 2016), it was suggested that criteria relating to the protection of mineral resources should be included in the site appraisal process. Consequently, the site appraisal framework was updated to include an appropriate criterion covering this factor.
- 4.2.4 The site appraisal framework is set out in Table 4.3.

Table 4.3: Site appraisal framework

Criteria	Decision Rules	Comments and limitations
Deliverability of sites	<p>The site is considered to be available and/or achievable.</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	It is assumed that housing sites that are available and deliverable in the shorter term are more desirable in terms of helping to achieve a 5 year housing target.
Access to open space	<p>Within 800m walking distance of facilities.</p> <p>Within 1200m walking distance of facilities.</p> <p>More than 1200m walking distance of facilities.</p> <p>Not relevant for employment sites</p>	<p><1200m is considered a reasonable walking distance.</p> <p>(CIHT (2000) Providing for Journeys on Foot).</p>
Access to local food shop	<p>Within 400m of a local food shop / scale of development would support new services.</p> <p>Within 800m of a local food shop.</p> <p>Within 1200m of a local food shop.</p> <p>Not relevant for employment sites</p>	
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport.</p> <p>More than 45 minute journey to a GP/Health centre on public transport.</p> <p>Not relevant for employment sites</p>	It is assumed that closer facilities will enable communities to better access healthcare, particularly those without access to a car. Information about the capacity of GP facilities has not been gathered, but it is recognised that if there is limited capacity at a nearby GP then the reality might be that the nearest GP is much further away.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	This assessment has been made by based upon surrounding land uses and the potential use on the site. The presence of industrial units, busy roads could potentially have amenity effects in terms of noise, visual, light and vibration.
Access to a village / community hall	<p>Within 800m walking distance of facilities.</p> <p>Within 1200m walking distance of facilities.</p> <p>More than 1200m walking distance of facilities.</p> <p>Not relevant for employment sites</p>	The Manual for Streets suggests that 'walkable neighbourhoods' will typically have access to a range of services and facilities within 800m (Department for Transport (2007) The Manual for Streets)
Loss of employment land	<p>Yes, employment land still in use.</p> <p>Yes, employment land not in use.</p> <p>No.</p>	It is assumed that the loss of employment land that is still in use could be potentially negative, as there may not be suitable replacement premises immediately available.
Proximity to public transport	<p>Ability to support expanded / new bus routes</p> <p>Regular bus service within 800m.</p> <p>Low frequency bus service within 400m.</p> <p>Regular bus service within 800m-1200m.</p> <p>Low frequency bus service within 400-800m.</p> <p>Bus service over 1200m away.</p> <p>Low frequency bus service more than 800m away.</p>	<p>The Manual for Streets suggests that 'walkable neighbourhoods' will typically have access to a range of services and facilities within 800m.</p> <p>'Regular' is considered to be a stop which is serviced 3 times in one hour. Low frequency is considered to be a stop which is serviced less than 3 times in one hour.</p> <p>It is assumed that a regular bus service will provide more choice, and may attract more passengers.</p>

Criteria	Decision Rules	Comments and limitations
Access to main/key employment areas in the local area	<p><800m from local sources of employment (i.e. business parks, industrial estates, local centres)</p> <p>800m-1200m</p> <p>>1200m</p> <p><i>Not relevant for employment sites</i></p>	Access has been measured to local employment opportunities as all housing site options are within either Ashby or Coalville, so it is preferable to identify which could benefit most from sustainable (i.e. walking/cycling) access to employment.
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities.</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school.</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant for employment sites.</i></p>	2000m is considered to be the maximum 'reasonable walking distance which could encourage less car use or shorter journeys by other forms of transport. The capacity of nearby primary schools ought to be taken into account to establish whether schools are capable of accommodating growth, and if not whether expansion would be possible. 1000m is considered an acceptable walking distance to schools. (CIHT (2000) Providing Journeys on Foot)
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1.</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%).</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%).</p>	Provided that a site is not wholly within a flood zone 2/3 it should be possible to avoid and/or mitigate impacts. However, proximity to zone 1 is preferable as it reduces the risk and potential cost of mitigation.
Impacts upon biodiversity on site.	Ecologist assessment – Qualitative assessment undertaken by Council officers.	A qualitative assessment to be undertaken by a suitably qualified ecologist.
Proximity to designated biodiversity and geodiversity sites	<p>Effects unlikely</p> <ul style="list-style-type: none"> Over 400m from a SSSI, SAC or SPA. Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> Within 400m of a SSSI Within the River Mease Catchment Within 100m of a local wildlife site, priority species or habitats. <p>Effects likely</p> <ul style="list-style-type: none"> Contains or adjacent (50m) to a SSSI. Loss of Local Wildlife Site. Contains priority species. Significant development (>3000 dwellings) in the River Mease Catchment 	<p>The distance thresholds used are greater for European sites, then SSSIs, then local sites to reflect their level of designation. This does not mean that effects are automatically more significant though.</p> <p>It is assumed that sites within or adjacent to (<50m) a SSSI are more likely to have a direct impact. However, it is recognised that proximity does not necessarily equate to impacts as this is dependent upon the scheme design and type/condition of wildlife sites.</p>
Qualitative assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a Conservation Area? Does the site adjoin a Conservation Area? Is there a Conservation Area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Monument on site? Does the site adjoin a listed building or Scheduled Monument? Is there a listed building or Scheduled Monument close to the site and if so how close and how does the site relate? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	The criteria combine a consideration of various heritage features to avoid potential duplication in criteria. E.g. an asset could be Listed, in a Conservation Area and also a Scheduled Ancient Monument.

Criteria	Decision Rules	Comments and limitations
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement.</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>Assessment drawn from the Landscape Character Sensitivity Assessment².</p> <p>NB: This is an urban fringe assessment, and does not cover all parts of the District.</p>
Previously developed land	<p>Site is largely brownfield (>70%).</p> <p>Site is a mix of brownfield and greenfield land.</p> <p>Site is largely Greenfield (>70%).</p>	<p>There is an assumption that where appropriate development on brownfield land is more favourable than greenfield land.</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>Although there is little guidance, the loss of 20 hectares of best and most versatile land (Grade 1, 2, 3 and 3a) triggers consultation with DEFRA/Natural England, which can be considered significant.</p> <p>The loss of Grade 1 or 2 lands is also considered to be significant as this is a sensitive resource that cannot be replaced.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>No formal testing of traffic impacts will be undertaken, so there will be a degree of professional judgement taken in determining potential effects on air quality.</p>
Potential effects on mineral resources	<p>Site within minerals safeguarding Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area and may be appropriate / suitable for extraction</p>	<p>Without formal safeguarded areas being identified, the consultation areas are fairly large. Where sites are small scale and within the urban area, surrounded by residential it is not thought that these would be suitable or appropriate for minerals extraction, regardless of whether sites fall into a consultation area.</p>

² North West Leicestershire Settlement Fringe Assessment (2010)

Part 2: Establishing and appraising alternatives

5. Introduction (to Part 2)

5.1 Introduction

5.1.1 The 'story' of plan-making / SA is told within this part of the SA Report. Specifically, this part of the SA Report describes the following:

- How, prior to preparing the 'draft' Plan, there has been an appraisal of alternative approaches to addressing a range of plan issues; and precisely how the Council took account of these 'interim' SA findings when preparing the Plan;
- Why alternatives have not been considered for other plan issues; and
- How the SA findings have influenced the development of policies in the Local Plan (i.e. through undertaking assessments before the Plan was finalised).

5.2 Identifying and appraising alternatives

5.2.1 The SEA Regulations³ are not prescriptive with regards to what alternatives should be considered. They only state that the SA Report should present an appraisal of the "*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme*".

5.2.2 The following chapters describe how, as an interim plan-making / SA step, reasonable alternatives were considered for the following plan issues:

- The amount and distribution of housing and employment land (i.e. the spatial strategy);
- Strategic site options for housing and employment;
- Reserve site options in Measham; *and*
- Affordable housing policy.

5.3 Structure of the alternatives appraisal

5.3.1 Each of the issues listed under 5.2.2 has been assigned its own chapter; structured as follows.

- Introduction;
- What are the reasonable alternatives?
- Unreasonable alternatives;
- Why has the preferred approach been selected?

5.3.2 An explanation is given as to how the selection of a preferred approach reflects the findings of SA (or not). Purple text highlights the Councils reasoning. To further illuminate this explanation Appendices A and B of this SA Report present the appraisal findings for housing distribution and site options appraisal.

³ *Environmental Assessment of Plans and Programmes Regulations 2004*

6. Housing growth

6.1 Introduction

- 6.1.1 Of critical importance to the growth of housing is the Objectively Assessed Housing Need (OAHN) that was determined through a Strategic Housing Market Assessment (SHMA) for the Leicestershire Housing Market Area in 2014⁴.
- 6.1.2 Following the completion of the SHMA in 2014, the Leicestershire Authorities agreed a Memorandum of Understanding that each authority was able to accommodate the upper range of housing. For North West Leicestershire, this equated to 7,000 dwellings under a 'policy-off' scenario in total for the period 2011-2031.
- 6.1.3 An assessment of the future economic needs was undertaken in 2008 and updated in 2013 by the Public and Corporate Economic Consultants (PACEC)⁵. This report forecast the number of workplace jobs and those in Use Class B up to 2031. The findings suggested that there may be a shortage of local working age population to take advantage of the projected increase in jobs. Therefore, the Council estimated a full housing requirement of 10,700 dwellings over the Plan period, which is some 3,700 dwellings more than that forecast by the SHMA 2014.
- 6.1.4 Since publication of the draft Local Plan the Council undertook a housing requirement study⁶ to look at the link between employment and housing, particularly now that the Strategic Rail Freight Interchange has been given the necessary consent. The work undertaken suggests that a figure of about 520 dwellings each year would be appropriate to meet housing needs (equating to a total of 10,400 dwellings over the plan period) and so is the revised OAHN

6.2 What are the reasonable alternatives

- 6.2.1 The starting point for determining the reasonable alternatives is to ensure that the OAHN are being met. A potential starting point would be to test the demographic need for 7,000 dwellings over the plan period. However, it is important to be mindful of existing commitments (developments with planning permission or resolution to grant permission) which as at 1 October 2015 stood at 11,207. However; the Council project that about 9,600 dwellings would be likely to be built from this source up to 2031.
- 6.2.2 With this in mind, it would not make sense to plan for a target lower than 9,600 dwellings⁷, as this amount of development would potentially come forward anyway.

Alternative A: Do not allocate further land on the basis that completions and commitments will deliver a significant proportion of the 10,400 requirement.

- 6.2.3 The first reasonable alternative would be to plan for development on the basis that there is no need to allocate further development given that committed development could deliver a significant portion of housing needs for the District. The remaining needs could be met through windfall development. or by relying upon higher rates of delivery than anticipated.

- 6.2.4 Alternative B: Allocate additional housing land to meet the revised OAHN

A second reasonable alternative would be to meet the revised OAHN identified by the council. Therefore, under this approach, there would be a need to provide an additional 800 dwellings on top of commitments and completions (9,600) to ensure that the target of 10,400 is achieved. This approach is consistent with the preferred approach to housing growth set out by the Council in the Proposed Publication Local Plan.

⁴ Leicester and Leicestershire Strategic Housing Market Assessment (June, 2014) Prepared by GL Hearn

⁵ Leicester and Leicestershire HMA Employment Land Study (2008), see https://www.nwleics.gov.uk/files/documents/pacec_leicester_and_leics_hma_employment_land_study_november_2008/Pacec%20Leicester%20and%20Leics%20HMA%20Employment%20Land%20Study%20-%20November%202008.pdf

⁶ Report for North West Leicestershire, Review of Housing Requirements (2011-31), (April 2016) prepared by JG Consulting

⁷ At draft Plan stage, commitments and completions were calculated at 9100 dwellings. The alternative tested at this time was based on this figure. The alternatives assessment has been updated to take account of the updated calculations.

Alternative C – Higher levels of housing growth

- 6.2.5 In representations to the Council, Gladman Developments contend that the appropriate housing land requirement for the District should be 637 dwellings per annum (amounting to a total of 12,760 dwellings). Though the Council are committed to using the robust evidence presented in the JG Consulting study it is considered helpful to present the sustainability implications of planning for housing at such a level. This has therefore been identified as a third reasonable alternative, requiring a further 3,160 dwellings to be planned for above commitments and completions at 1 October 2015.

6.3 Unreasonable alternatives

- 6.3.1 At draft Plan stage, the Council considered that it would be unreasonable to plan for a significantly increased amount of housing (above the OAHN). The rationale behind this was that there was no evidence to plan for more housing than the full OAHN (which already takes economic factors and other policy factors into account).
- 6.3.2 In light of consultation feedback, the Council now consider that it is reasonable to test an alternative that exceeds OAHN.
- 6.3.3 The SA findings for each reasonable alternative are presented in full within **Appendix B**.

6.4 Why has the preferred approach been selected?

- 6.4.1 The Council's preferred approach is broadly in-line with Alternative B.
- 6.4.2 The National Planning Policy Framework (NPPF) requires that the "Local Plan meets the full objectively assessed needs for market and affordable housing ..." it also advises that Local Planning Authorities should have a clear understanding of housing needs across a housing market area through the preparation of a Strategic Housing Market Assessment (SHMA).
- 6.4.3 Whilst the SHMA provides an Objectively Assessed Need (OAN), figure of 350 dwellings per annum for the period 2011-2031 (7,000 dwellings in total), to accord with national policy advice it is necessary to take account of evidence in relation to economic growth potential.
- 6.4.4 The employment requirements to be met in the Local Plan are derived from a study undertaken by the Public and Corporate Economic Consultants (PACEC) on behalf of the Leicester and Leicestershire Enterprise Partnership (LLEP) in 2013.
- 6.4.5 In respect of B8 uses (Storage and Distribution) the PACEC study predicts an increase of 3,400 jobs to 2031. There is permitted development for the development of a Strategic Rail Freight Interchange (SFRI) west of Junction 24 of the M1 and north of East Midlands Airport (the East Midlands Gateway Rail Freight Interchange). This envisages the creation of about 7,400 jobs, mostly in the B8 Use Class.
- 6.4.6 Clearly not all of the jobs created by the East Midlands Gateway Rail Freight Interchange would be over and above that forecast by PACEC. Some of the jobs would be included within the PACEC forecast of 3,400 jobs for B8 Use Class. This is still significantly more jobs in the B8 Use Class than that forecast by the PACEC study. Particularly as consent has now been given for Rail Freight Interchange, it is considered prudent to consider a greater number of jobs in the B8 Use Class than that forecast by the PACEC study when considering housing requirements.
- 6.4.7 In order to accommodate to ensure that the economic growth outlined above, the Local Plan should seek to ensure that future growth in housing is sufficient to meet these economic needs. Alternative B does this.
- 6.4.8 Alternative A has been discarded, as the housing requirement of 10,400 dwellings would not be met. Although this approach has the fewest environmental implications, it would not help to achieve the plan objectives with regards to housing and employment growth, and is therefore not considered to be an appropriate approach.

Alternative C has been discarded as it presents a scale of growth that is not justified by the evidence and would be difficult to deliver. The SA demonstrates that Alternative C would have the greatest potential for economic growth and social development. However, it is clear that this would not benefit all communities and may cause negative effects on health and wellbeing for some communities. The effects upon the environment could also be significantly worse than Alternative B.

7. Housing distribution

7.1 Introduction

- 7.1.1 As described in Chapter 6, the Council has identified a minimum housing requirement of 10,400 dwellings over the plan period. This is supported by robust evidence and an appraisal of alternative growth strategies (see Chapter 6) which concluded that Alternative B was the preferred approach for housing growth.
- 7.1.2 The majority of the housing target will be delivered through existing commitments; with the Council projecting that about 9,600 dwellings would be likely to be built from this source up to 2031. Provision for an additional 800 dwellings is therefore required to ensure that a target of 10,400 is achieved.
- 7.1.3 Another factor that needs to be acknowledged is that since the consultation on the draft Plan, planning permission was permitted in January 2016 for 605 dwellings at Money Hill in Ashby de la Zouch. This is part of a larger potential allocation which has been assessed as one of a number of site options (See 7.2 below). This development has not been included in the calculations for the housing target, which is based on a base date of 1 October 2015. However, it will clearly contribute towards increased housing delivery over the plan period. Therefore, planning for an additional 800 dwellings could lead to the OAN potentially being exceeded.
- 7.1.4 Nevertheless, the strategic appraisal does not take account of the Money Hill permission so as to not prejudice where further development needs could be delivered.
- 7.1.5 The Council considers that planning for a modest overprovision in housing will help to provide flexibility and ensure that the housing target of 10,400 dwellings is achieved.

7.2 What are the reasonable alternatives?

- 7.2.1 In determining the reasonable alternatives for delivering the spatial distribution of housing, it is important to establish whether they are realistic and deliverable. It is also appropriate to have regard to the settlement hierarchy that has been established, to ensure that the distribution of development is broadly in-line with the Plan Vision.
- Coalville (Principal Town);
 - Ashby de la Zouch and Castle Donington (Key Service Centres);
 - Measham, Ibstock, Kegworth (Local Service Centres);
 - Sustainable Villages and smaller settlements.
- 7.2.2 The following alternatives have been identified as being potentially reasonable approaches for delivering the outstanding housing need across the District. Although these alternatives are based upon a residual need of 800 dwellings, the appraisal also considers potential sites which would deliver more than the residual requirement and so would allow for flexibility in the different spatial approaches and to reflect the opportunities for strategic extensions at some settlements (for example within Ashby de la Zouch and Coalville)

Alternatives for delivering a minimum of 800 dwellings

1a. Focus on Coalville Urban Area – Under this approach, all of the additional housing (800 dwellings) would be allocated to the Coalville urban area⁸. This reflects the role of Coalville as this is the principal location for growth and the highest level of the settlement hierarchy. This additional growth would also ensure that the proportion of overall homes (compared with the district total) in Coalville does not decrease over the plan period compared to that recorded by the 2011 Census (as it would if the remaining housing need was distributed elsewhere).

2b. Focus on Ashby de la Zouch – Under this approach, all of the additional housing would be allocated to Ashby de la Zouch. This reflects the town's position as a Key Service Centre in the

⁸ NB: Following the appraisal of these reasonable alternatives, planning permission has been granted for 650 dwellings at Money Hill in Ashby de la Zouch. If planning to meet a target of 10,400 dwellings, this would reduce the residual requirement to only 450 dwellings. The alternatives assessment is based upon a base date of October 2015, which is the base date for the housing figures set out in the Local Plan. This also ensures that the alternatives assessment is not prejudiced by the planning permission at Money Hill.

Settlement Hierarchy. Without this additional growth in Ashby the rate of growth for Ashby over the Plan Period would be lower than the rate of growth for each of the Local Service Centres, which does not strictly reflect its role in the settlement hierarchy. Ashby also provides several large strategic sites that could be developed as sustainable urban extensions meeting (or exceeding) the full amount of additional housing required.

2c. Focus on the main towns – Under this approach the additional housing would be distributed between the ‘key Settlements’, applying the principles of the settlement hierarchy, but taking into account land supply and constraints. This would mean a rough split as follows: Coalville (290) Ashby de la Zouch (170) Castle Donington (50 – due to constraints) Ibstock (130), Kegworth (110) and Measham (50).

2d. Dispersal option – Under this approach, the majority of development would be directed to the Local Service Centres and the Sustainable Villages (rest of district) to maintain the proportion of dwellings provided in these areas. If the residual housing need was met elsewhere, the proportion of homes in sustainable villages will decrease over the plan period. The distribution under this alternative could be broadly as follows: 380 dwellings split more thinly between the main settlements - Ibstock (50); Kegworth (30); Measham (40); Ashby de la Zouch (80); Coalville (130); and Castle Donington (50). For the rest of district / Sustainable Villages, the split could be as follows (based on SHLAA site availability) - Appleby Magna (65); Albert Village (45); Blackfordby (40); Coleorton (25); Donnithorpe (40); Moira (30); Ravenstone (40); Swannington (40); Heather (40); Diseworth (25). Worthington (10), Breedon-on-the-Hill (20),

E. Coalville and Ashby de la Zouch – This approach would split housing needs between the Principal town of Coalville and Ashby de la Zouch, which is the next largest settlement capable of accommodating significant growth. This is in line with the settlement hierarchy by providing for a large portion of additional growth within Coalville, but directing the residual need to Ashby de la Zouch. Under this approach the broad split would be as follows: Coalville (450), Ashby de la Zouch (350).

7.3 Unreasonable alternatives

7.3.1 The following further alternatives were considered, but were determined to be unreasonable for the reasons outlined below.

A new settlement – No opportunities for a new settlement have been promoted. The proposed scale of growth is not considered substantial enough to support significant new facilities either.

Focus on the north – Given the increase in jobs that are likely to be available to the north associated with the East Midlands Gateway, it seems sensible to direct further growth to the north at settlements including Castle Donington, Kegworth and sustainable villages. This would in theory help to match new homes to those areas where job growth is anticipated to be highest. However, there is not enough land identified to deliver 800 dwellings in this location. There are also significant constraints associated with flood risk and the East Midlands Airport.

Direct all growth to sustainable villages – This would be difficult to achieve and would require sites in most villages to be built to high densities. This level of growth in the sustainable villages would also be contrary to the settlement hierarchy and would see an increase in the proportion of housing in ‘rural areas’ compared to the position at the 2011 Census, which would be contrary to the spatial strategy.

Distribute development to Coalville and / or Ashby de la Zouch and the sustainable villages. This approach starts from the top of the hierarchy but then skips a layer (*Local Service Centres*) of the settlement hierarchy with no justification or rationale. This approach is therefore not considered to be a reasonable alternative.

7.4 Why has the preferred approach been selected?

- 7.4.1 The preferred approach is to focus the majority development at Ashby de la Zouch as it is the second largest settlement within the district with an extensive range of services and facilities and is identified within the settlement hierarchy as a main town. Ashby de la Zouch has not seen as much growth in recent years as the principal town Coalville and the other main towns within the district Castle Donington and Kegworth. Therefore by directing growth to Ashby de la Zouch this reflects its position in the settlement hierarchy. Ashby de la Zouch has a buoyant housing market and is attractive to both developers and potential purchasers. The Council has to be sure that what is proposed within the local plan can be delivered in order to meet the districts housing needs.
- 7.4.2 Directing all growth to Coalville, would support the growth and regeneration at Coalville and would deliver positive effects on health and well-being and employment. However, this option has been discounted as Coalville has already seen a large number of commitments and it is considered that the housing market in Coalville may not be robust enough to support additional development. Land values are lower in Coalville than other parts of the district and viability has been an issue for some sites, in addition demand for housing in this area of the district is lower. Therefore by directing further development to Coalville could potentially saturate the housing market.
- 7.4.3 Focusing development on the main towns including Coalville, Ashby de la Zouch, Ibstock, Kegworth, Castle Donington and Measham. Whilst this would have a positive effect in supporting local economies and employment and provide benefits to a number of town and local centres it is not the preferred alternative due to the availability and suitability of sites within the SHLAA that do not already have commitments. There are significant constraints at Castle Donington in relation to flood risk to the north, proximity to East Midlands Airport and Donington Park to the south; whilst development further east would threaten settlements such as Lockington and Hemington. There are again the issues of delivering further housing than is already committed within Coalville and by directing further growth to Kegworth, Ibstock and Measham when taking account of what is already committed wouldn't conform to the settlement hierarchy.
- 7.4.4 Dispersing development around the district to smaller settlements would (with an additional 1100 dwellings) have an adverse effect on the landscape and the built environment. It is also least attractive in terms of accessibility, and would increase reliance on car travel to access jobs and services. Furthermore, whilst there are sites identified within the SHLAA in each of the settlements concerned; these settlements are not as sustainable as Ashby de la Zouch, nor do they offer the opportunity for a strategic mixed-use development.

Does the preferred approach reflect the SA findings?

- 7.4.5 The SA findings (presented in full in **Appendix B**) are broadly reflected in the preferred approach.
- 7.4.6 With the exception of Alternative D (which performs poorly), each of Alternatives A, B and C have a mix of positive and negative effects. Each is more positive or negative in certain aspects than the others, and it is therefore difficult to draw conclusions about which option is the 'most sustainable' overall.
- 7.4.7 Alternative A scores particularly well by supporting growth and regeneration at Coalville (which has good accessibility) and delivers positive effects on health & wellbeing and employment. However, this alternative does have potential for negative effects on landscape and it is unclear whether substantial housing growth could be delivered at Coalville.
- 7.4.8 Alternative C would have a positive effect in supporting local economies and employment and provide benefits for town centres. However, it scores poorly in terms of potential effects on landscape character and biodiversity.
- 7.4.9 Alternative B, although likely to have a positive effect on the economy, town centres and wellbeing, would be to a lesser extent compared to Alternatives A and C. However, this alternative would be less likely to have an effect on environmental factors such as biodiversity, landscape and pollution.

8. Site appraisal: Ashby de la Zouch

8.1 Introduction

- 8.1.1 It has been considered necessary to allocate sites in the Plan to meet the planned housing target of 10,400 dwellings. Allocating sites helps to provide more certainty that the developments will come forward in the Plan period, and hence demonstrate that the spatial strategy is deliverable.
- 8.1.2 It is important to test the sustainability constraints and opportunities associated with potential site options to establish which locations would be most appropriate to accommodate growth.

8.2 What are the reasonable alternatives?

- 8.2.1 As described in Chapters 6 and 7, the majority of housing will be delivered through existing commitments and completions, leaving a residual housing need of 800 homes.
- 8.2.2 A number of spatial options were identified and tested through the SA to help determine how this residual housing requirement could be distributed across the district. As set out in Chapter 7, the preferred approach of the Council to the strategic distribution of housing was to focus the majority of additional growth to Ashby de la Zouch, which was identified as a broadly sustainable location for growth.
- 8.2.3 It is also important to acknowledge that planning permission has already been granted at Money Hill for 605 dwellings. Therefore, an element of this residual housing has already been committed. The Council consider that completion of this strategic site offers an attractive and appropriate approach to delivering the outstanding housing needs whilst securing enhancements to community infrastructure. To build out the site, it is estimated that an additional 1145 dwellings could be delivered over and above this permission (a total of 1750). However, only 1500 dwellings would be expected to be delivered in the plan period (an additional 895 dwellings above the 605 permitted).
- 8.2.4 Given that there are other site alternatives in Ashby de la Zouch, it was deemed helpful to appraise a range of alternative site options to compare how they perform in terms of sustainability, and whether they would be better alternatives within the broad location of Ashby de la Zouch (*rather than the build out of Money Hill*).
- 8.2.5 With the housing options limited to sites within Ashby de la Zouch, the following site options have been appraised in the SA to identify how they perform in terms of sustainability. These sites were identified through the SHLAA (2014 and 2015) and exclude sites that have planning consent or where there is a resolution to grant consent.

Reference	Site Name
A5	Money Hill, Ashby de la Zouch
A7	Packington Nook, Ashby de la Zouch
A14	Sports Ground, Lower Packington Road, Ashby de la Zouch
A17	Land at Dents Road, Ashby de la Zouch
A18	Land at Junction 12 of the A42
A20	Land East of Mill Farm, Ashby de la Zouch
A21	Land East of Western Close, Ashby de la Zouch
A22	Arla Dairy, Smisby Road, Ashby de la Zouch
A23	Former Playing Field, Prior Park
A24	Ivanhoe Equestrian Centre
A25	North of Moira Road

- 8.2.6 An appraisal of each of these sites options has been undertaken using the site appraisal framework⁹. A summary of the findings is presented below in section 8.3. **Appendix C** includes a proforma for each site setting out the findings of this appraisal in further detail.

⁹ Appraisals were undertaken at several stages of plan making. Where errors are identified, changes have been made to the site appraisals.

8.2.7 It is important to acknowledge that the Money Hill site is identified as having the potential to deliver up to 1750 dwellings (though only 1500 is anticipated to be delivered in the plan period). This would be a further 895 dwellings within Ashby de la Zouch (in addition to the 605 dwellings already granted planning consent at Money Hill).

8.2.8 Therefore, the site options have been tested in the context of being able to deliver up to 895 dwellings.

8.2.9 To deliver this quantum of development in Ashby de la Zouch, the choice essentially comes down to the following broad alternatives.

- Complete the strategic extension to the North East at A5: Money Hill;
- A strategic extension to the South at A7: Packington Nook (plus a combination of adjacent sites A14, A18, A20, A21
- A combination of multiple sites in the urban area and urban fringe, plus smaller scale development at Packington Nook

8.2.10 Table 8.1 and Table 8.2 summarise the SA findings for the site options both individually and collectively as would be required to deliver the identified amount of housing. **Appendix C** contains individual appraisal proformas for each site option.

Table 8.1 Summary of site appraisal findings for Ashby de la Zouch¹⁰

Site ID	Site Name	Deliverability	Access to open space	Access to food shop	Access to GP/Health Centre	Amenity	Access to a village/community hall	Loss of employment land	Proximity to public transport	Access to key employment sites	Access to primary school	Access to secondary school	Fluvial flood risk	Impacts upon biodiversity on site	Proximity to bio and geo diversity	Heritage impacts	Landscape impact	Previously Developed Land	Agricultural Land Classification	Air quality / congestion	Protection of minerals
		A5	Money Hill	Yellow	Yellow	Red	Green	Yellow	Green	Green	Green	Yellow	Yellow	Yellow	Green	*	Yellow	Yellow	Red	**	Yellow
A7	Packington Nook	Yellow	Green	Red	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Yellow	Yellow
A14	Sports Ground, Lower Packington Road	Yellow	Green	Red	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Green	Red	Red	Yellow	Green	Green
A17	Land at Dents Road	Yellow	Green	Green	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Yellow	Green
A18	Land at Junction 12 of the A42	Yellow	Green	Red	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Yellow	Yellow
A20	Land east of Mill Farm	Yellow	Green	Red	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Yellow	Green
A21	Land to the east of Western Close	Yellow	Green	Red	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Yellow	Green
A22	Arla Dairy, Smisby Road	Yellow	Green	Red	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Yellow	Green
A23	Former Playing Field, Prior Park	Green	Green	Yellow	Green	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Yellow	Yellow	Red	Red	Red	Yellow	Green	Green
A24	Ivanhoe Equestrian Centre	Yellow	Yellow	Red	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Yellow	Green
A25	North of Moira Road	Green	Yellow	Red	Green	Yellow	Red	Green	Green	Red	Yellow	Red	Yellow	Yellow	Yellow	Red	Yellow	Red	Red	Yellow	Green

¹⁰ *The agricultural land criterion was incorrectly illustrated as Amber in the SA Report for the Pre Submission version of the Plan. This has been corrected to a red classification in the table 8.1. ** More detailed information on biodiversity was identified when appraising E17 (which also covers A5). This meant that the original classification against 'proximity to biodiversity has changed from green to red. All sites in Ashby fall within the SAC catchment and are therefore classified as amber. Access to a health centre has been updated as there was a change in facilities since the original appraisals.

Table 8.2 Summary of effects

Sites	Summary of effects
Extension to the North East of Ashby de la Zouch	
<p>A5 <i>Money Hill</i></p>	<p>Development at Money Hill would be easier to achieve successful mitigation in terms of landscape compared to development to the south, but there is potential for negative effects on views from atop Ashby Castle. There are also fewer constraints with regards to flood risk and potential effects on amenity. Access to services is similar to development at Packington Nook, although Money Hill is better related to employment areas and the town centre. It should be recognised that these are large sites that will have variable accessibility throughout though.</p>
Extension to the South of Ashby de la Zouch	
<p>A7 <i>Packington Nook</i> A14 <i>Sports Ground, Lower Packington Road</i> A18 <i>Land at Junction 12 of the A42</i> A20 <i>Land east of Mill Farm</i> A21 <i>Land to the east of Western Close</i></p>	<p>Development on sites to the south would be more likely to have a significant negative effect on landscape character (particular to deliver 895 dwellings), given the low potential to achieve mitigation highlighted in the landscape character assessment. Development on A18 would involve the loss of Grade 2 agricultural land (which would not occur at A5 Money Hill). Although mitigation and avoidance would be possible, sites A7, A20 and A21 would also be at a greater risk of flooding compared to development at 'Money Hill'. Development to the south could be affected by noise from the A42, although mitigation measures should be available.</p>
A combination of smaller sites in the urban area and urban fringe	
<p>A17 <i>Land at Dents Road</i> A22 <i>Arla Dairy, Smisby Road</i> A23 <i>Former Playing Field, Prior Park</i> A24 <i>Ivanoe Equestrian Site (Part of Money Hill)</i> A25 <i>North of Moira Road</i></p>	<p>A17 and A22 are both brownfield sites within the urban area that are fairly well related to the town centre. Development could be achieved without having a significant effect on the environment, but there could be some amenity issues associated with surrounding land uses and there would be a loss of employment land. A24 falls within the broader opportunity area for an urban extension at Money Hill, and would be less attractive as an individual site for development without the supporting infrastructure associated with the build out of Money Hill as a comprehensive development.</p> <p>A23 is a small site within the urban area. Development of this site could potentially affect the setting of Ashby Castle.</p> <p>A25 is a greenfield site option on the urban fringe.</p> <p>Together, a mix of A17, A22, A23 and A25 could potentially deliver up to approximately 500 dwellings, which (together with the permitted development at Money Hill for 605 dwellings) could potentially deliver the Council's proposed target of 10,400 dwellings. However, such an approach would mean that the Money Hill site would not be built out, and the supporting infrastructure that this would bring may not be viable.</p> <p>Sites A22 and A17 are on brownfield land in the urban area and are not sufficient to meet the residual housing target on their own. However, these could be allocated in addition to either of the strategic sites identified above.</p>

8.3 Why has the preferred approach been selected?

- 8.3.1 In order to reach the preferred site allocation the remaining sites within Ashby de la Zouch in the SHLAA without planning permission have been appraised to assess the sustainability of the sites; in particular if they relate well to existing services and facilities, employment facilities and whether they can be easily accessible by public transport, walking and cycling. The sites are also assessed against a set of environmental constraints for example the impact of development on biodiversity and the landscape.
- 8.3.2 The preferred site to the North of at Ashby de la Zouch (A5 - Money Hill) scores well in relation to accessibility, due to the southern part having good access to the town centre, the Tesco's site and existing employment sites. As part of the site appraisal it was identified that the landscape at land to the North of Ashby (Money Hill) has moderate potential to accommodate change through securing mitigation measures. There are no known highway constraints or viability issues which could result in the site not being deliverable over the plan period.
- 8.3.3 Sites A22 and A24 have been incorporated into the allocation at Money Hill (A5).
- 8.3.4 An extension to the South of Ashby, would include Packington Nook (A7) and further allocations from A14, A18, A20 or A21. These sites have all been assessed as being less accessible than the Money Hill site, as they are located further away from the town centre, creating difficulties in terms of transport and access to services by foot. There are no shops or community centres near to the sites to meet day to day activities and the sites are not located near to Ashby's main employment activities which are concentrated to the north of the town. There are also issues in relation to noise due to the proximity of the site to the A42
- 8.3.5 Parts of the Packington Nook site have already been subject to two planning applications which have been refused at appeal. In response to a planning application the Highway Authority considered that development of the site may have a negative impact on the existing highway and transportation network within the surrounding area.
- 8.3.6 Despite the Dents Road site (A17) being promoted by planning consultants on behalf of a landowner, it has not been allocated as there is currently no known developer interest and the industrial unit on site is still in use. Furthermore, it would only deliver a small amount of housing.
- 8.3.7 Site A23 is small scale and on its own would only meet a small portion of housing needs. Furthermore, it is within close proximity to Ashby Castle and is thought likely to have significant negative effects upon the setting of this heritage asset.
- 8.3.8 Site A25 would Site A25 is not as well related to the town centre and all its services and facilities, including a leisure centre and secondary schools, or the main employment sites which are located on the eastern side of the town . There are also concerns about the potential impact upon the small group of dwellings known as Shellbrook which potentially would be subsumed in to Ashby.

9. Site appraisal: Coalville urban area

9.1 Introduction

- 9.1.1 Although the preferred strategy (Alternative B) does not include development in Coalville. The Council has deemed it appropriate to consider how it should deal with the two outstanding housing allocations within the existing adopted Local Plan. One of these sites is deemed unsuitable for development due to issues with deliverability, whilst the other only provides capacity approximately 100 homes. Therefore, allocation of this site would be negligible in the context of the broad distribution of development to Ashby de la Zouch.
- 9.1.2 The two existing allocated sites are land at Wentworth Road (Policy H4e in the adopted Local Plan) and what is referred to as Broom Leys Road (Policy H4d in the adopted Local Plan). The latter is the remnant of larger sites developed in the 1990's and it would be more accurate to refer to it as being off Waterworks Road.
- 9.1.3 The Wentworth Road site was originally identified in the Coalville District Plan in the late 1970's. There is no evidence to suggest that this site will come forward for development and therefore it is not proposed to retain this allocation. The land at Waterworks Road is owned by the District Council and the intention remains for the site to be developed for housing, with a capacity of approximately 100 dwellings.
- 9.1.4 Rather than rolling this allocation forward automatically (*without consideration of other alternatives in the Coalville urban area to deliver a similar scale of housing*), it has been deemed appropriate to identify and compare alternative site options.

9.2 What are the reasonable alternatives?

- 9.2.1 The Council has identified the following site options as reasonable alternatives to Waterworks Road (which would deliver approximately 95 dwellings) within the Coalville urban area. **Appendix C** contains individual appraisal proformas for each site option.

Table 9.1 Summary of site appraisal findings for Coalville

Site ID	Site Name	Deliverability	Access to open space	Access to local centre or food shop	Access to GP/Health Centre	Amenity	Access to a village/community hall	Loss of employment land	Proximity to public transport	Access to key employment sites	Access to primary school	Access to secondary school	Fluvial flood risk	Impacts upon biodiversity on site	Proximity to bio and geo diversity	Heritage impacts	Landscape impact	Previously Developed Land	Agricultural Land Classification	Air quality	Protection of minerals
		C19	Stephensons Green	Green	Green	Yellow	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow	Green	Red	Red	Green	Green	Red	Yellow
C46	Broomleys Farm	Green	Green	Yellow	Green	Yellow	Red	Green	Green	Yellow	Green	Yellow	Green	Yellow	Yellow	Green	Green	Red	Yellow	Yellow	Green
C57	South of Loughborough Road	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Yellow	Red	Green	Red	Yellow	Green	Red	Green	Green	Yellow	Green
C67	Waterworks Road	Green	Green	Yellow	Green	Yellow	Red	Green	Green	Red	Yellow	Yellow	Green	Green	Yellow	Green	Green	Red	Yellow	Yellow	Green

9.3 Unreasonable alternatives

9.3.1 The Council has also considered the following alternative, but it was ultimately determined to be unreasonable.

Allocate sites in a different settlement to Coalville

9.3.2 There are a range of site options available across the district that could be allocated. However, the purpose of this allocation is not simply to provide additional housing within Coalville (or indeed the district as a whole). This site is a long-standing opportunity that the Council wishes to roll-forward from the Adopted Plan into the new Local Plan. The housing target of 10,400 is already being met through the preferred strategy of directing further growth to Ashby de la Zouch, and so deliverability of the plan does not depend upon this site being brought forward.

9.3.3 Furthermore, Coalville is the principal town and top of the settlement hierarchy. Any further development beyond that set out within the spatial strategy, should therefore be focused in this area before looking to settlements further down the hierarchy. Given that three reasonable alternative site options have been identified in the Coalville urban area, it is considered unnecessary to explore site options beyond Coalville.

9.4 Why has the preferred approach been selected?

9.4.1 The land at Waterworks Road is owned by the District Council and it remains our intention for the site to be developed for housing.

9.4.2 Compared to the preferred site, site C57 is not as well related to services and facilities and also has impacts upon a sensitive landscape (the Charnwood Forest) and biodiversity features. It would not, however, be likely to have the same impact upon Air Quality Management Areas as the other potential sites (including the preferred site).

9.4.3 Sites C19 and C46 score similar to each other (and to the preferred site) which reflects the fact that they are adjoined. Both sites are adjudged to have negative impacts upon bio diversity and geo diversity and also in terms of the loss of higher grade agricultural land when compared to the preferred site. However, they are better related to key employment opportunities. Whilst not reflected in the SA Framework, both sites are also located within an area where development would result in the coalescence of Coalville and Whitwick contrary to local expressed opinions.

10. Site appraisal: Employment land options

10.1 Introduction

- 10.1.1 The Council has identified a residual requirement of approximately 6 hectares to meet the identified needs of 96 ha over the plan period. This takes account of existing commitments and an allowance for employment losses to other uses.
- 10.1.2 In deciding which site (or sites) should be allocated to address this shortfall the Council have had regard to a range of site options which have previously been notified as part of an Employment Land Availability Assessment (ELAA) we undertook in 2013/14.

10.2 What are the reasonable alternatives?

- 10.2.1 The following alternatives have been identified by the Council as reasonable site options for the delivery of employment land. **Appendix C** contains individual appraisal proformas for each site option.

Table 10.1: Summary of site appraisal findings for employment land¹¹

Site ID	Site Name	Deliverability	Amenity	Loss of employment land	Proximity to public transport	Fluvial flood risk	Impacts upon biodiversity on site	Proximity to bio and geo diversity	Heritage impacts	Landscape impact	Previously Developed Land	Agricultural Land Classification	Air quality	Protection of minerals
E1	Pegasus Park Extension	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Yellow	Yellow	Yellow
E5	ELAA Measham Road	Green	Yellow	Green	Yellow	Green	Green	Red	Yellow	Red	Red	Red	Green	Yellow
E6a	North Pretoria, Whitehill Road	Green	Yellow	Green	Yellow	Green	Green	Red	Yellow	Red	Red	Red	Green	Yellow
E6b	South Pretoria, Whitehill Road	Green	Yellow	Green	Yellow	Green	Green	Red	Yellow	Red	Red	Red	Green	Yellow
E9	Rycroft Road	Yellow	Green	Green	Yellow	Red	Green	Yellow	Green	Red	Red	Red	Green	Yellow
E10	Stephenson College	Green	Yellow	Green	Yellow	Green	Green	Red	Yellow	Red	Red	Red	Green	Yellow
E11	TNT Premises	Green	Green	Green	Yellow	Green	Green	Red	Yellow	Red	Red	Red	Green	Yellow
E12	Bardon Aggregates Land	Green	Yellow	Green	Yellow	Green	Green	Yellow	Green	Yellow	Red	Yellow	Yellow	Green
E13	Opposite 25 Grace Dieu Road	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Red	Red	Red	Green	Yellow
E16	TNT Depot East of A42	Green	Green	Green	Yellow	Green	Red	Red	Yellow	Red	Red	Red	Green	Yellow
E17	North of Ashby, Moneyhill	Green	Yellow	Green	Yellow	*	Green	Red	*	Yellow	Red	Red	Green	Yellow
E18	Swains Park Industrial Estate	Green	Green	Green	Yellow	Green	Red	Red	Green	Yellow	Green	Green	Yellow	Yellow
E19	North of Derby Road	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Red	Red	Red	Green	Yellow
E20	Redhill Farm, 97 Top Street	Green	Yellow	Green	Yellow	Green	Green	Yellow	Red	Yellow	Red	Red	Green	Yellow
E21	Land at Hermitage Industrial Estate	Green	Green	Green	Green	Green	?	Green	Green	Green	Green	Green	Yellow	Green
E22	Land at Vulcan Way	Yellow	Green	Green	Green	Green	?	Green	Green	Green	Green	Green	Yellow	Green
E23	Land at Snibston Museum	Green	Green	Green	Green	Green	?	Green	Green	Green	Green	Green	Yellow	Green
E24	Land west of S.Leicestershire Industrial Estate	Green	Yellow	Green	Green	Green	?	Red	Green	Red	Red	Yellow	Yellow	Green
E25	Land off Beveridge Lane	Green	Green	Green	Yellow	Green	?	Green	Green	Green	Red	Yellow	Green	Yellow
E26	South of Interlink Park	Green	Green	Green	Green	Green	?	Green	Green	Yellow	Red	Red	Yellow	Yellow

¹¹ Table 10.1: Has been amended following consultation on the Pre-submission version of the plan. *E17 was illustrated as a 'red' for flood risk in the SA Report, when in fact it should have been 'green' (as per the proforma in Appendix). **The effects on heritage have been changed from red to amber to correlate with the potential effects identified for A5 (which overlaps considerably with option E17).

10.3 Why has the preferred approach been selected?

- 10.3.1 Having regard to the settlement hierarchy this identifies Coalville Urban Area as the Main Town and so was the first place to be looked at. Whilst there are a number of potential sites within the Coalville Urban Area 31.79 Ha of employment land is already identified as commitments to be delivered within the plan period.
- 10.3.2 In accordance with the settlement hierarchy the next places to consider were Ashby de la Zouch and Castle Donington. Whilst the ELAA identifies a number of potential sites in the vicinity of Castle Donington it is considered that in view of the fact that there is already a significant amount of employment in this area, along with the consented Strategic Rail Freight Interchange that additional employment would represent an imbalance with housing provision in the locality.
- 10.3.3 In terms of Ashby de la Zouch two potential sites are included in the ELAA – south of Ashby and north of Ashby. It is considered that land at north of Ashby (Money Hill) would be the more appropriate of the two sites.
- 10.3.4 Land to the North of Ashby de la Zouch is the preferred site for employment as this will help to balance out the loss of employment which has occurred in Ashby in recent years. The provision of employment as part of a strategic, mixed use development would represent a sustainable form of development and would relate to well existing employment areas which are largely concentrated on the eastern side of Ashby de la Zouch.
- 10.3.5 On the basis of this assessment the Council concluded that it would be most appropriate to allocate land north of Ashby de la Zouch as part of a comprehensive development involving housing.
- 10.3.6 The Money Hill site scores as one of the poorest sites in the SA due to the loss of agricultural land, presence of local biodiversity assets and flood risk on part of the site and potential effects on the setting of Ashby Castle. However, the Council consider that some of these issues can be overcome due to the strategic nature of the site. Site layout and design would be capable of avoiding areas of flood risk and biodiversity value. Though there could be some effects on landscape character, mitigation ought to ensure that effects are not significant.

11. Site Appraisal: Reserve sites in Measham

11.1 Introduction

11.1.1 A reserve site has been identified in Policy H3c as a contingency measure should the proposed route of the High Speed 2 Rail link affect the deliverability of site H2e (Land West of High Street).

11.1.2 The Council considered alternatives for development in Measham throughout the plan-making process, determining that:

- This is an issue specific to Measham, and thus alternatives to H2e should be located within this settlement.
- Although there are two large areas identified in the SHLAA within Measham (M6/M7 and M11/M12), there are potential amenity issues with one of these sites (M6/M7), and so the preferred option was the site off Ashby Road/Leicester Road (M11/M12).
- Given the amenity issues at the alternative site (M6/M7) it was not considered to be an appropriate site . Other sites in the area were quite small and had (or now have) planning permission and so these too were not considered to be reasonable.

11.1.3 Notwithstanding the above, the Council received comments during consultation on the draft Local Plan and Interim SA Report (**see Appendix F**). These representations suggest that alternative sites in Measham should be considered as part of the SA process.

11.1.4 In order to address the concerns raised through these representations; further SA work has been carried out to consider alternative reserve site options within Measham.

11.2 What are the reasonable alternatives

11.2.1 As part of the iterative SA process, seven site options within Measham have been identified for appraisal. These are all sites identified in the 2014 SHLAA.

11.2.2 **Table 11.1** below presents a summary of the site appraisal findings for each option. A full appraisal is presented in **Appendix G**.

Table 11.1: Reserve site options within Measham

Site ID	Site Name	Deliverability	Access to open space	Access to food shop	Access to GP/Health Centre	Amenity	Access to a village/community hall	Loss of employment land	Proximity to public transport	Access to key employment sites	Access to primary school	Access to secondary school	Fluvial flood risk	Impacts upon biodiversity on site	Proximity to bio and geo diversity	Heritage impacts	Landscape impact	Previously Developed Land	Agricultural Land Classification	Potential effect on air quality	Mineral resources
M2	Chapel Street, Measham	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Red	Green	Green	Yellow	Green	Green	Red	Yellow	Green	Green
M4	Land off New Street, Measham	Yellow	Green	Green	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Red	Green	Green	Yellow	Green	Green	Red	Green	Green	Green
M5	Land at Ashby Road, Measham	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Red	Green	Green	Yellow	Green	Green	Red	Yellow	Green	Green
M6	Land adjacent to Atherstone Road	Yellow	Green	Red	Green	Green	Red	Red	Red	Red	Red	Red	Green	Yellow	Red	Yellow	Green	Red	Yellow	Green	Yellow
M7	Oaktree House, Measham	Yellow	Green	Red	Green	Green	Green	Green	Red	Green	Red	Red	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Green
M11	Land off Leicester Road	Yellow	Green	Red	Green	Green	Green	Green	Yellow	Yellow	Yellow	Red	Green	Green	Yellow	Green	Green	Red	Yellow	Green	Yellow
M12	Land off Ashby Road, Measham	Yellow	Green	Green	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Red	Green	Green	Yellow	Green	Green	Red	Yellow	Green	Yellow

11.3 Why has the preferred approach been selected?

- 11.3.1 The preferred approach remains the same as within the pre-submission version of the Local Plan (*i.e. the Council proposes to identify land at Ashby Road/Leicester Road Measham as a reserve site in the event that Land West of High Street is not developable*).
- 11.3.2 The original reasons for selecting the site options (M11/M12) as a reserve site allocation remain valid; with amenity concerns being identified for alternative site options of a sufficient size (M6/M7) to compensate for potential loss should the Route of the HS2 mean that committed development cannot come forward.
- 11.3.3 The SA reveals that M6/M7 (combined) could present the potential for greater adverse effects upon the historic environment and landscape (compared to the preferred site option M11 and M12 combined) and has poorer access to bus links.
- 11.3.4 Two of the individual options (M12 and M7) form part of larger parcels of land and given the amount of development required, it is unlikely that these smaller sites on their own would be suitable as reserve sites. Site M12 forms a logical part of site M11, by 'rounding off' development and providing a link to Ashby Road.
- 11.3.5 Sites M2, M4 and M5 are also too small individually to offset potential loss due to HS2. A combination of the small sites could help to offset potential loss due to HS2, but this would still not be enough to fill the likely gap; and would be less likely to secure improvements to social and physical infrastructure on site.

12. Affordable housing

12.1 Introduction

- 12.1.1 The first step when considering how to discharge the requirement to appraise 'reasonable alternatives' is to ask the question: Alternatives for what?
- 12.1.2 It is obviously the case that there is a reasonable need to consider alternatives in relation to the spatial strategy (i.e. the approach to site allocation), given that there is a difficult, and in all likelihood contentious, choice to be made between alternatives.
- 12.1.3 Affordable housing is one issue for which it is possible to define alternative provision; however, it is not clear that there is necessarily a choice to be made. It is not considered to be beneficial to formally appraising alternatives to the affordable housing target for different settlements. This matter is considered further, below.

12.2 What are the reasonable alternatives?

Outline reasons for not appraising alternatives for Affordable Housing

- 12.2.1 Affordable housing is a major issue for the Local Plan. The Strategic Housing Market Assessment (SHMA¹²) study completed to inform the Local Plan estimated the level of annual need for affordable housing over the period 2011-2031 was 212 dwellings. This means that there is a need for about 40% of the number of new homes delivered over the plan period (520 per annum) to be affordable. However, achieving this amount of affordable housing is a challenge.
- 12.2.2 In the period April 2011 to October 2015 some 281 affordable dwellings were built out of an overall total of 1,028 which equates to 27% of all new builds. The implication of this under-supply between 2011 and 2031 is a need to deliver above 40% for the remainder of the plan period, if affordable housing needs are to be met.
- 12.2.3 The Council could consider setting a blanket requirement of 40% (or higher) across the District; however, such a policy is undoubtedly unrealistic (i.e. 'unreasonable' as an option). In many instances a 40% requirement would make development unviable, and the effect would be that fewer homes would be built (i.e. fewer market homes, and in turn fewer affordable homes given that affordable homes are mainly delivered through cross subsidy achieved through the development of market homes).
- 12.2.4 Quite simply, the Council must set a policy that will maximise affordable housing delivery, whilst not negatively impacting on development viability to the extent that developers will be dissuaded from building homes in the District. As such, the decision regarding affordable housing policy must be guided by technical evidence regarding development viability locally. There is no need for the decision to be guided by Sustainability Appraisal. It is not the case that there are draw-backs, in terms of any sustainability objective, to maximising delivery of affordable housing.

12.3 Why has the preferred approach been selected?

- 12.3.1 The need for affordable housing was one of the issues considered in the SHMA. This identified that in North West Leicestershire the estimated level of annual need for affordable housing over the period 2011-2031 was 212 dwellings. This equates to about 60% of the highest Objectively Assessed Need (OAN) identified in the SHMA for the same period (350 dwellings each year) and about 40% of the revised OAN which we have concluded we need to make more provision for (520 dwellings each year).
- 12.3.2 It is important to note that the number of affordable homes that can be provided is constrained by both available public sector funding and the amount of cross subsidy that can realistically be achieved from increased land values associated with planning permissions for general market housing. In the recent and current market condition, the number of affordable homes which can be delivered is linked with the development of market homes and if planning policies push for too high a quota of affordable homes it may both reduce the overall number of homes built, and the proportion of those that are affordable. It is recognised that the higher percentage of affordable housing that can

¹² Leicester and Leicestershire Strategic Housing Market Assessment (June, 2014) prepared by GL Hearn, see http://www.nwleics.gov.uk/files/documents/leicestershire_shma_report/Leicestershire%20SHMA%20Report%20%20June%20%28Final%29%20reduced.pdf

be provided is positive from a socio economic perspective, however the Council has to be sure that both market and affordable housing can be delivered over the plan period.

12.3.3 Therefore a separate viability study has been undertaken which looked at the potential impact of all of the policies in the draft Local Plan upon the viability of new development. The report establishes six market value areas covering twenty eight development site archetypes, as a representative sample of sites likely to come forward. These different archetypes have been tested for delivery and viability against draft Local Plan policies considered to have a direct or indirect effect on development viability.

12.3.4 The report considered that variable 1 was the best fit with the results of the modelling undertaken. Table 12.1 below sets out the different variables that were tested in the viability study. Though this viability testing related to the draft Local Plan policies, the findings are still relevant to the Proposed Publication version of the Plan with regards to affordable housing.

Table 12.1 – Affordable housing variables tested in the viability study

Settlement	A standard rate across the district (10 or more dwellings)					Variable rates by settlement			
	0 %	20 %	25 %	30 %	60 %	Variable 1	Variable 2	Variable 3	Threshold
Ashby de la Zouch						30%	25%	40%	15 or more
Castle Donington						30%	25%	30%	15 or more
Coalville Urban Area						20%	15%	20%	15 or more
Ibstock						20%	15%	20%	11 or more or 1,000sqm (gross) floor space
Kegworth						30%	25%	30%	11 or more or 1,000sqm (gross) floor space
Measham						30%	25%	30%	11 or more or 1,000sqm (gross) floor space
All other settlements						30%	25%	25%	11 or more or 1,000sqm (gross) floor space

13. Alternatives for other plan issues

13.1 Introduction

- 13.1.1 Thematic planning policies (for example, to consider issues such as ‘design’ and ‘environmental protection’) can be prepared on the basis of a robust evidence base without the need to rigorously assess a series of options as part of the SA at each stage of policy development.
- 13.1.2 A range of options are often presented at an early stage to invite input from stakeholders on what approaches they would prefer. This is a useful exercise, but it is not always productive or necessary to undertake detailed sustainability appraisal on such ‘options’. Rather, the sustainability appraisal framework can be used to help guide policies as they develop, so that the principles of sustainability are ‘frontloaded’. Sustainability Appraisal can then be used more purposefully to inform policy approaches at a later stage of plan development when there is more policy detail (i.e. the ‘preferred options’).
- 13.1.3 For these reasons, it has not been considered necessary or proportionate to undertake an assessment of alternative policy approaches relating to the following issues:
- Heritage;
 - Design;
 - Environmental protection;
 - Climate change;
 - Infrastructure provision; and
 - Town centres.

***Part 3: Appraisal of the Plan and
recommendations***

14. Methodology

14.1 Determining effects

14.1.1 Chapter 14 outlines the methodology for undertaking appraisals, with the findings presented in Chapter 15. Chapter 16 then discusses overall conclusions at this stage.

14.1.2 The appraisal uses the SA framework as a basis for identifying and evaluating any 'likely effects' on the baseline / projected baseline associated with the Plan approach. The baseline position is established in the Scoping Report (attached in full as **Appendix E**), with the key issues summarised in Chapter 3 of this SA report (updated as necessary).

14.1.3 The task of forecasting effects is inherently challenging due to:

- The high level nature of the policy measures under consideration;
- Being limited by definition of the baseline and (in particular) the future baseline;
- The ability of developers to design out/mitigate effects during the planning application stage.

14.1.4 In light of this, where likely significant effects are anticipated this is presented with an accompanying explanation of the assumptions made¹³.

14.1.5 It should be noted that effects are predicted based upon the criteria presented within the SEA Regulations¹⁴. So, for example, account is taken of the nature of effects (including magnitude, spatial coverage and duration), the sensitivity of receptors, and the likelihood of effects occurring as far as possible. The potential for 'cumulative' effects is also considered.¹⁵ These effect 'characteristics' are described within the appraisal as appropriate under each sustainability topic. A table is presented under each topic summarising the predicted effects and their characteristics (i.e. namely whether they are significant or not).

14.2 Presenting findings

14.2.1 The appraisal of the Proposed Publication Plan is set out below within a series of appraisal tables and accompanying discussion about the effects of the Plan.

14.2.2 The effects are identified taking into account characteristics including magnitude, scale, duration, frequency and reversibility (i.e. the 'extent' of the effects), the sensitivity of receptors, and the likelihood of effects occurring. To provide an audit trail of how the effects of each Plan chapter has been identified, the appraisal tables set out the nature of the effects, which have then been used to determine the significance of the effects.

14.2.3 For each SA topic, an appraisal table has been completed using the definitions presented in table 14.1. Further detail is provided through a discussion of effects for each Plan Chapter.

¹³ As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>):

"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."

¹⁴ Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

¹⁵ In particular, there is a need to take into account the effects of the Local Plan acting in combination with the equivalent plans prepared for neighbouring authorities. Furthermore, there is a need to consider the effects of the Local Plan in combination with the 'saved' policies from the [Old Local Plan].

Table 14.1: Determining the effects of the Local Plan chapters

P = Permanence. This is an assessment of whether the effects would be permanent (P), or temporary / reversible (T).						
I = This is an assessment of the nature and extent of the effects (i.e. The influence on the baseline position that the effects could have). This takes account of the magnitude of effects and the sensitivity of receptors.						
L = Likelihood. This is an assessment of how likely it is considered that the effects will occur. The likelihood is determined as either low, moderate, or high.						
S = An assessment of the significance of effects in light of the effect characteristics.						
<table> <tr> <td>↑ Positive effect</td> <td>↑ Significant +ve effect</td> </tr> <tr> <td>↓ Negative effect</td> <td>↓ Significant -ve effect</td> </tr> <tr> <td>↔ No effect / neutral</td> <td>? Uncertainty</td> </tr> </table>	↑ Positive effect	↑ Significant +ve effect	↓ Negative effect	↓ Significant -ve effect	↔ No effect / neutral	? Uncertainty
↑ Positive effect	↑ Significant +ve effect					
↓ Negative effect	↓ Significant -ve effect					
↔ No effect / neutral	? Uncertainty					
<i>*In some instances it may be appropriate to present both positive and negative effects against the same SA Objective. This reflects the fact that a policy/the Local Plan could have positive effects on an SA objective in one respect, or in one geographical area, and negative effects in other respects / or different areas.</i>						

- 14.2.4 The appraisal tables do not present a separate score for each individual policy. (This can be found in **Appendix D**). In many instances, there is little to say about the effects of individual policies, as in isolation the effects are not significant.
- 14.2.5 Therefore, the discussion in this part of the SA Report summarises the cumulative/synergistic effects of the policies together within specific sections of the Plan to deliver a proportionate and robust approach to communicating the effects of the draft Local Plan.
- 14.2.6 Where appropriate, a commentary of the effects of relevant policies is also provided for each sustainability topic and an analysis of the policies is grouped together into the relevant chapters of the Plan.
- 14.2.7 Table 14.2 below sets out the key chapters and policies within the draft Local Plan.

Table 14.2 Policy content within the draft Local Plan.

Chapter	Policy	
Spatial Strategy	S1	Future housing and economic development needs
	S2	Settlement Hierarchy
	S3	Countryside
Design	D1	Design of new development
	D2	Amenity
	D3	Telecommunications
Housing	H1	Housing provision: planning permissions
	H2	Housing provision: resolutions
	H3	Housing provision: new allocations
	H4	Affordable Housing
	H5	Rural Exception Sites for Affordable housing
	H6	House types and mix
	H7	Provision for Gypsies and Travellers and Travelling Showpeople
Economy	Ec1	Employment provision: Permission

Chapter	Policy	
	Ec2	Employment provision: new allocations
	Ec3	Existing employment areas
	Ec4	East Midlands Airport
	Ec5	East Midlands Airport: Safeguarding
	Ec6	East Midlands Airport Public Safety Zones
	Ec7	Donington Park
	Ec8	Town and Local Centres: Hierarchy and Management of Development
	Ec9	Town and Local Centres: Thresholds for Impact Assessments
	Ec10	Town and Local Centres: Primary Shopping Areas – Non-Shopping Uses
	Ec11	Town and Local Centres: Primary Shopping Areas – Hot Food Takeaway Balance
	Ec12	Local Centres
	Ec13	Tourism development
	Infrastructure and services	IF1
IF2		Community and Cultural Facilities
IF3		Open Space, Sport and Recreation facilities
IF4		Transport Infrastructure and new development
IF5		The Leicester to Burton Line
IF6		Ashby Canal
IF7		Parking provision and new development
Environment	En1	Nature Conservation
	En2	River Mease Special Area of Conservation
	En3	The National Forest
	En4	Charnwood Forest
	En5	Areas of Separation
	En6	Land and air quality
Heritage	He1	Conservation and enhancement of North West Leicestershire's historic environment
	He2	Shopfront Design
Climate change	Cc1	Renewable Energy
	Cc2	Water - Flood Risk
	Cc3	Water - Sustainable Drainage Systems
Implementation and monitoring	IM1	Implementation and monitoring of the Local Plan

14.3 Changes to the Pre-Submission version of the Plan

- 14.3.1 Following consultation on the draft Plan, the Council has made a number of changes to the policies in the Plan to take account of new evidence, consultation feedback and the findings of the interim SA Report. There are therefore some differences between the appraisal of the Plan within the interim SA Report and the appraisal of the Plan undertaken at this stage.
- 14.3.2 Some specific comments were received regarding the interim SA Report. These comments are summarised at **Appendix F**, with a discussion of how comments have (or have not) been taken into account in the SA.
- 14.3.3 Further comments were received during the Regulation 19 consultation on the draft Plan. These comments are summarised at Appendix G, with discussions of why changes have (or have not) been taken into account within the SA.

15. Appraisal findings

15.1 Housing

Local Plan chapters / policies	SA1. Housing			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	P	Mod	High	↑
Design (Policies D1-D2)	P	Mod	High	↑
Housing (Policies H1-H7)	P	Mod	High	↑
Economy (Policies EC1-EC13)	P	Low	Low	↔
Infrastructure and services (Policies IF1-IF7)	/	/	/	↔
Environment (Policies EN1-EN6)	/	/	/	↔
Heritage (Policy He1-He2)	/	/	/	↔
Climate change (Cc1-Cc3)	/	/	/	↔
The Local Plan 'as a whole'				↑

The Spatial Strategy

- 15.1.1 By planning for a minimum of 10,400 dwellings (Policy S1), it is likely that the housing needs arising in the District will be met in full. A large proportion of these needs are already committed, which means that the likelihood of development being delivered should be increased (than if planning consent had to be sought).
- 15.1.2 The housing target in the Local Plan is some 3,400 higher than that identified in the SHMA. However, the Council consider that it is appropriate to increase the housing target to take account of local economic growth and other factors such as the delivery of affordable housing. Planning for this higher level of housing will help to ensure that in-commuting is reduced and better match local job opportunities to housing delivery, which is considered to be a **significant positive effect**.
- 15.1.3 Of the additional 3,400 dwellings, the Plan has identifies the need to allocate 800dwellings at 'new' strategic sites as existing planning permissions and resolutions to grant planning permission already account for most of the housing need.
- 15.1.4 The distribution of housing is to a large extent already determined by those sites that have planning permission, or where resolution to grant permission has been established. This does, however accord with the settlement hierarchy set out in policy S2 which seeks to direct development to the larger settlements that are better served by community facilities and transport links. In this respect, housing needs are likely to be met where they arise, and where housing is closer to jobs and services.
- 15.1.5 Because a large proportion of the housing needs for the district have already been 'accounted for' by 'committed sites', control over further development proposals will be needed to ensure that the level of housing is appropriate to each settlement.
- 15.1.6 Policy S3 is positive as it allows for housing to be delivered in rural areas at an appropriate scale and form. The effect on the baseline is considered to be **neutral**.

Design

- 15.1.7 Policy D1 encourages development to achieve a good standard of design; which includes the principle of delivering housing that is adaptable to the lifetime needs of occupiers. This will help to improve the quality of future housing. The design of development is likely to be improved by the Local Plan and policy D1 in particular, as a 5 year supply can be demonstrated, which will mean that the need to deliver housing does not override other important factors. A **significant positive effect** is predicted, as it is expected that all new development would be higher quality than that achieved over the last 10 years.

Housing

- 15.1.8 Policies H1-H3 allocates sites that are important to the delivery of the minimum housing target. In addition to committed sites, an additional allocation is included in H3 at Ashby de la Zouch, which will help to ensure that housing is delivered in an accessible location in-line with the settlement hierarchy. H3 will also deliver affordable housing in an area of relatively high house prices compared to the District average. A **significant positive effect** on the baseline is predicted.
- 15.1.9 Policy H4 will ensure that affordable housing will be provided through new development, as far as is viable, and having regard to the needs within particular settlements. This will have a **not significant positive effect** in ensuring that local residents have greater access to affordable housing.
- 15.1.10 Policy H5 allows for affordable housing (and where necessary market housing) as an exception in rural areas, which will have a positive effect for local communities in villages across the district. This will contribute to a **not significant positive effect** on the baseline position
- 15.1.11 In combination, the housing policies are considered likely to have a **significant positive effect** on the baseline.

Economy

- 15.1.12 The overall amount of housing that is allocated in the draft Plan takes account of the likely demand for housing that employment opportunities might generate. The housing and employment policies are therefore complimentary in this respect.
- 15.1.13 It is anticipated that significant employment opportunities will be realised in the north of the District (associated with the East Midlands Enterprise Gateway), which suggests that housing would be well placed (to access jobs) in settlements to the north, or those with good access to local services such as Coalville and Ashby se la Zouch. There are substantial commitments in Castle Donington and a more modest level of growth expected in Kegworth. Further development in these settlements could be beneficial in terms of access to employment, but there are constraints to development, and a lack of available land.
- 15.1.14 Ec2 promotes a mixed use development in Ashby de la Zouch, which will deliver housing in close proximity to local employment opportunities. Although it is unlikely that all jobs will be taken up by local residents, this would have some positive effect in providing an opportunity to reducing the need to commute for local residents
- 15.1.15 Policies Ec10-Ec12 support the use of upper floors in town centre properties for residential use, which will help to deliver housing in accessible locations. A **not significant positive effect** is predicted, as only a small amount of housing would be anticipated in town centres.

Infrastructure and services

- 15.1.16 Policies IF1-IF4 and IF7 would help to deliver the infrastructure that is required to support new housing development. This is positive in terms of ensuring that housing is accessible to jobs and services. Whilst infrastructure requirements can affect the viability of developments, Policy IF1 recognises this and states that viability will be taken into consideration when determining what contribution developments should make to infrastructure improvements.

15.1.17 Overall, these policies are expected to have a **neutral effect** on whether the housing needs of the District are delivered.

Environment

15.1.18 The environmental policies in the Local Plan, particularly Policy En1 will help to create more attractive surroundings for new housing

15.1.19 Whilst the requirement to enhance green infrastructure and natural habitats may add to development costs, this is unlikely to affect viability. A **neutral effect** is predicted.

15.1.20 Policies that restrict housing development in certain locations (such as En2 and En5) are considered unlikely to affect the delivery of housing to meet identified needs across the District. This is because the majority of housing has already been accounted for through the allocations in policies H1-H2. The SHLAA (2014 and 2015) also demonstrates that there is capacity to develop further sites outside of such sensitive areas should a greater need for housing arise in the future.

15.1.21 For these reasons discussed above, the 'environmental' policies are considered likely to have a **neutral effect** on the baseline position with regards to housing provision.

Heritage

15.1.22 Application of Policy He1 will help to ensure that new housing is attractive and fits the character of the settlement where it is built. Although better quality, sensitive design can be more expensive, this is not anticipated to have a significant effect on the ability to deliver new housing or on the sites identified in policies H1-H3, therefore a **neutral effect** on the baseline is predicted.

Climate change

15.1.23 Policy Cc2 requires that development is located appropriately with regards to flood risk. Although this might restrict housing development in some areas, this principle is established by the NPPF anyway, so the effects of the Local Plan are predicted to be **neutral** in this respect.

15.1.24 Policy Cc2 requires that development does not increase flood risk on or offsite. This is not likely to have a significant effect on the costs of development, and so a **neutral effect** on housing is predicted.

Cumulative and synergistic effects on housing (i.e. effects of the Local Plan 'as a whole')

15.1.25 The spatial strategy (with supporting housing policies) will have a **significant positive effect** on the baseline by seeking to meet the full objectively assessed housing need for the district (which takes into account the need to support economic growth). Given that a large proportion of this housing is already committed, the likelihood of this housing being delivered is considered to be high (although market factors will clearly be important). A further strategic housing allocation in Ashby de la Zouch will also help to deliver affordable housing in an area of relatively high house prices, which is positive for local communities in this area.

15.1.26 In general, the development management policies in the plan are supportive of housing growth, and are likely to add to the attractiveness of development, rather than act as a barrier.

15.1.27 On balance, the plan is considered likely to have a **significant positive effect** on the baseline position.

15.2 Health and wellbeing

Local Plan chapters / policies	SA2. Health and wellbeing			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	P	Low	High	↑
Design (Policies D1-D3)	T	Low	Mod	↑
Housing (Policies H1-H7)	P	Mod	Mod	↑
Economy (Policies EC1-EC13)	P	Mod	Low	↑
Infrastructure and services (Policies IF1-IF7)	P	Mod	Low	↑
Environment (Policies EN1-EN6)	P	Low	Mod	↑
Heritage (Policy HE1-HE2)	/	/	/	↔
Climate change (CC1-CC3)	T	Low	High	↑
The Local Plan 'as a whole' (i.e. cumulative effects)				↑

The Spatial Strategy

- 15.2.1 Policy S2 identifies a general principle that those settlements higher up the hierarchy will take more growth than others and that the type of development proposed is appropriate to the scale and character of these settlements and its place in the hierarchy. The delivery of this policy ought to ensure that new development is directed towards the settlements that have sufficient health and community services and facilities to meet the needs of an increased population, including the Principal Town (Coalville), Key Service Centres (Ashby de la Zouch and Castle Donington) and Local Service Centres (Ibstock, Kegworth and Measham). This policy would help to maintain health and wellbeing in North West Leicestershire, particularly when delivered alongside Policy IF2, which sets out the need to deliver community infrastructure (including health services) required to support new development. A **not significant positive effect** is predicted.
- 15.2.2 Policy S3 sets out the need to protect the areas of North West Leicestershire that are designated as Countryside on the Policies Map for "the sake of its intrinsic character and beauty, the diversity of its landscape and to ensure it may be enjoyed by all. The implementation of this measure ought to ensure that the wellbeing of the population of North West Leicestershire and surrounding areas is protected through ensuring that areas of countryside are available for their enjoyment. This policy would have a **not significant positive effect**.

Design

- 15.2.3 Design policies should be beneficial to communities by ensuring that amenity issues do not arise, and developments are designed to be accessible, attractive and flexible to changes to suit the different needs of social groups over their lifetime. A **not significant positive effect** is predicted, as the magnitude of effects is not likely to be substantial, and only affects people living in new homes or surrounding areas.

Housing

- 15.2.4 The plan identifies the need for a minimum of 10,400 dwellings over the plan period throughout North West Leicestershire (Policy S1). The provision of new homes over the plan period is likely to support health and wellbeing through ensuring there are sufficient homes throughout the area. More specifically, Policy H4 highlights that the provision of affordable housing on new housing developments will be required where a certain threshold is met (as specified in the policy wording).

The provision of affordable housing over the plan period ought to ensure that the requirements of those in most need of housing are met, which would have a **not significant positive effect** on health and wellbeing.

- 15.2.5 Policy H7 of the plan identifies the accommodation needs of Gypsies and Travellers and Travelling Showpeople between 2012 and 2031 will be met.
- 15.2.6 The policy states that proposals for new sites or extensions to existing sites are to be: located in or near an existing settlement which has access to a range of services and welfare facilities and public transport: and compatible with landscape, environment and biodiversity as well as the physical and visual character of the area. Inclusion of these measures is likely to ensure that: inhabitants of the new sites/ extensions should have access to health and community services. Also, the landscape, environment and biodiversity in North West Leicestershire ought to be protected for the enjoyment of the population. This policy would have a **not significant positive effect**.

Economy

- 15.2.7 The plan identifies a requirement for 96 hectares of employment land throughout North West Leicestershire (Policy S1). A series of employment sites with planning permission are identified in Policy EC1. The delivery of these sites would contribute towards providing employment opportunities which should have a **positive effect** on the wellbeing of the nearby communities. However, it should be noted that the majority of this land is already 'committed', so the effects are **not considered to be significant**.
- 15.2.8 Policy Ec2 allocates 10ha of employment land at Ashby de la Zouch, which ought to have a positive effect on the health of residents that benefit from access to a job due to increased employment opportunities in this area. A **significant positive effect** is predicted.
- 15.2.9 Policy EC11 sets out measures aimed at controlling the development of takeaways within the town and local centres throughout the District. Implementation of this policy should have a **not significant positive effect** on health as by making takeaways less accessible this could contribute to a reduction in the levels of unhealthy eating; thus contributing to a healthier population.

Infrastructure and services

- 15.2.10 As highlighted above, Policy IF1 sets out the need to deliver community infrastructure (including health services) required to support new development. This policy should have a **not significant positive effect** in terms of ensuring sufficient health care facilities are delivered as part of new development over the plan period.
- 15.2.11 Policy IF2 highlights that the loss of key community services and facilities (defined in the policy justification as "services required to meet the everyday needs of communities") will be resisted unless certain criteria (as outlined in the policy) are met. The policy also supports the improvement of community services and facilities and requires new development to provide or contribute to community facilities. This policy should have a **not significant positive effect** on the wellbeing of the local population through ensuring that key community services and facilities are provided over the plan period. The effects are not considered to be significant on levels of health and wellbeing as community centres and facilities will not be used by all members of the community, and this is only one factor that influences overall health and wellbeing.
- 15.2.12 The need to provide open space, sport and recreation facilities as part of new development of 50 or more dwellings is set out in Policy IF3.
- 15.2.13 Policy IF4 highlights that new development will be expected to contribute towards improvements to the provision of cycle links and public footpaths within and beyond sites to create a network of cycleways/footpaths across the district including linkages to key green infrastructure. In addition, Policy IF6 promotes the restoration of the Ashby Canal, which would provide a green gateway to the National Forest. Provision of these pedestrian/cycle linkages is likely to have a **not significant positive effect** in terms of promoting the use of active travel throughout North West Leicestershire. Whilst the policy could lead to improvements to cycle and walking links, the likelihood of changing travel behaviours is considered to be low, as a range of other factors are important.

Environment

- 15.2.14 Policies EN1 – EN6 set out measures for the protection and enhancement of the natural environment throughout North West Leicestershire. The implementation of these policies ought to ensure that the wellbeing of the population of North West Leicestershire and surrounding areas is protected through ensuring that the natural environment is preserved and where possible enhanced. This policy could have a **not significant positive effect**.
- 15.2.15 The need to protect land and air quality as part of proposals for development in specific locations (as outlined in the policy) is set out within Policy EN6. In particular, the protection of air quality for proposals for development on land close to an Air Quality Management Area could have a **not significant positive effect** in terms of protecting the health of the local population.

Heritage

- 15.2.16 The delivery of Policy He1 is unlikely to have an effect in terms of health and wellbeing.

Climate change

- 15.2.17 Policies Cc2 and Cc3 both seek to improve flood management in the District. This could have a **not significant positive effect** on health and wellbeing by reducing the risk of flooding to vulnerable communities.
- 15.2.18 Policy Cc1 requires that renewable energy does not have unacceptable effects on amenity, with a specific requirement for wind schemes to have 'community support'. This is positive for wellbeing, as it ensures that communities are not affected by energy schemes.

Cumulative / synergistic effects on health and wellbeing (i.e., effects of the Local Plan 'as a whole')

- 15.2.19 The Plan incorporates measures delivering **not significant positive effects** on the health and wellbeing of the District's population. The Plan aims to provide sufficient housing (including affordable housing) and employment opportunities for the District's population which would have a positive effect on their wellbeing. In addition, the Plan incorporates policies (including EN1-EN6, S3, and IF3), which aim to protect and enhance the natural environment, and open space throughout North West Leicestershire, which would have a positive effect in terms of promoting healthy lifestyles in the district.
- 15.2.20 A requirement to deliver new community services and facilities throughout North West Leicestershire and improve existing services and facilities (IF1 and IF2) should have a **not significant positive effect** on the health and wellbeing of the District's population through ensuring good access to key services and facilities.
- 15.2.21 Only Policy Ec2 in the Local Plan is determined to have a significant effect on the baseline by providing employment opportunities in Ashby de la Zouch. In combination however, there could be synergistic effects which could lead to a further **significant positive effect** on health and wellbeing in the longer term. For example, residents would be more likely to be able to access a job and affordable housing, have access to good quality environments and community facilities, and have better facilities for walking and cycling. Together, these factors could make a difference to health and wellbeing, which is the product of a complex relationship between multiple factors.

15.3 Communities, town and village centres

Local Plan chapters / policies	SA3. Communities and SA6. Town and Village Centres			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	P	Low	Mod	↑
Design (Policies D1-D3)	T	Low	Mod	↑
Housing (Policies H1-H7)	P	Low	Mod	↑
Economy (Policies EC1-EC13)	P	Mod	High	↑
Infrastructure and services (Policies IF1-IF7)	P	Mod	Mod	↑
Environment (Policies EN1-EN6)	/	/	/	↔
Heritage (Policies HE1-HE2)	T	Mod	Mod	↑
Climate Change (CC1-CC3)	T	Mod	Low	↑
The Local Plan 'as a whole' (i.e. cumulative effects)				↑

The Spatial Strategy

- 15.3.1 The Spatial Strategy (through Policy S2) provides a focus on a settlement hierarchy and the suitability of development. This is closely aligned with the NPPF, which states local authorities should “focus significant development in locations which are or can be made sustainable”. The policy sets out the principle that settlements higher up the hierarchy will take more growth than those lower down. It also states that the type of development proposed needs to be appropriate to the scale and character of the settlement. Although the majority of development that will deliver the spatial strategy is already committed, the distribution of this development is broadly in-line with the proposed settlement hierarchy.
- 15.3.2 The Local Plan states that six urban areas will form the central part of the settlement hierarchy, accommodating the vast majority of new development. This approach should enable towns and villages to grow, but sustainably and appropriately. Policy S3, states development in the countryside should only be permitted where it will “not seriously undermine the vitality and viability of existing town and local centres”. This should further lead to a **not significant positive effect**, helping to maintain the existing vitality of towns and villages (and community spirit).

Design

- 15.3.3 The design policies should help to contribute to more attractive neighbourhoods and where development involves infill or regeneration in town centres, the fabric and character of these should be improved (ranging from new development to changes to shop front design). A **not significant positive effect** is predicted, as the influence of the policy on community cohesion and town centre vitality is unlikely to be substantial.

Housing

- 15.3.4 Policy H3 provides the detail for a new strategic allocation, including land north of Ashby de la Zouch. The policy requires provision of walking and cycling connections to Ashby town centre which ought to ensure good access to local services from this development.

15.3.5 Despite housing provision being largely accounted for by committed development, the location of future development (in-line with the settlement hierarchy) ought to help to consolidate and strengthen the role of the principal towns and key service centres. There will be a lower level of growth in the sustainable village and rural areas, but this is commensurate with the level of services these settlements provide and will help to preserve a sense of community.

15.3.6 Overall, the effects of the housing policies are considered likely to have a **not significant positive effect**.

Economy

15.3.7 Policies Ec1-Ec3 seek to retain key employment sites and allocate new employment land in accessible locations in and around the Principal Towns and Key Service Centres.

15.3.8 Policies Ec8 – Ec12 focus on promoting and protecting the town and local centres for shopping and other related uses and supporting the development of other complementary sectors such as tourism.

15.3.9 These policies align with the NPPF, as the Plan seeks to “support retail and main town centre development in accordance with the hierarchy of centres”. Policy Ec8 states that proposals for retail and other main town centre uses will be expected to be located within the designated town and local centres, with 7,300sqm of retail space explicitly identified for Coalville. Such policies ought to support the vitality of the Key Settlements and support retail development in Coalville which is well served by public transport.

15.3.10 Policy Ec9 complements Ec8 and requires proposals outside of town and local centres to be accompanied by an impact assessment to ensure the vitality of existing town centres are not compromised.

15.3.11 Policy Ec10 requires shops to be the predominant ground floor use in designated Primary Shopping Areas. It does acknowledge that some residential development would be suitable to add vitality at night, although this should be limited to the first floor of buildings. This should lead to a **not significant positive effect**. Policy Ec11 outlines the requirements for takeaway proposals; seeking to ensure clusters don't form which could lead to increased littering and disturbance in town and local centres as well as contribute towards obesity. This should lead to a **neutral effect** on the baseline.

15.3.12 Policy Ec12 states that non-shopping uses will be allowed in primary and secondary frontages, but only if it is demonstrated that there would be no negative impacts on the viability and vitality of the overall Primary Shopping Area. This should ensure that the function of town centres is not fundamentally altered, whilst offering flexibility for local centres to differentiate and take advantage of market opportunities. A **not significant positive effect** is predicted.

15.3.13 Policy Ec12 states that “planning permission will only be granted for the loss of shopping and other main town centres uses...if the premises have been vacant for at least 6 months with evidence of marketing”. Whilst losing local service centres is not ideal, appropriate action to allow regeneration should ultimately lead to a **not significant positive effect**.

15.3.14 Overall, the Town Centre policies are likely to help retain and attract visitors to town centres thereby having a **significant positive effect** on their viability and vitality over the plan period.

Infrastructure and services

15.3.15 Policy IF1 sets out the potential infrastructure that may be required to support new development. Securing community facilities, transport improvements and environmental enhancements could all have an indirect **not significant positive effect** on the function and appearance of town and local centres and the ability for communities to engage in activities.

15.3.16 Policy IF2 goes into further detail by stating that “the loss of key services and facilities will be resisted unless an appropriate alternative is provided.” This is inherently positive, as the loss of local services and facilities can have an adverse effect on the overall vitality and sustainability of communities.

- 15.3.17 Policy IF4 sets out requirements for new development to contribute to transport infrastructure. Whilst there is no specific reference to town centres or communities; the enhancement of strategic and local road improvements, public footpaths, cycle routes, and public transport services will enable greater connectivity to local service centres and town centres (thus supporting local shopping/spending). This ought to have a **not significant positive effect** on town centres.
- 15.3.18 Overall, the infrastructure policies would have a **not significant positive effect** on communities and town centres. There is scope for enhancements to the appearance of town centres and neighbourhoods, but as a much of the housing has already been committed, the amount of further development (and contributions to improvements) that would be secured is not considered to be substantial giving rise to a **neutral** outcome.

Environment

- 15.3.19 The environmental policies within the Plan (En1-En6) endeavour to protect and (in the case of new development) seek to enhance the quality of the natural environment. In the main, the effects on town centres would be expected to be limited. Policies En3 and En4 seek to support economic diversification in the National Forest and Charnwood Forest which could involve new sustainable visitor attractions as well as small scale employment opportunities. These policies could help to support the viability of Sustainable Villages such as Moira, Ravenstone and Heather and Key Service Centres such as Measham and Ibstock. Overall a **neutral effect** is predicted.

Heritage

- 15.3.20 Policy He1 seeks “to ensure the conservation and enhancement of North West Leicestershire’s historic environment”.
- 15.3.21 The attractiveness of towns and villages is partly accounted for by the character of the built environment, and therefore the policy should have a **not significant positive effect** in terms of maintaining and enhancing the character of settlements (and hence the attractiveness to visitors). The policy is considered to have a **not significant positive effect**, as it largely reflects the principles in the NPPF, which would ensure a degree of protection for the historic environment anyway. However, there are clear requirements set out in relation to the harm to heritage assets, which should ensure that development is fully justifiable where harm could occur.
- 15.3.22 The effects are considered temporary, because development could incrementally change the character of settlements.

Climate change

- 15.3.23 Climate change policies in the Plan are unlikely to have a significant effect on the function and appearance of town and local centres. Policy Cc1 could be expected to have a positive effect on communities, as there is a clause that seeks to ensure that any schemes will have ‘benefits’ for local residents due to low carbon energy schemes. For example, this could be through linking to district heating, or by using development contributions to enhance the local environment. This would lead to a temporary **not significant positive effect** on communities. The effects are not considered to be significant, as market factors will determine the amount of low carbon energy schemes that come forward, and it may not always be possible to link scheme benefits to local communities.

Cumulative/synergistic effects on communities, and town and village centres (i.e. effects of the Local Plan ‘as a whole’)

- 15.3.24 There is a strong focus in the Plan to ensure vitality and viability of existing town and local centres. By directing an appropriate level of growth to settlements, this should help to support local businesses, without having an undue effect on the character of settlements, which is important in terms of community identify and attracting visitors.

- 15.3.25 Growth at towns and villages may offer the opportunity to enhance community infrastructure through securing developer contributions. The Plan sets out an appropriate policy framework for achieving this.
- 15.3.26 Economic policies are likely to have a **significant positive effect** on the town and village centres baseline situation. In combination with other policies in the Plan, the overall effect would still be a **significant positive effect** on the town and village centres.

15.4 Economy and employment

Local Plan chapters / policies	SA4. Economy and SA5. Employment			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	P	Mod	Mod	↑
Design (Policies D1-D3)	/	/	/	↔
Housing (Policies H1-H7)	P	Low	High	↑
Economy (Policies EC1-EC13)	P	High	High	↑
Infrastructure and services (Policies IF1-IF7)	P	Mod	Mod	↑
Environment (Policies EN1-EN6)	P	Low	Mod	↑ / ?
Heritage (Policies HE1 – HE2)	/	/	/	↔
Climate change (CC1-CC3)	T	Low	High	↑
The Local Plan ‘as a whole’ (i.e. cumulative effects)				↑

The Spatial Strategy

- 15.4.1 The Spatial Strategy outlines that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as required by the NPPF. It aims to secure development that improves the economic, social and environmental conditions in the area.
- 15.4.2 Policy S1 outlines the need to deliver 96ha of land for employment purposes over the Plan period to 2031. This will help to ensure that appropriate job opportunities are provided to support local population growth. A **significant positive effect** is predicted as development would be expected to generate sufficient jobs to help improve access to employment opportunities both locally and in the wider district.

Design

- 15.4.3 Design policies are unlikely to have a significant effect upon economic growth or job creation.

Housing

- 15.4.4 The policies relating to housing are unlikely to have an effect on economy and employment directly, although the new homes, of which most have planning permission currently, will provide desirable places for workers to live. Having an improved housing offer, accessible to jobs, will enable people to live and work in North West Leicestershire, keeping the money within the district. Affordable housing will also enable this to continue. A **not significant positive effect** is predicted however due to most of the housing development being committed (hence, positive effects already being likely to occur in the absence of the plan).

Economy

- 15.4.5 The Local Plan aligns with the NPPF, requiring “significant weight [to] be placed on the need to support economic growth through the planning system”. Whilst the majority of employment land identified for development in the plan already benefits from planning permission, Policy Ec2 does allocate part of Money Hill in Ashby de la Zouch as a new employment area. This will help to ensure that employment opportunities are created in Ashby de la Zouch, which will help to offset the effects on the economy caused by a number of factory closures in recent years in this area. A **significant positive effect** is predicted as development would be expected to generate sufficient jobs to help improve access to employment opportunities both locally and in the wider district.
- 15.4.6 Policy Ec3 states that the Primary Employment Areas defined on the Proposals Map will be retained for employment generating uses within the Use Classes B1, B2 and B8. These were subject to an assessment in 2010 to deem whether or not their status of retention was worthy.
- 15.4.7 Policy Ec4 covering the East Midlands Airport provides opportunities for controlled expansion which will further boost job opportunities to the north of the District. The safeguarding zone around the airport will limit some development; however this is beyond the control of the Local Plan due to the Aviation Policy Framework aerodrome safeguarding. A **not significant positive effect** is predicted, as growth at the airport is driven by other factors.
- 15.4.8 Policy Ec7 supports the development of Donington Park, which will help to cement the race track as a national and international visitor attraction. The extension would be likely to lead to an increase in employment opportunities that could benefit residents, and support increased spending in the local economy. A **significant positive effect** is predicted as the racetrack could contribute to the sub regional economy.
- 15.4.9 Policy Ec8 provides a focus on town and local centres, and allowing for an additional 7,300 sqm of retail floorspace in Coalville should help to boost the local economy (SA4) and job opportunities (SA5), leading to a **significant positive effect**.
- 15.4.10 Policy Ec13 states it will “maximise the potential of tourism in the District and increase tourist opportunities for visitors”. This policy should contribute to an increase in the number of visitors into towns and villages; bringing increased investment and employment opportunities in visitor related facilities. This should have a **not significant positive effect** for the economy and employment throughout the District, particularly in rural areas.
- 15.4.11 On their own, the majority of economic policies would have **not significant effects**, as they are either limited in their geographical influence, and/or their influence in securing inward investment. However, in combination, the policies would work together to provide a **significant positive effect**, by contributing to small improvements in a number of areas that contribute to the overall strength of the economy. Policy Ec2 would also have a **significant positive effect**.

Infrastructure and services

- 15.4.12 Policy IF1 sets out the types of infrastructure that might be required to support new development. Securing enhancements to infrastructure such as the highways network and public transport links (detailed further in policy IF4 and IF5) will have a **not significant positive effect** in terms of improved accessibility in the district. This will help to ensure that residents have good access to education, training and job opportunities. Securing superfast broadband will also help to reduce the need to travel and improve the business offer of key employment sites.
- 15.4.13 As the Plan states, economic growth relies on an effective and efficient transport system to move goods and people from one place to another. Policy IF4 seeks to ensure that development will “incorporate safe and accessible connections to the transport network to enable travel choice for residents and commuters”.
- 15.4.14 The policy emphasis on effective movement should result in a positive effect for North West Leicestershire, as people will be able to move effectively and create good linkages between residential development and employment areas. This enables greater self-sufficiency, with money, goods and services retained locally, and ought to have a **not significant positive effect**.

- 15.4.15 Policies IF2 and IF3 seek to retain and enhance community services, open space and leisure facilities. This should contribute towards the creation of attractive environments for living and working, which can have a positive effect in retaining young workers.
- 15.4.16 A **not significant positive effect** is predicted. Whilst some infrastructure enhancements are already committed, there would be potential for further improvement through development contributions from new development.

Environment

- 15.4.17 The environmental policies contained within the Local Plan broadly align with the NPPF in that it recognises the need to ensure that planning contributes to conserving and enhancing the natural environment. Whilst conservation policies could be seen as a barrier to development, in terms of the economy and employment, the environmental policies in the Local Plan do not constrain development any more so than the NPPF. These policies are therefore likely to have a **neutral effect** in this respect.
- 15.4.18 Having said this, Policy En2 does seek to control development in the River Mease Catchment. This could restrict opportunities for locating certain employment uses (that generate discharges) in key settlements such as Ashby and Measham. At this stage, the **effects are uncertain**.
- 15.4.19 Conversely, policies En3 and En4 seek to take advantage of the economic opportunities offered by the natural environment in the National Forest and Charnwood Forest areas. Supporting increased opportunities for tourism, woodland economies, farming and rural diversification should lead to a positive and sustainable effect on the local economy in these areas by increasing local job opportunities, visitors and spending. Although **positive effects** have been recorded, these are not considered to be significant as the influence of the Plan on these factors is likely to be limited.

Heritage

- 15.4.20 The historic environment can play an important role in the visitor economy, and this is evidenced in places such as Ashby de la Zouch, which contain heritage attractions such as castle ruins. A loss of important features (or enhancement of such features) could have an effect on the levels of visitors to the district, and thus local jobs and levels of local spending.
- 15.4.21 Policy He1 seeks to protect and enhance the historic environment, and is therefore positive in this respect. However, the NPPF already provides protection for the historic environment, and the Plan is not considered likely to have any significant effects over and above the NPPF.

Climate change

- 15.4.22 Policy Cc1 identifies the Council's approach to considering proposals for renewable energy within the district. The policy is largely reflective of principles in the NPPF, NPPG and Ministerial Written Statement on Wind energy. Given that areas of potentially suitable wind development have been identified, the policy ought to support wind energy schemes and other forms of renewable and low carbon generation. Without such opportunity areas, it is likely to be more difficult for schemes to gain permission and/or community support. Consequently a not significant positive effect is predicted for the economy due to the positive effects of this employment sector, as well as helping to secure a more secure supply of energy for the County.

Cumulative/synergistic effects on Economy and Employment (i.e. effects of the Local Plan 'as a whole')

- 15.4.23 The Plan seeks to provide sufficient land to support employment opportunities throughout the District. There is also support for economic diversification in rural areas, increased visitor attractions and protection of good quality employment land.
- 15.4.24 The policies in the Plan seek to provide sufficient housing to support economic growth and to improve accessibility through infrastructure improvements. Overall, a **significant positive effect** is predicted.

15.5 Travel

Local Plan chapters / policies	SA7. Travel			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	P	Low	Low	↔
Design (Policies D1-D3)	T	Low	Mod	↑
Housing (Policies H1-H7)	P	Low	Low	↔
	P	Low	High	↓
Economy (Policies EC1-EC13)	P	Mod	Mod	↑
Infrastructure and services (Policies IF1-IF7)	P	Mod	Mod	↑
Environment (Policies EN1-EN6)	P	Mod	Mod	↑
Heritage (Policies HE1-HE2)	/	/	/	↔
Climate change (CC1-CC3)	/	/	/	↔
The Local Plan 'as a whole' (i.e. cumulative effects)				↑

The Spatial Strategy

- 15.5.1 Development is likely to lead to increased car trips, which has the potential to increase congestion on strategic highways routes and also through town centres. However, the majority of this development has already been committed, so the effects of the Plan are limited in this respect.
- 15.5.2 Further housing and employment development will predominantly be located in the Principal Towns and Key Service Centres (*as determined by committed development and the settlement hierarchy S2*). This ought to help ensure that growth is directed to areas that have better access to jobs, services and public transport links. Whilst this may help to encourage the use of public transport and reduce the length of trips, it also presents the possibility of increased congestion, particularly in larger centres such as Coalville, which already suffer from peak-time congestion issues. Overall, a **neutral effect** is predicted as the level of car use is expected to continue at a similar level in spite of the distribution of development in the Local Plan as proposed by Policy S2.

Design

- 15.5.3 Policy D1 emphasises the need to meet design making principles, which include creating well-connected developments that are easy to get around and encourage sustainable and active modes of travel. This could reduce the need to travel by car, although the effects would **not be significant**, as the majority of development is already committed, and is reliant on current transport networks and patterns of travel. It is anticipated that new development would continue to generate car trips and the overall level of traffic would not be expected to be affected significantly by plan policies that seek to encourage walking and cycling.

Housing

- 15.5.4 The spatial strategy relies upon a large number of 'committed' developments. Given that these developments have been granted permission, or there is a resolution to grant permission, it is assumed that there are **no significant impacts** anticipated on travel above that which has already been considered through the planning consent process. However, for 'committed' developments that have outline permission with a travel plan as a reserved matter, the Plan will help to ensure that transport effects are properly mitigated. This could be in the form of solutions such as cycle routes or walkways for pedestrians. Therefore, a **neutral effect** on the baseline is predicted.

15.5.5 New development in Ashby at Money Hill, will lead to an increased number of car trips, especially as public transport links are not strong outside of peak hours. This could have a **not significant negative effect** on travel (SA7). However, the policy will also promote walking and cycling links, and the site is generally well linked to the town centre, which could help to offset potential increases in car travel. The influence of the policy would be restricted to residents in the local area, some of which may not choose to walk or cycle anyway; therefore the effects are judged to be not significant.

Economy

- 15.5.6 The majority of proposed employment land identified in the Plan already benefits from planning permission. Therefore, (unless permissions expire) the Local Plan is unlikely to have a significant effect upon travel in respect of the location of these employment sites. Therefore a **neutral effect** is predicted in this respect.
- 15.5.7 Policy Ec2 allocates land north of Ashby de la Zouch (Money Hill) for new employment as part of a mixed use development. The policy highlights the need for the development to provide appropriate vehicular access, as well as cycling and walking links. This should help to ensure that new development has good access to jobs, essential services and local retail, which could have a **not significant positive effect** by encouraging the use of walking, cycling and public transport.
- 15.5.8 Policy Ec3 refers to existing and Primary Employment Areas. Employment areas were assessed independently in 2010, and to be considered a Primary Employment Area the site would have scored favourably in terms of accessibility by both road and public transport. As a result, the policy to retain Primary Employment Areas will maintain the current position in terms of accessibility to jobs. The effect is therefore considered to be **neutral**.
- 15.5.9 Policy Ec4 states that any growth to East Midlands Airport should be accompanied by improvements in public transport access and include other measures that will reduce the level of airport-generated road traffic (per passenger). Policy Ec7 highlights that any proposal that comes forward for development at Donington Park will need to incorporate public transport access improvements that will reduce event traffic.
- 15.5.10 These policies could help to mitigate congestion and traffic on the road, so that the overall effect on the baseline is **neutral**.
- 15.5.11 Policy Ec13 identifies that the Council will maximise the potential of tourism and increase tourist opportunities for visitors by enhancing the local environment and local distinctiveness. The policy states that “development of attractions and accommodation that are well connected to other tourist destinations and amenities, particularly by public transport, walking and cycling” is supported. These measures would lead to a **not significant positive effect** on travel to tourist destinations in North West Leicestershire. The effects are not considered to be significant, as it is not a certainty that the development of tourist opportunities will lead to improvements to public transport links.
- 15.5.12 Overall, the economic policies are likely to have a **not significant positive effect**, reflecting those positive effects discussed above.

Infrastructure and services

- 15.5.13 Policy IF1 identifies the type of infrastructure that would be required to support new development. In terms of transport, this includes highways, footpaths, cycleways, public transport and associated facilities. This policy would contribute towards enhancing transport connections over the Plan period.
- 15.5.14 Policy IF1 should also ensure that for further development, above and beyond committed proposals, the impact on existing infrastructure is acceptable and where it is not additional infrastructure will need to be provided.
- 15.5.15 Policy IF4 seeks to ensure that new development considers and makes provision for safe access to new development by all modes of transport. It also emphasises that non-car modes should be maximised and that the provision of cycling and walking links within and beyond a development should be an important element in the design. Strategic transport improvement schemes are outlined that support growth.

15.5.16 Policy IF7 on parking, whilst to some extent encouraging car use, does ensure adequate provision is made for future development. The policy states it is important that car parking is sensitively designed so not to be obtrusive and thus avoid congestion. Crucially, the policy strives for, in appropriate circumstances, to reduce car parking provision where proposed developments have, or are proposed to have, good access to other modes of transport. By proactively planning for car usage, but helping reduce it where possible, this policy may have a **not significant positive effect** on travel where it is applied within North West Leicestershire.

15.5.17 Overall, the infrastructure policies in the Plan are considered likely to have a **not significant positive effect** upon the baseline position.

Environment

15.5.18 Environmental policies in the plan will help to protect and enhance green infrastructure, which could have a **not significant positive effect**, by promoting opportunities for sustainable travel through cycling and walking links.

Heritage

15.5.19 Heritage assets can attract visitors, and so protection and enhancement of the historic environment could increase trips into the main settlements in the district. However, the additional visits would not be anticipated to be significant, and policy He1 would be expected to have a **neutral effect**.

Climate change

15.5.20 The policies relating to climate change are focused on managing flood risk and promoting low carbon energy schemes. It is unlikely that these factors would affect travel patterns.

Cumulative/synergistic effects on travel (i.e. effects of the local plan 'as a whole')

15.5.21 Increased development in the main towns is likely to lead to further travel by private car, which is the most prevalent form of travel in the District. In areas of greatest development such as Coalville and Ashby de la Zouch, this could lead to increased congestion at peak times.

15.5.22 As a large proportion of development has already been committed, infrastructure will have been secured that minimise impacts on transport. For any further development, the Plan directs housing and employment towards the main settlements which will help to ensure that existing facilities and public transport links will be in close proximity.

15.5.23 Plan policies encourage the development of sustainable modes of transport in new development, seek to ensure that infrastructure is upgraded as necessary, and also support the re-opening of the Leicester to Burton Line. These measures will each help to minimise additional car traffic and promote sustainable modes of travel.

15.5.24 Overall a **not significant positive effect** is predicted. Whilst the Plan will encourage shorter trips, and more sustainable modes of travel, the influence of the policies is not considered to be high; given that the majority of development (and mitigation) has already been established, and the predominant mode of travel would remain the private car.

15.6 Climate change (flooding)

Local Plan chapters / policies	SA9. Flooding			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	/	/	/	↔
Design (Policies D1-D3)	/	/	/	↔
Housing (Policies H1-H7)	/	/	/	↔
Economy (Policies EC1-EC13)	/	/	/	↔
Infrastructure and services (Policies IS1-IS7)	P	Mod	?	↑
Environment (Policies EN1-EN6)	P	Low	High	↑
Heritage (Policies He1-He2)	/	/	/	↔
Climate change (CC1-CC3)	P	Low	High	↑
The Local Plan 'as a whole' (i.e. cumulative effects)				↑

The Spatial Strategy

- 15.6.1 The Spatial Strategy focuses development in the District's main settlements of Coalville, Ashby de la Zouch, Castle Donington, Ibstock, Measham and Kegworth. The majority of development has already been 'committed' and it is assumed that there are no significant issues relating to flooding at any of these developments (or these would have been picked up or mitigated through the planning process). Further development will be directed by the settlement hierarchy, but there are some areas that would be constrained by flood risk where development may need to be mitigated or avoided such as Castle Donington and Kegworth in the north that could constrain further development. A **neutral effect** is predicted.

Design

- 15.6.2 Policy D1 requires that development takes account of constraints and opportunities, which will need to involve consideration of flood risk. Whilst this is potentially positive, other Plan policies deal more explicitly with flood risk. The effects of this policy are therefore predicted to be negligible.

Housing

- 15.6.3 The majority of housing development expected to come forward in the Plan period has already been determined through planning permissions or resolutions to grant permission. These decisions would have taken into account flood risk factors and are not anticipated to have any significant effects. In terms of additional development national policies dictate the management of flood risks such as north of Castle Donington which is a barrier to development and no further allocations are made to this area.
- 15.6.4 Policy H3 allocates land in Ashby de la Zouch for strategic housing development, but the risk of fluvial flooding on this site is not significant as it falls within Flood Zone 1.
- 15.6.5 Overall, housing policies will have a **neutral effect** on flood risk.

Economy

- 15.6.6 Policies focused on the economy are considered unlikely to have an effect on flood risk. No new sites are proposed, with the exception of employment land as part of development at the Strategic

Site in Ashby de la Zouch. This site is not at risk of fluvial flooding, hence a **neutral effect** is predicted. Although there are commitments identified in the plan, these have already been through the planning process, so the effects on flooding are assumed to be acceptable.

Infrastructure and services

- 15.6.7 Policy IF1 highlights the need for development to be supported by appropriate infrastructure to mitigate its impact upon the environment and communities. The policy identifies the type of infrastructure required to support new development which includes water; flood prevention; and sustainable drainage. This policy is likely to have a **not significant positive effect** by ensuring new development is supported by adequate infrastructure, whilst not increasing flood risk. However, the precise nature of effects will be dependent upon schemes that are consented.

Environment

- 15.6.8 Policy En1 encourages the use of Sustainable Urban Drainage Systems (SUDs) to create wetland and marshland habitats, which should have a **not significant positive effect** in terms of contributing to managing flood risk.
- 15.6.9 Overall, the environmental policies should have a **not significant positive effect** on the baseline reflecting those issue discussed above. The principles of effective flood management would need to be achieved anyway to satisfy the requirements of the NPPF. The policies in the Local Plan do offer some additional encouragement for the use of natural drainage and green infrastructure though.

Heritage

- 15.6.10 The delivery of Policy He1 is unlikely to have an effect in terms of flood risk. Protecting and enhancing the historic environment could perhaps include measures to ensure that such features are well prepared for flooding where there are potential risks. However, this is not explicit in any Local Plan policies. A **neutral effect** is predicted.

Climate change

- 15.6.11 Policy Cc2 sets out the Council's approach to minimising the risk and impact of flooding over the Plan period. The policy reiterates guidance and policy set out in the NPPG and NPPF in terms of requirements for submission of a Strategic Flood Risk Assessment as part of development proposals. Therefore, the effects are **neutral** in this respect.
- 15.6.12 Policy Cc3 compliments Cc2 and En1, by identifying the need for SUDs in new development. The policy emphasises the need to link SuDS into wider initiatives and explains whilst it "*may add cost to a development, they will be necessary in many situations unless they can be proven unviable and an alternative way of addressing surface water can be found*".

Cumulative/synergistic effects on flooding (i.e. effects of the Local Plan 'as a whole')

- 15.6.13 The distribution of housing and employment (through committed development) could potentially lead to development in areas at risk of flooding such as Castle Donington and Kegworth. However, a large amount of development has already been examined through the planning system and flood risk assessments will have formed part of this process as necessary. Any further development (guided by the settlement hierarchy) would also need to satisfy policy requirements on flooding, which would ensure that development did not take place in areas at risk of flooding and / or would secure appropriate mitigation. A **neutral effect** is predicted.
- 15.6.14 Policy Cc2 will help to ensure that overall flood risk does not increase as a result of new developments. This would have a **not significant positive effect** on the baseline.
- 15.6.15 Overall, the Local Plan is predicted to have a **not significant positive effect**.

15.7 Climate change (low carbon energy)

Local Plan chapters / policies	SA8. Low Carbon Energy			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	T	Low	Low	↑
Design (Policies D1-D3)	T	Mod	?	?
Housing (Policies H1-H7)	/	/	/	↔
Economy (Policies EC1-EC13)	/	/	/	↔
Infrastructure and services (Policies IF1-IF7)	/	?	?	↔
Environment (Policies EN1-EN7)	/	/	/	↔
Heritage (Policies HE1-HE2)	/	/	/	↔
Climate change (CC1-CC3)	T	Low	High	↑
The Local Plan 'as a whole' (i.e. cumulative effects)				↑

The Spatial Strategy

- 15.7.1 The distribution of development is not expected to affect the energy efficiency of such development, as National Standards need to be achieved regardless of location. Decentralised energy schemes such as district heating may be more feasible in larger centres, where there is a greater demand for heat. In this respect, development concentrated in main centres could create more favourable conditions for such schemes to be developed. However, at this time, there is no evidence to suggest that district heating schemes would come forward in the urban areas, so the effects of the policy are considered to be **neutral**.
- 15.7.2 For the reasons discussed above, the effect of the spatial policies in combination is a **not significant positive effect**.

Design

- 15.7.3 Policy D1 could have positive implications as it states that development should take account of sustainable design and provide a 'greener footprint'. The likelihood of this occurring would be largely determined by market factors though, as the Plan does not set specific standards for sustainability. Therefore, an **uncertain effect** is predicted.

Housing

- 15.7.4 The effects of housing development allocated in the Local Plan should mainly be attributed to where additional development will be located. The housing policies aim for development to be in 'sustainable' locations, which may help reduce emissions from car travel with the introduction of bus routes, walkways and cycle paths to a small extent. . The housing policies therefore are considered to have a **neutral effect**.

Economy

- 15.7.5 The majority of employment land identified for development in the Plan already benefits from planning permission. Therefore, (unless permissions expire) the employment policies are unlikely to have a significant effect upon the District's energy consumption. It is assumed that low carbon energy facilities could be developed at key employment sites, but this could be made more explicit to encourage such uses where appropriate.

- 15.7.6 In terms of greenhouse gas emissions in North West Leicestershire, the airport is a primary contributor. The Local Plan has very limited potential to influence emissions from air travel. However, Policy Ec4 does seek to improve public transport links to the airport, which could help to reduce emissions from road traffic. A **neutral effect** is predicted, as the policy would only be likely to mitigate further increases in emissions / traffic.

Infrastructure and services

- 15.7.7 Policy IF1 sets out the infrastructure requirements for new development. It states “development will be supported by, and make contributions to as appropriate, the provision of new physical, social and green infrastructure in order to mitigate its impact upon the environment”. In the list of accompanying factors, no reference is made to low carbon energy infrastructure, so a **neutral effect** would be anticipated. It is suggested that low carbon energy infrastructure could be added to the list of factors in policy IF1.

Environment

- 15.7.8 The policies in the Local Plan provide support for environmental protection and enhancement, which could prevent the development of some low carbon energy schemes (for example wind turbines in the countryside). However, these principles are mirrored in the NPPF, so the Plan is considered to have a **neutral effect**.

Heritage

- 15.7.9 Policies relating to heritage are unlikely to have an effect on achieving carbon emissions reductions.

Climate change

- 15.7.10 Policy Cc1 identifies the Council's approach to considering proposals for renewable energy and is broadly reflective of NPPF and NPPG. Although there is evidence to support potentially suitable areas for wind energy, the restriction of development outside of these areas is potentially negative, as there may well be schemes that are suitable outside of these areas that have not been identified. However, the NPPG and Written Ministerial Statement on Wind Energy is clear that in the case of wind turbines, permissions should not be granted that fall outside of opportunity areas unless they have been identified in a Local or Neighbourhood Plan. Therefore, identifying potentially suitable areas for wind energy in the Local Plan is an important step in supporting the development of wind energy schemes. Consequently, a **not significant positive effect** is predicted.

Cumulative/synergistic effects on low carbon energy (i.e. effects of the Local Plan ‘as a whole’)

- 15.7.11 The spatial strategy is unlikely to have a significant influence on whether development is able to achieve carbon emissions reductions.
- 15.7.12 Most policies in the Plan could have positive implications for climate change mitigation and adaptation, but they are unlikely to have an effect on the baseline position as they reflect principles set-out in national policy. However, identifying potentially suitable areas for wind energy is an important step towards the development of such energy schemes. Consequently, a **not significant positive effect** is predicted overall.

15.8 Biodiversity and geodiversity

Local Plan chapters / policies	SA10. Biodiversity and Geodiversity			
	P	I	L	S
The Spatial Strategy (Policies S1-S4)	P	Low	Low	↔
Design (Policies D1-D3)	/	/	/	↔
Housing (Policies H1-H7)	?	Low	?	?
Economy (Policies EC1-EC13)	?	Low	Low	↔?
Infrastructure and services (Policies IF1-IF7)	P	Mod	Low	↑
	P/T	Mod	?	↓
Environment (Policies EN1-EN6)	P	Mod	Mod	↑
Heritage (Policies HE1-HE2)	/	/	/	↔
Climate change (CC1-CC3)	P	Low	High	↑
The Local Plan 'as a whole' (i.e. cumulative effects)				↓↑

The Spatial Strategy

- 15.8.1 The spatial strategy relies upon a large number of 'committed' developments. Given that these developments have been granted permission, or there is a resolution to grant permission, it is assumed that there are no significant impacts anticipated on biodiversity. However, in taking these developments forward, consideration should be given to the cumulative effects of development on biodiversity and what opportunities exist to enhance green infrastructure.
- 15.8.2 Although there is no identified need to deliver more housing than would be delivered by those sites identified in the Plan, it is likely that further planning proposals will come forward across the District. There will, therefore, be a need to manage the scale of development to ensure that cumulative effects on biodiversity do not accrue. For example, further growth in the Coalville urban area may start to put increased recreational pressure on local wildlife suites. There is also a need to manage the overall level of further growth in the River Mease Catchment (Ashby and Measham) to ensure that there is sufficient capacity to deal with waste water discharges. At this stage, the effects of the strategy are considered to be **neutral**.
- 15.8.3 Policy S3 is inherently positive for biodiversity as it seeks to protect the countryside from significant levels of development, which should help to protect local areas of wildlife value. A **not significant positive effect is predicted**, as these principles are already embedded into the NPPF and the effects would be local.
- 15.8.4 Overall, a **neutral effect** is predicted. Although the distribution of development has some potential to have negative effects on biodiversity, the likelihood of effects is considered to be low (as there are protective policies in the Plan and there would be local positive effects on biodiversity in the Countryside).

Design

- 15.8.5 Design policies are not likely to have an effect on biodiversity or geodiversity; though encouragement of sustainable design could involve measures such as green roofs and urban greening. Policy D3 should also ensure that telecommunications masts have regard to ecology.

Housing

- 15.8.6 The effects of housing development allocated in the Local Plan should mainly be attributed to where additional development will be located. Policy H3 allocates a strategic housing site in Ashby de la Zouch, taking the estimated housing provision in this town over the plan period to 2,857 dwellings. It is expected that this level of development would be able to be accommodated by the Packington waste water treatment works, as the headroom capacity has increased following the recent closure of a major dairy. However, further development that comes forward in this area (as directed by the settlement hierarchy) would need to be managed to ensure that capacity is not exceeded. Policy En2 ensures that this will happen; stating that development would not be permitted where there could be adverse effects on the River Mease SAC. The HRA screening report also concludes that the development proposed in the Plan should be capable of being accommodated without a detrimental impact on the River Mease SAC provided that a second development window is identified and new mitigation measures are put in place¹⁶. For these reasons discussed above, a **neutral effect** is predicted on the River Mease SAC.
- 15.8.7 The site appraisal for Money Hill identified that there are potential local wildlife sites that could be affected by development. Development would, nevertheless, be required to adhere to policies in the Local Plan seeking to avoid effects on biodiversity and enhance green infrastructure, which is potentially positive. Consequently an **uncertain effect** is identified at this stage on biodiversity (SA10).

Economy

- 15.8.8 The majority of employment land identified for development in the Plan already benefits from planning permission hence employment development is unlikely to have any effect upon biodiversity.
- 15.8.9 Policies Ec4 – Ec6 are concerned with development at East Midlands Airport. Policy Ec5 prevents the enhancement of certain wildlife habitats that will attract birds within 13km of the airport. This could restrict the creation of habitats that attract birds (which is supported in Policy En1). However, these restrictions would exist in the absence of the Plan so a **neutral effect** is predicted.
- 15.8.10 Policy Ec7 supports development at Donington Park, which falls into the Donington Park SSSI Impact Risk Zone. This could potentially lead to disturbance to wildlife. Policy En2 ought to ensure appropriate development, but at this stage these effects are considered to be **uncertain**.
- 15.8.11 Policies Ec8 – Ec12 deal with town and local centres, seeking to ensure that they remain vibrant and accessible to communities. This is unlikely to have any effect on biodiversity.
- 15.8.12 Policy Ec13 encourages a growth in visitors to the District, including in rural areas, which contain areas of importance for biodiversity. This could put increased visitor pressure on wildlife habitats and species depending upon the nature of visitor attractions and policy restrictions. It is evident from environmentally focused policies in the Local Plan, that potential effects on biodiversity would be considered, Policy Ec13 also recognises this issue relating to the management of increased visitor pressure, which should help to ensure a **neutral effect**.
- 15.8.13 Overall, the economic policies are predicted to have a neutral effect, although there is some uncertainty about effects at Donington Park,.

Infrastructure and services

- 15.8.14 Policy IF1 could have a **not significant positive effect** on biodiversity as it highlights that green infrastructure may be required to support new development. This might take the form of open space or planting in the National Forest, which could help to address issues of habitat fragmentation. The effects are considered to be not significant, because green infrastructure enhancements may not be secured for all developments.

¹⁶ A second Developer Contribution Scheme has been prepared which it is proposed will become a Supplementary Planning Document. The DCS2 identifies a second development window whereby new development can make contributions to measures designed to offset any potential impact upon the river Mease SAC. The DCS2 also identifies that the longer term preferred solution is to pump out of catchment and this will be considered through the Severn Trent Water asset management process.

- 15.8.15 Policy IF3 could make a minor contribution to improvements in wildlife habitats through the protection and enhancement of open space and recreational land. However, the emphasis of this policy is on meeting the needs of communities, so it is expected that enhancements to biodiversity would be limited.
- 15.8.16 Policy IF4 would have mixed effects. On one hand, the provision of pedestrian and cycling links to green infrastructure would be positive (in terms of improving access to wildlife). However, it is important to ensure that any links do not lead to fragmentation or disturbance of habitats. In addition, the policy has the potential for **not significant negative effects** as a result of strategic and local road improvements.
- 15.8.17 Policies IF4 and IF5 both encourage the use of public transport but would not affect biodiversity over the Plan period.
- 15.8.18 In combination, it is anticipated that 'infrastructure' policies could have mixed effects. This includes potentially **not significant negative effects** on biodiversity as a result of transport infrastructure, and potential **not significant positive effects** through the enhancement of green infrastructure.

Environment

- 15.8.19 It is likely that Policy En5 will help to protect areas of open green space, which may have a **not significant** positive effect for biodiversity of local values such as hedgerows.
- 15.8.20 Policy En1 seeks to protect, restore and enhance the biodiversity in the District. The provisions of this policy are in line with the principles in the NPPF, but provide local context; seeking to ensure that important local features are not adversely affected. Therefore, a **not significant effect** is anticipated as they are not likely to be widespread.
- 15.8.21 Policies En2, En3 and En4 each provide a framework for specific environmental assets, i.e. the River Mease, the National Forest and Charnwood Forest.
- 15.8.22 Policy En2 will protect the River Mease Catchment from the adverse effects of development, whilst helping to fund improvements to water quality where contributions are sought. This policy will play an important role in ensuring that future development complies with the Water Management Plan for the River Mease Catchment, and therefore a **significant positive effect** is predicted.
- 15.8.23 Policy En3 is likely to help to increase woodland cover in 'The National Forest', which could have a **not significant positive effect** on biodiversity by improving linkages between wooded areas and reducing fragmentation. The policy also seeks to attract more visitors into the 'Heart of the National Forest' and take greater advantage of the opportunities from the woodland economy. This could have a **not significant positive effect** in bringing people closer to nature, and encouraging sensitive management of the environment. However, increased visitors could potentially have **not significant negative effects** on wildlife through disturbance. A policy clause seeking to mitigate the effects of increased visitor numbers on wildlife would be beneficial.
- 15.8.24 Policy En4 will help to protect the character of Charnwood Forest (which may correspond with the protection of wildlife habitats). The policy also specifically refers to the need to protect and enhance the biodiversity value of the Forest, with a particular focus on indigenous habitats such as lowland heathland and deciduous woodland¹⁷. This policy could therefore have a **significant positive effect** on the biodiversity value of this area.
- 15.8.25 Overall, the environmental policies would combine to have a **significant positive effect** on the baseline position. This would be achieved through improvements to water quality in the River Mease Catchment, and the cumulative effects of habitat protection and enhancement in various parts of the district such as the Charnwood Forest Regional Park and the National Forest.

Heritage

- 15.8.26 Policy He1 is unlikely to have any effects upon biodiversity or geodiversity.

¹⁷ This reflects recommendations that were made when an SA was undertaken on the draft policies in the plan as they were being developed.

Climate change

15.8.27 Although Policy Cc1 supports renewable energy schemes (which could have an adverse effect on biodiversity whilst operational – for example wind turbines can affect the flight paths of birds), it is clear from the policy that schemes would need to take into account potential environmental impacts. These would be a matter for statutory regulations and therefore would happen despite the Plan. As a result, the effects are therefore considered to be **neutral**.

15.8.28 Policies Cc2 and Cc3 may have a **not significant positive effect** on biodiversity by contributing to a reduction in flood risk. In particular, requiring the use of Sustainable Urban Drainage Systems in new development could involve the creation of habitats such as ponds and reed beds, which could have a positive effect on biodiversity.

Cumulative/synergistic effects on Biodiversity and Geodiversity (i.e. effects of the Local Plan ‘as a whole’)

15.8.29 Given that the majority of housing development is already ‘committed’, there is limited potential for the Local Plan to influence where the bulk of housing will come forward and therefore, the effects on biodiversity are limited.

15.8.30 Allocations for additional housing growth in Ashby de la Zouch could lead to further discharge from Pakingham waste water treatment works, with the potential for negative effects on water quality (and thus biodiversity) in the River Mease Catchment. However, there is currently sufficient capacity at the works to accommodate this development, and Policy En2 would seek to manage further development that could have an adverse effect on the River Mease Catchment.

15.8.31 In combination, there is potential for the policies in the Plan to have a **significant positive effect** on biodiversity associated with new developments through policies that seek to reverse habitat fragmentation, enhance green infrastructure, protect water quality and implement natural drainage systems. Potential **not significant negative effects** could occur as a result of strategic and local highways improvements.

15.9 Landscape and land

Local Plan chapters / policies	SA12. Landscape and SA13. Land and Soil			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	P	High	Mod	↑
Design (Policies D1-D3)	T	Low	Mod	↑
Housing (Policies H1-H7)	P	Low	High	↑
	P	Low	Mod	↓
Economy (Policies EC1-EC13)	P	Mod	Mod	↑
	P	Low	Mod	↓
Infrastructure and services (Policies IF1-IF7)	P	Mod	Mod	↑
Environment (Policies EN1-EN6)	P	Mod	Mod	↑
Heritage (Policies HE1-HE2)	/	/	/	↔
Climate change (CC1-CC3)	P	Mod	Mod	↔
The Local Plan ‘as a whole’ (i.e. cumulative effects)				↑↓

The Spatial Strategy

- 15.9.1 The spatial strategy for North West Leicestershire is to direct new development towards existing settlements, which will encourage the efficient use of land located in existing settlements. A **not significant positive effect** is predicted.
- 15.9.2 Where development is located outside of the existing settlements, Policy S3 highlights the need for the countryside to be protected including the diversity of its landscapes and for such proposals to demonstrate that the appearance and character of the landscape will be safeguarded and enhanced. These principles are embedded in the NPPF, but the Local Plan defines the areas of countryside and provides the policy context for these areas. A **significant positive effect** is predicted, as substantial areas of landscape and agricultural value will be protected.

Design

- 15.9.3 Policy D1 ought to help ensure that development that could affect landscape character is well designed and respects the local context. In particular, the policy also encourages development that is inspired by a national forest identity. Despite these benefits, the effects on landscape are not likely to be significant, as policies covering landscape issues are dealt with more comprehensively by other Plan policies.

Housing

- 15.9.4 The spatial strategy relies upon a large number of 'committed' developments (policies H1 and H2). For 'committed' developments that have outline permission with landscape as a reserved matter, the Plan (through policies H5, IF1, En1, En3, En4 and En5) should help ensure that a high standard of landscaping is delivered, resulting in a **not-significant positive effect**.
- 15.9.5 Policy H3 allocates a large site in Ashby de la Zouch with the potential for **not significant negative effects** on the openness of the settlement edge to the north east. The landscape settlement assessment establishes that the potential for mitigation is 'moderate' in this area and policy H3 requires enhancement of green infrastructure. Therefore, potential negative effects on landscape are not anticipated to be significant.
- 15.9.6 Policy H3 will also lead to the permanent loss of agricultural land of best and most versatile classification. This is considered to be **not significant negative effect**.
- 15.9.7 Policy H7 highlights the need to ensure that proposals for new sites for Gypsies and Travellers and Travelling Showpeople meet a series of requirements, including for new sites to be compatible with landscape, environment and biodiversity as well as the physical and visual character of the area. Although this is a positive approach, delivery of this policy is likely to have a **neutral effect** in terms of protecting and enhancing the landscape, because these principles are already in the NPPF.
- 15.9.8 Overall, the housing policies would have mixed effects, with **not significant positive or negative effects** occurring depending upon the sensitivity of development sites, and the potential to achieve suitable mitigation.

Economy

- 15.9.9 The majority of employment land identified for development in the Plan already benefits from planning permission. Therefore, (unless permissions expire) the Local Plan is unlikely to have a significant effect upon landscape and land for employment sites.
- 15.9.10 Policy Ec2 allocates land north of Ashby de la Zouch (Money Hill) for new employment. The policy highlights the need for development to include landscaping to minimise the impact upon the adjoining housing development proposed under Policy H3a as well as the wider landscape. Implementation of Policy Ec2 would help to mitigate potential negative effects, by providing appropriate landscape provision on the allocated site north of Ashby de la Zouch. **Not significant negative effects** are predicted, as they would not be widespread and it is expected that mitigation could be secured to reduce the effects on landscape character (as stated in the Landscape Character Assessment). The policy would also result in the permanent loss of agricultural land as per policy H3.

- 15.9.11 Policy Ec7 highlights that any proposal that comes forward for development at Donington Park will need to incorporate a landscaping scheme that mitigates the effects of the development on the local landscape. This will help to ensure that there is a **neutral effect** on the baseline position.
- 15.9.12 Policy Ec13 identifies that the Council will maximise the potential of tourism in North West Leicestershire and increase tourist opportunities for visitors through enhancing the local environment and local distinctiveness, including landscape. The policy highlights that sustainable tourism will be supported in rural areas providing that it is of a scale appropriate to the local landscape and its surrounding environment. This will help to ensure that there is a **neutral effect** on the baseline position.
- 15.9.13 Overall, the economic policies would have mixed effects, with **not significant positive or negative effects** occurring depending upon the sensitivity of development sites, and the potential to achieve suitable mitigation.

Infrastructure and services

- 15.9.14 Policy IF1 identifies the type of infrastructure that may be required to support new development, which includes green infrastructure and more specifically National Forest planting. Such infrastructure would contribute towards enhancing the National Forest through the provision of more trees over the plan period. Where such mitigation measures are secured this could have a **not significant positive effect** in terms of enhancing the National Forest, an area of landscape value. The success of the policy would be dependent upon the sensitivity of landscapes and whether there are 'competing' infrastructure requirements.

Environment

- 15.9.15 In terms of the areas of separation between Coalville and Whitwick, Policy En5 highlights that development will not be permitted in these areas that would adversely affect or diminish the present open and undeveloped character. In the absence of this policy, the landscape value of these areas might not be recognised quite as much, and the character of the area could be eroded. Implementation of this policy therefore ought to have a **significant positive effect** in terms of protecting the character of the local landscape.
- 15.9.16 Policy En1 outlines the need for proposals for new development to conserve, restore and enhance biodiversity. In turn, this could have a positive effect by protecting landscapes where biodiversity assets (including Sites of Special Scientific Interest, LNRs and LWSs) contribute towards the landscape character. A **not significant positive effect** is predicted, as protection for biodiversity would be a requirement in the absence of the Local Plan, which should be taken into consideration in determining effects on the baseline.
- 15.9.17 Policy En3 identifies that within the National Forest the Council will work with the National Forest Company and other local authorities and partners to achieve the woodland cover target for the National Forest. An increase in woodland should have a **not significant positive effect** in terms of enhancing the quality of the local landscape.
- 15.9.18 Policy En4 states that "Within Charnwood Forest the Council will work in partnership with other Leicestershire County Council, Charnwood Borough Council and Hinckley and Bosworth Borough Council and other partners to protect and enhance the landscape, natural history and cultural heritage of the Charnwood Forest Regional Park (CFRP)". The policy highlights the need for new development within the CFRP to respect the character and appearance of the area in terms of design and materials used. The policy also identifies that priority will be given to proposals that maintain the traditional working landscape of the forest. These measures will help ensure that the objectives for the CFRP are implemented, leading to a **not significant positive effect**.
- 15.9.19 Overall the environmental policies in the Plan are predicted to have a **significant positive effect**. This reflects significant positive effects in terms of protecting open space around Coalville, and the cumulative effects of landscape enhancement in the National Forest and Charnwood Regional Park.

Heritage

15.9.20 The policies relating to heritage are unlikely to have an effect on landscape.

Climate change

15.9.21 Policy Cc1 identifies the Council's approach to considering proposals for renewable energy stating that applications for renewable and low carbon energy generation will be supported provided they do not cause a significant adverse impacts on (amongst a range of factors) the district's landscape. Implementation of this policy should ensure that landscape is considered while preparing proposals for such development and thus a **neutral effect** on the baseline is predicted.

Cumulative/synergistic effects on landscape and land (i.e. effects of the Local Plan 'as a whole')

15.9.22 The majority of development proposed in the Plan is already committed, and it is assumed that potential impacts on landscape have been deemed to be acceptable. The Plan directs further proposed new development towards the larger settlements thereby helping to protect rural landscapes from potential adverse effects. Policy S3 also provides stringent measures for the protection of landscape for new development in the countryside, which is a **significant positive effect**. New housing and employment development has the potential for negative effects, but these are not considered to be significant as there would be a need to adhere to the policies within the Local Plan that seek to protect and enhance landscapes.

15.9.23 The Plan also emphasises the importance of protecting and enhancing landscape character; specifically within Areas of Separation, within the National Forest and Charnwood Forest Regional Park. It is probable that development contributions will be secured to contribute to enhancements in these areas, which in combination would also be considered a **significant positive effect**.

15.10 Built and historic environment

Local Plan chapters / policies	SA11. Built and historic environment			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	P	Low	Mod	↑
Design (Policies D1-D3)	P	Low	Mod	↑
Housing (Policies H1-H7)	T	Mod	High	↓?
	P	Mod	High	↓
Economy (Policies EC1-EC13)	P	Mod	Low	↑
	P	Mod	High	↓
Infrastructure and services (Policies IF1-IF7)	/	/	/	?
Environment (Policies EN1-EN7)	P	Low	Mod	↑
Heritage (Policies HE1-HE2))	P	Low	High	↑
Climate change (CC1-CC3)	/	/	/	↔
The Local Plan 'as a whole' (i.e. cumulative effects)				↑↓

The Spatial Strategy

- 15.10.1 The spatial strategy relies upon a large number of 'committed' developments. Given that these developments have been granted permission, or there is a resolution to grant permission, it is assumed that there are no significant impacts anticipated on the district's built and natural heritage. However, in taking these (and further) developments forward, consideration should be given to the cumulative effects of development on the District's built and natural heritage.
- 15.10.2 Although there is no identified need to deliver more housing than would be delivered by those sites identified in the Plan, it is likely that further planning proposals will come forward. There will therefore be a need to manage the scale of to ensure that cumulative effects on built and natural heritage do not accrue. At this stage, the effects of the broad strategy are considered to be **neutral**.
- 15.10.3 Policy S3 identifies the need to protect the heritage located within the countryside and also emphasises that development in the countryside will only be approved where the industrial heritage and local distinctiveness (in addition to a range of other factors) is safeguarded and enhanced. Implementation of this policy should help to ensure that development proposals are located and designed with this objective in mind. A **neutral effect** is predicted to the baseline, as protection and enhancement of built heritage would be necessary anyway to satisfy the principles of the NPPF.

Design

- 15.10.4 Policy D1 will help to ensure that new development is of a higher quality design, which should have a **not significant positive effect** on the character of the built environment.
- 15.10.5 Policy D2 should ensure that shop frontages maintain their character and respect any heritage characteristics.
- 15.10.6 Policy D3 should also ensure that telecommunications masts have regard to the historic environment.
- 15.10.7 In combination, these policies ought to have a positive effect on the built environment, but the scale of influence is limited, so effects are not predicted to be significant.

Housing

- 15.10.8 The effects of housing development allocated in the Plan should mainly be attributed to where additional development will be located.
- 15.10.9 Policy H3 identifies a site to be allocated for housing development (land north of Ashby de la Zouch and former Arla Dairy site). The Ashby de la Zouch Conservation Area (incorporating listed buildings along Wood Street) is located towards the south of 'land north of Ashby de la Zouch'. Policy H3 makes reference to the importance of ensuring new development on the site protects and where possible enhances the Ashby de la Zouch Conservation Area. Planning applications for the site would also be considered in relation to Policy He1, and hence a neutral effect is predicted with respect to the conservation area. Ashby Castle Ruins are a Grade 1 listed Ancient Monument located within the town. Although development at Money Hill will not have any direct effects upon the fabric or 'on the ground' appreciation of this asset, there is potential for views from atop the castle to be affected by development at Money Hill. The presents the opportunity for negative effects. However, parts of the site that are visible from atop the castle have already been granted planning permission. Some of the remaining areas allocated for development are also visible, particularly during autumn and winter months when tree cover is lower. Development could change the setting of the countryside, which is potentially negative to the experience of the heritage asset. A **not significant negative effect** is predicted to occur as the setting of the countryside will already change due to permitted development. It should also be possible to mitigate effects by ensuring that tree lines are retained and development incorporates green infrastructure. In particular there is a ridge of trees to the north of the site that ought to be protected to ensure that longer range views are not affected by development. Once planting associated with development matures, the effects would lessen, but in the short term, there may be **significant effects** upon the experience from atop Ashby Castle. In response to these issues, the Council has amended policies Ec2 and H3 to '*ensure that development should minimise the impact upon the setting of Ashby de la Zouch Conservation Area and the Ashby Castle Scheduled Ancient Monument*'.

- 15.10.10 These changes should help to reduce the potential effects on the setting of Ashby Council, thereby reducing the significance of the effects. The success of this policy clause should be monitored to ensure that planning applications and subsequent works (including mitigation schemes) help to minimise the significance of effects. Therefore, a degree of uncertainty remains.
- 15.10.11 Policy H3 states that the development of land off Ashby Road/Leicester Road, Measham will be supported in the event that the proposed route of HS2 (when confirmed), prohibits the development of land west of High Street Measham (Policy H2). Land off Ashby Road/ Leicester Road is not located in close proximity to any designated heritage assets, and it is expected that any effects on the built environment could be managed through policy He1. Therefore, a **neutral effect** is predicted.
- 15.10.12 Overall, the effects of the housing policies are predicted to be a **not significant negative effect**, reflecting the potential for the experience of Ashby Castle to be significantly affected in the short term and to a lesser extent in the longer term.

Economy

- 15.10.13 Policy Ec2 identifies additional land north of Ashby de la Zouch (Money Hill) for employment development to meet the anticipated shortfall of employment land. The Ashby de la Zouch Conservation Area (incorporating listed buildings along Wood Street) is located towards the south of 'land north of Ashby de la Zouch'. Though the policy does not make explicit reference to the need to respect the Conservation Area, potential effects are considered to be unlikely. Planning applications for the site would also be considered in relation to Policy He1, and hence a **neutral effect** is predicted in this respect.
- 15.10.14 The Money Hill site is broadly visible from atop Ashby Castle, and so development for employment uses has the potential to generate negative effects on the setting of the castle (*only from views atop the tower*) by altering the character of the surrounding countryside. The areas that seem most appropriate for employment lie to the north and the south east of the site. The area to the north ought to be screened by existing tree lines, but it is important that these are retained. The area to the north of Discovery Way could be more visible, and therefore careful structural landscaping ought to be secured to ensure that the development is not visually intrusive. In combination with the proposed housing on Money Hill (much of which already has permission), this presents a **not significant negative effect**. However, there are uncertainties at this stage given that the precise areas for employment uses have not yet been defined. Changes to policies Ec2 and H3 have been made in response to the issues associated with views from atop Ashby Castle. These ought to reduce the magnitude and likelihood of effects occurring, though complete avoidance of impacts is unlikely.
- 15.10.15 Policy Ec8 identifies that new retail and town centre uses should protect and enhance the built and historical assets of the town centres (Coalville and Ashby de la Zouch) and local centres (Castle Donington, Ibstock, Kegworth and Measham). Implementation of this policy is likely to ensure that new retail and town centre uses are designed and located to ensure that the built and historical assets in close proximity are protected and enhanced. A **neutral effect** is predicted.
- 15.10.16 Policy Ec13 highlights that the Council will maximise the potential of tourism and increase tourist opportunities for visitors through enhancing the local environment and local distinctiveness, including heritage. This could have a **not significant positive effect** on heritage by providing uses for historic buildings, enhancing streetscapes and improving access to cultural heritage for local communities and visitors. The effects are likely to be limited in magnitude as the level of development (and thus potential contributions) is likely to be limited.
- 15.10.17 Overall, the economic policies are predicted to have mixed effects. There could be both **not significant positive and negative effects**. Most of the policies would have a neutral or uncertain effect, but Policy Ec13 could have some positive effects and the development at Money Hill has negative implications for the setting of Ashby Castle.

Infrastructure and services

- 15.10.18 Policy IF4 has the potential to have negative effects on heritage as a result of development associated with road improvement schemes. However, these schemes are required to support new development and would be likely to come forward anyway. The policies relating to infrastructure and

services are therefore considered unlikely to have a significant effect provided they are implemented alongside Policy He1. At this stage an **uncertain effect** is predicted.

- 15.10.19 Policy IF2 includes reference to cultural facilities alongside a range of community infrastructure. It is possible that infrastructure improvements could involve enhancement of heritage assets. However, it is unclear whether this factor will be prioritised and will need to be assessed on a case by case basis. Therefore **uncertain effects** are predicted.

Environment

- 15.10.20 Policy En4 would help to protect and enhance the heritage value of Charnwood Forest Regional Park when new proposals come forward in the park (including new recreational facilities and new access to the park by non-vehicular means). A **not significant positive effect** is predicted, as enhancement could be secured as a result of developer contributions.

Heritage

- 15.10.21 Policy He1 reflects guidance outlined in paragraph 126 of the NPPF, but provides local context. It incorporates measures that would help ensure that proposals for new development conserve and enhance the historic environment. Such measures include the need for proposals for new development: to conserve and enhance the significance of heritage assets; retain buildings, features and spaces that form part of the significance of heritage assets and their settings; contribute to the local distinctiveness, built form and scale of heritage assets; and to demonstrate a clear understanding of the significance of heritage assets and their wider context. **Not significant positive effects** are anticipated as a result of implementing this policy. The policy, however, could be improved by incorporating a provision within that acknowledges the potential wider social, cultural and environmental benefits that conservation of the historic environment can bring.

Climate change

- 15.10.22 Policy Cc1 will ensure that the potential impact on the historic environment is considered as part of preparing proposals for renewable and low carbon energy generation. The Policy is reflective of the NPPF, and is not expected to have a significant further influence in terms of the level of protection afforded to the historic environment. Therefore a **neutral effect** is predicted.

Cumulative/synergistic effects on Built and Historic Environment (i.e. effects of the Local Plan 'as a whole')

- 15.10.23 Policy H3 locates a significant development within proximity of the Ashby de la Zouch Conservation Area and within the setting of Ashby Castle. The predicted effects upon the Conservation Area are not likely to be significant given that policy He1 and D1 will need to be implemented. However, the development of Money hill for housing and employment presents the potential for significant negative effects on the experience of the castle (on views from atop the castle) in the short term, and not significant effects in the longer term (once construction phases have been completed and any new trees/vegetation has matured). Though it ought to be possible to reduce the effects of this development, some change to character is inevitable and so a **not significant negative effect** is predicted. The Council has amended policies H3 and Ec2 in response to these concerns, and thus the magnitude and likelihood of effects occurring ought to be reduced somewhat (potentially reducing the significance of the negative effect in the short term). This is positive, but a degree of uncertainty remains, as the success of the policy clauses will depend upon appropriate measures being agreed at design stage and these being implemented successfully. Careful monitoring is recommended.
- 15.10.24 Where new (or 'full') applications for development are submitted, or where existing planning permissions expire, there is potential for the policies in the Local Plan (particularly He1 and D1) to have a **not significant positive effect** in terms of ensuring the need to protect and enhance the District's built and natural heritage.
- 15.10.25 The in-combination effects of all the plan policies are not considered to be significant because they are largely reflective of national policy principles and legislation, which would already provide protection and enhancement for the historic environment.

15.11 Natural resources

Local Plan chapters / policies	14. Natural resources			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	/	/	/	↔
Design (Policies D1-D3)	/	/	/	↔
Housing (Policies H1-H7)	/	/	/	↔
Economy (Policies EC1-EC13)	T	Low	Low	↑
Infrastructure and services (Policies IF1-IF7)	P	Low	Low	↑
	T	Low	High	↓
Environment (Policies EN1-EN6)	/	/	/	↔
Heritage (Policies HE1-HE2)	P	Low	Low	↔
Climate change (CC1-CC3)	/	/	/	↔
The Local Plan 'as a whole' (i.e. cumulative effects)				↑

The Spatial Strategy

- 15.11.1 Whilst it is reasonable to assume that an increase in housing and employment development will lead to an increase in the use of natural resources, the majority of development accounted for in the Local Plan is already 'committed', and would therefore be likely to come forward anyway.
- 15.11.2 The distribution of development is also unlikely to have an effect on whether developments are resource efficient or not (the driving factor here is national Building Standards). However, it is noted that the majority of development is located in the main settlements of Coalville and Ashby de la Zouch, which are both close to a household waste recycling centre (and therefore the distances required to travel to recycle are smaller). Coalville has also been identified in the Leicestershire Waste Core Strategy as a broad location for strategic waste management facilities.
- 15.11.3 Policy S3 allows for the development of waste and minerals facilities in the countryside, which is positive, as these are often suitable locations.
- 15.11.4 Overall, it is considered that the spatial strategy is therefore likely to have a **neutral effect**.

Design

- 15.11.5 Although D1 encourages sustainable design and construction, the effects are not likely to be significant given that standards are set nationally and further improvements are not a requirement.

Housing

- 15.11.6 For developments that come forward in the future, the driving factor behind the resource efficiency of buildings will be National Housing Standards and Building Regulations. Therefore a **neutral effect** is predicted.

Economy

- 15.11.7 Policies Ec1 and Ec3 support B2 and B8 class uses on existing and planned employment areas across the district. These areas would be suitable for waste management facilities; which helps to

ensure there are suitable premises to support increasing levels of recycling and reuse. This is considered to be a **not significant positive effect**.

- 15.11.8 Policy Ec5 states that certain proposals within the safeguarding Area of East Midlands Airport will be required to consult and ensure that there would be no adverse impacts on the safety of the Airport. These potential restrictions could have a negative effect on the baseline position by reducing opportunities to extract aggregate resources in this area, as well as limiting the scale of waste management activities (which can attract birds). However, despite these issues, the effects of this policy have not been determined to be significant, because these restrictions would apply in the absence of the Local Plan.
- 15.11.9 Policy Ec4 in combination with other development factors, may lead to a not significant negative effect on natural resources as with an airport expansion, particularly during construction, will lead to increased use of materials.

Infrastructure and services

- 15.11.10 Policy IF1 sets out the framework for allowing new development to contribute to enhancements to infrastructure as required. This could include contributions towards the expansion or improvement of waste management facilities, which will allow for higher rates of recycling and reuse to be maintained. A **not significant positive effect** is predicted.
- 15.11.11 The development of new transport infrastructure under Policy IF2 will lead to the use of natural resources such as aggregate (for new roads), which is a **not significant negative effect**.

Environment

- 15.11.12 The 'environmental' policies within the draft Plan are **unlikely to have a significant effect** on the resource efficiency of new developments.
- 15.11.13 Policy En2 could prohibit certain waste disposal facilities in the River Mease Catchment Area if there was the potential for negative effects on water quality for example. However, the existing waste strategy for Leicestershire recognises the sensitivity of the River Mease and does not seek to focus strategic facilities in this area. Therefore, a **neutral effect** is predicted.

Heritage

- 15.11.14 Policy He1 supports the protection of heritage assets, including non-designated features. This could help to ensure that some buildings are re-used, which may have a positive effect in terms of reducing the need for new building materials. These effects are not considered to be significant though as the majority of housing would be new build.

Climate change

- 15.11.15 Policy CC1 supports the development of renewable energy. However, the focus of the policy is on ensuring that schemes are acceptable in relation to a range of other factors. This approach is largely reflective of the NPPF and so a **neutral effect** is predicted. With regards to wind energy, the policy is also largely reflective of national guidance (in the NPPG), so the effects are not considered to be significant. However, the identification of potentially suitable areas for wind energy schemes ought to have a **not significant positive effect** in terms of supporting an increase in this power source.

Cumulative/synergistic effects on natural resources (i.e. effects of the Local Plan 'as a whole')

- 15.11.16 Although it is reasonable to assume that new development will lead to increased use of natural resources and increased generation of waste, much of this development is already committed, and so these effects cannot be attributed directly to the Plan.
- 15.11.17 For further development that comes forward, the Plan is likely to have a limited influence on the ability to secure developments that make the use of resource efficient materials and minimise waste. These factors are largely dealt with through National Housing Standards and Building Regulations. However, the Plan seeks to distribute development to areas that make best use of existing infrastructure, which should help to reduce the need for new construction materials.

15.11.18 Policy Cc1 also identifies areas of potential suitability for wind energy development, which is a not significant positive effect.

15.11.19 Overall, a **not significant positive effect** is predicted.

15.12 Pollution

Local Plan chapters / policies	SA15. Pollution			
	P	I	L	S
The Spatial Strategy (Policies S1-S3)	T	Low	Low	↔/?
Design (Policies D1-D3)	P	Low	High	↑
Housing (Policies H1-H7)	P	Low	Mod	↑
	T	Low	High	↓
Economy (Policies EC1-EC13)	T	Low	High	↓
Infrastructure and services (Policies IF1-IF7)	T	Low	Mod	↑
Environment (Policies EN1-EN6)	P	Low	Mod	↑
Heritage (Policies HE1-HE2)	/	/	/	↔
Climate change (CC1-CC3)	/	/	/	↔
The Local Plan 'as a whole' (i.e. cumulative effects)				↑

The Spatial Strategy

15.12.1 The level of new development planned over the plan period will increase demand for water resources, emissions to the air and discharges to water, potentially affecting the quality of these resources. New development also has the potential to increase levels of noise and light pollution. As the majority of new housing and economic development already benefits from planning permission, the potential impact on water resources and quality, air, light and noise pollution would have been considered and deemed acceptable. For further development allocated over the Plan period (1,200 dwellings and up to 16 hectares of employment land at Money Hill), there are sufficient policies in the Plan (Policies IF1, En1, En2, En6 and Cc2) that should minimise pollution risks hence a **neutral effect** is anticipated.

15.12.2 Policy S2 identifies the settlement hierarchy and highlights its use when assessing the suitability of new proposals with the general principle that those settlements higher up the hierarchy will take more growth. The delivery of new development in the Principal Town (Coalville); Key Service Centres (Ashby de la Zouch and Castle Donington); and Local Service Centres (Ibstock, Kegworth and Measham) are likely to reduce the need to travel for people moving to these areas (as they are better served by employment opportunities and public transport links). This would help to reduce the amount of air pollution resulting from travel. These positive effects are considered to be temporary, as air quality could deteriorate or improve if patterns of travel change.

- 15.12.3 Further growth to Coalville, Castle Donington and Kegworth could put pressure on the AQMAs in these areas, as the predominant mode of travel is the private car. Although significant further growth would not be anticipated above that identified in the Plan (and may be refused on this basis), there is potential for development applications to come forward in these areas, which could put further pressure on air quality. It will therefore be necessary to manage the extent of additional growth in certain settlements to ensure that such effects do not occur. An **uncertain effect** has been recorded at this stage to reflect this issue.
- 15.12.4 Policy S3 highlights the need for proposals for development in the countryside to ensure that rivers and watercourses are safeguarded and enhanced. This would help to protect water amenity. A **not significant positive effect** is predicted.

Design

- 15.12.5 Policy D2 is very likely to prevent development that would affect residential amenity (or achieve suitable mitigation). This would include the avoidance of impacts relating to noise, odour and light. A **not significant positive effect** is predicted, as the number of people likely to benefit from this policy is not significant.

Housing

- 15.12.6 The potential effect in terms of the level of housing growth set out within the plan is highlighted in paragraphs 12.12.1 - 12.12.3 above.
- 15.12.7 Policy H3 allocates a site (land north of Ashby de la Zouch, former Arla Dairy site Ashby de la Zouch and Ivanhoe Equestrian Centre) and the reserve site (land off Ashby Road/Leicester Road, Measham). This development is expected to increase car use which could have a **not significant negative effect** on air quality. The policy requires linkages between the sites and surrounding areas for pedestrians and cyclists. This measure has the potential to encourage residents living on these sites to walk/cycle rather than use the private car. This could help to mitigate increases in air pollution caused by traffic but not to a significant extent.
- 15.12.8 Policy H7 identifies a requirement for proposals for new sites or extensions to existing sites for Gypsies and Travellers and Travelling Showpeople should be serviced by adequate essential services including water supply. This would have a **not significant positive effect** in terms of ensuring that new sites are adequately serviced in terms of water supply. Planning to provide suitable pitches for Gypsies and Travellers would also help to reduce the occurrence of illegal sites, which are more likely to lead to pollution problems if they are not properly serviced by water and waste services.

Economy

- 15.12.9 The potential effect in terms of the level of employment land planned for is highlighted in paragraph 13.12.1 above.
- 15.12.10 Land north of Ashby de la Zouch (Money Hill) is allocated for employment development. Policy Ec2 sets out the need for new development to incorporate provision of cycle and walking links to the adjoining housing proposed development under Policy H3a. This is not expected to alter air pollution levels given the quantum change in vehicle movements that would be required to achieve this, Therefore a **not significant negative effect** is predicted to reflect the anticipated increase in car use.
- 15.12.11 Policy Ec4 highlights that the growth of the East Midlands Airport will be supported provided that measures are incorporated to reduce the number of local residents affected by airport related noise. The policy also highlights the need for the airport to incorporate measures to ensure local air quality will be below relevant standards. Similarly, Policy Ec7 sets out a requirement for the development of Donington Park to incorporate measures to reduce the number of local residents affected by the racetrack's operation and expansion. This policy should help to mitigate any potential negative impacts on amenity from noise pollution as a result of the expansion. Therefore a **neutral effect** is predicted on the baseline position.

Infrastructure and services

- 15.12.12 Policy IF1 highlights the need for development to be supported by appropriate infrastructure to mitigate its impact upon the environment and communities. The policy identifies the type of infrastructure required to support new development, which includes utilities (including water and waste) and sustainable drainage. Ensuring that utilities are upgraded to support development will be important to prevent pollution to the environment.
- 15.12.13 New development will be expected to contribute towards improvements (Policy IF1) through the provision of cycle and public footpath links. This could reduce the amount of air pollution resulting from travel through encouraging people to travel via cycle or on foot. However, in the context of affecting air quality, the effects of this policy would be insignificant.
- 15.12.14 Policy IF6 identifies the importance of facilitating the delivery of restoration works to the Ashby Canal as well as protecting and securing improvement to an alternative route. Such measures would have a **not significant positive effect** on the amenity value of rivers and lakes in terms of enhancing the quality of the local environment.

Environment

- 15.12.15 Policy En1 sets out the need for development proposals to avoid, mitigate or compensate for any significant harm on areas of nature conservation value, including river corridors. The policy identifies that Sustainable Urban Drainage Systems (SUDs) will be used to create wetland and marshland habitats, bringing a **not significant positive effect** in terms of water amenity.
- 15.12.16 The improvement of water quality within the River Mease catchment is emphasised within Policy En2. This policy states that new development in the River Mease catchment will be allowed only where: there is sufficient headroom capacity available at the waste water treatment works to which it is proposed that flows from the development will go; and the proposed development is in accordance with the provisions of the Water Quality Management Plan. This will have a **not significant positive effect** in terms of protecting and improving water quality. The effects (of the policy) are not considered to be significant because measures to protect and improve water quality are already in place. However, the Local Plan does help to deliver the Water Quality Management Plan and provides a mechanism for securing contributions to improvements.
- 15.12.17 Policy En6 highlights the need for proposals for development on land that is (or suspected of being) subject to land instability issues or contamination, or is located within the Coal Mining Development Referral Area or within or close to an Air Quality Management Area or close to a known source of noise will be supported where: a planning application is accompanied by a detailed investigation and assessment of the issues; and appropriate mitigation are identified to avoid adverse impacts. This policy is reflective of National Planning Practice Guidance in relation to what is required to be submitted relating to land and air quality as part of planning applications. Therefore, there would be a **neutral effect** in relation to pollution.

Heritage

- 15.12.18 The delivery of Policy He1 is unlikely to have an effect in terms of water, air or noise pollution.

Climate change

- 15.12.19 Policy Cc1 identifies the Council's approach to considering proposals for renewable energy within the District. The policy outlines that planning applications for renewable and low carbon energy generation will be supported provided they do not cause a "significant adverse effect" on (amongst a range of factors) the integrity of the water environment, and upon residential amenity (including noise and light pollution). Although this policy is positive in terms of minimising pollution, these principles are set out in the NPPF/NPPG and would be a requirement of development anyway and thus the effects of the Plan are predicted to be **neutral**.
- 15.12.20 Policy Cc2 sets out the Council's approach to minimising risk and impact of flooding by reiterating guidance and policy set out in the NPPG and NPPF. In addition to Policy Cc2, Policy Cc3 identifies the need for development proposals to manage surface water drainage by Sustainable Drainage Systems (SuDS). The policy emphasises the need to link SuDS into wider initiatives to improve

water quality. The provision of SuDS as part of new development should help ensure that water quality is protected and improved through the provision of appropriate drainage.

- 15.12.21 Implementation of these policies should help to ensure that water amenity and quality are protected in terms of flooding from sewers. A **not significant positive effect** is predicted given that these are requirements set out in the NPPF and NPPG and would need to be considered anyway.

Cumulative / synergistic effects on Water and Pollution (i.e. the effects of the Plan 'as a whole')

- 15.12.22 The level of new development planned over the plan period will increase demand for water resources, increase emissions to the air and increase discharges to water, potentially affecting the quality of these resources. However, as the majority of new housing and economic development required already benefits from planning permission, it is assumed that the potential impact on water resources and quality, air, light and noise pollution was considered and considered acceptable (taking mitigation into account).
- 15.12.23 Development management policies in the Plan are considered appropriate to minimise the effects of further development upon air quality, water quality and residential amenity (noise and light pollution). In particular, policies that promote the development of pedestrian and cycle links, and seek to achieve enhancement to the quality and amenity of water, should help contribute to a **not significant positive effect** on the baseline situation.

16. Mitigation and enhancement

- 16.1.1 As the plan was being developed, the draft policies were subjected to SA, and a small number of mitigation and enhancement measures were suggested through the SA.
- 16.1.2 Generally, the draft Local Plan has been positively prepared. There was little scope for suggesting mitigation measures, as no significant negative effects were identified. However, there was some scope for enhancement of positive effects, as well as mitigation where not significant negative effects were identified.
- 16.1.3 Table 16.1 below sets out the measures suggested through the SA below and the response taken by the Council. In some instances, this led to policy changes, which has been reflected in the SA findings in Chapter 15.

Table 16.1: Proposed mitigation and enhancement measures

Issue	Mitigation / enhancement	Response
Increasing the proportion of low carbon energy generation is an important objective that the Local Plan should seek to support	It could be made explicit in Policy Ec3 that low carbon facilities will be supported at existing employment sites.	The Council consider that the Local Plan will allow for and encourage suitable facilities on employment sites such as waste management centres. Therefore, no amendments to this policy are considered necessary.
Proposed policy Cc1 has the potential to be overly restrictive with regards to wind energy.	Proposed policy Cc1 set out that wind energy schemes would 'not be granted' unless they had community support. This could be restrictive, as wind energy is not always popular. It is suggested that the wording is changed.	The Council has amended the policy to state that proposals will be 'supported' where there is community support. This change is beneficial with regards to low carbon energy generation.
Whilst Policy En4 will help to protect the character of Charnwood Forest (which may correspond with the protection of wildlife habitats), the emphasis of the policy is on the landscape and cultural heritage of the area. It is therefore less likely that there would be significant enhancements with regards to biodiversity.	Policy En4 should also give priority to proposals that enhance biodiversity and reverse habitat fragmentation, in particular lowland heathland and deciduous woodland.	The Council have amended Policy En4 to include the following as a priority proposal for support. <i>Enhance the biodiversity of the CFRP, consistent with the aims of the Charnwood National Character Area profile (SEO3);</i>
A number of policies propose increased visitors to the countryside, National Forest and Charnwood Regional Park. This could create increased recreational pressure on areas of importance to biodiversity.	Policies Ec13 En1, En3 and En4 could include a clause relating to managing visitor pressure. For example... <i>Proposals should demonstrate how access and visitor management (on biodiversity) will be addressed as part of the development.</i>	The Council has amended policy En1 and Ec13 to take account of this issue.

Issue	Mitigation / enhancement	Response
A new strategic development at Money Hill has the potential for negative effects in the character of Ashby de la Zouch Conservation Area	Although planning applications for the site would need to be considered in relation to Policy He1, Policies Ec2/H3 ought to make reference to the importance of ensuring new development on the site protects and where possible enhances the Ashby de la Zouch conservation area.	The Council has amended policies Ec2 and H3 to make more explicit reference to the historic environment.
There is evidence to support a higher standard for water efficiency in new development	A clause could be included requiring developers to secure the higher optional water standard (110l/day) subject to viability This approach was proposed at the draft Plan Stage.	This policy has since been removed due to the potential negative impacts this could have on water quality in the River Mease.
A new strategic development at Money Hill has the potential for negative effects on the experience of Ashby Castle.	Notwithstanding the fact that a large proportion of Money Hill already has planning permission, further effects upon views from the castle could be minimised by ensuring that existing belts of trees/vegetation are retained and structural landscaping secured to achieve screening and a less intrusive urban form to the development.	The Council has made specific reference to the need to consider views from atop Ashby Castle in the design and layout of development at Money Hill. Changes have been made to policy H3(a)(v) and within Ec2.

Negative effects that recommendations have not been made for

- 16.1.4 There are certain negative effects that have been identified where it has been considered unnecessary, or not possible to make recommendations for mitigation. These are discussed below.
- 16.1.5 The development of new transport infrastructure under Policy IF2 will lead to the use of natural resources such as aggregate (for new roads), which is a **not significant negative effect** on natural resources (SA14). To an extent, these effects are unavoidable. One recommendation that could be made would be to encourage the use of secondary aggregates in the construction of new roads. However, it is considered that this is outside the scope of the Local Plan.
- 16.1.6 Policies Ec3/H3 could potentially lead to negative effects on landscape character in Ashby de la Zouch. However, there are already policy measures in place to mitigate the impact of development on landscape. Whilst this might achieve an acceptable effect on landscape in planning terms, it is likely that there will be some unavoidable effects in spite of mitigation, as there will be a permanent change to land use on a large area of open green space. There will also be an unavoidable loss of agricultural land.
- 16.1.7 New development in Ashby de la Zouch at Money Hill, will lead to an increased number of car trips, especially as public transport links are not strong outside of peak hours. This could have a not significant negative effect on travel (SA7). However, the policy will also promote walking and cycling links, and the site is generally well linked to the town centre, which could help to offset potential increases in car travel. These mitigation measures are appropriate and should help to reduce those negative effects identified above. A residual negative effect is likely to occur though that cannot be fully mitigated.

17. Conclusions

- 17.1.1 As stated various times throughout the appraisal of the Plan, the majority of housing and employment being planned for over the plan period is committed. There is limited potential for the Local Plan to affect the delivery of this development. Having said this, there will be further development (including housing and employment allocations at Money Hill in Ashby de la Zouch) that will be directed to settlements that are broadly well served by facilities and with access to jobs (i.e. The principal towns and key service centres). This should help to support the local economy and have positive effects on health and wellbeing. Potential negative effects on environmental factors (such as landscape, built heritage and biodiversity) are considered unlikely to be significant given that policies in the Plan will seek to provide suitable mitigation. The Plan also has the potential to have a significant positive effect on biodiversity through enhancement measures, and will help to secure higher quality design in new development, particularly in terms of improving the water efficiency of new homes.
- 17.1.2 Negative effects upon the experience of Ashby Castle (views from atop) have been identified as a result of the Money Hill development. Whilst much of this area already has planning permission, further development is only likely to exacerbate any changes to the setting of the countryside viewed from atop the castle. It is important that the next phases of development are carefully designed to ensure that long range views from the castle are protected, as well as introducing landscaping measures to ensure that development is well supported by green infrastructure and open space. Despite mitigation on site, an element of change will still occur, so negative effects are recorded. However, these ought to reduce over time as construction phase's end and new trees/vegetation matures.
- 17.1.3 Generally, the Plan has been positively prepared, and there was little scope for suggesting mitigation measures, as few negative effects were identified. However, as the plan was being developed, the draft policies were subjected to SA, and a small number of mitigation and enhancement measures were suggested through the SA. This led to positive changes to policies Ec2, Ec3, , En1 and En4 as outlined in the previous section.
- 17.1.4 Table 17.1 below presents a summary of the effects identified for each SA topic.

Table 17.1 – Summary of cumulative effects of the Local Plan on the SA objectives

SA1 Housing	SA2 Health	SA3 Communities	SA4 Economy / SA5 Employment	SA6 Town centres	SA7 Travel	SA8 Low carbon energy	SA9 Flooding	SA10 Biodiversity	SA11 Heritage	SA12 Landscape	SA13 Land and soil	SA14 natural resources	SA15 Pollution
↑	↑	↔	↑	↑	↑	↑	↑	↑ ↓	↑ ↓	↑	↓	↑	↑ ↓

Summary of effects	Monitoring measures
Housing (SA1)	
<p>The spatial strategy (with supporting housing policies) will have a significant positive effect on the baseline by seeking to meet the objectively assessed housing need for the district (which takes into account the need to support economic growth). Given that a large proportion of this housing is already committed, the likelihood of this housing being delivered is considered to be high (although market factors will clearly be important). A further strategic housing allocation in Ashby de la Zouch will also help to deliver affordable housing in an area of relatively high house prices, which is positive for local communities in this area.</p> <p>In general, the development management policies in the plan are supportive of housing growth, and are likely to add to the attractiveness of development, rather than act as a barrier.</p> <p>The plan is considered likely to have a significant positive effect on the baseline position.</p>	<p>Annual number of housing completions and percentage of annual targets/projections.</p> <p>Annual number of affordable dwellings delivered and percentage of target.</p>
Health and wellbeing (SA2)	
<p>The Plan incorporates measures delivering not significant positive effects on the health and wellbeing of the District's population. The Plan aims to provide sufficient housing (including affordable housing) and employment opportunities for the District's population which would have a positive effect on their wellbeing. In addition, the Plan incorporates policies (including EN1-EN6, S4, and IF3), which aim to protect and enhance the natural environment, and open space throughout North West Leicestershire, which would have a positive effect in terms of promoting healthy lifestyles in the district.</p> <p>A requirement to deliver new community services and facilities throughout North West Leicestershire and improve existing services and facilities (IF1 and IF2) should have a not significant positive effect on the health and wellbeing of the District's population through ensuring good access to key services and facilities.</p> <p>Only Policy Ec2 in the Local Plan is determined to have a significant positive effect on the baseline by providing employment opportunities in Ashby de la Zouch. In combination however, there could be synergistic effects which could lead to a further significant positive effect on health and wellbeing in the longer term. For example, residents would be more likely to be able to access a job and affordable housing, have access to good quality environments and community facilities, and have better facilities for walking and cycling. Together, these factors could make a difference to health and wellbeing, which is the product of a complex relationship between multiple factors.</p>	<p>Net change in the amount of open space.</p> <p>Financial contributions to open space provision.</p> <p>Net loss / gain in community facilities.</p> <p>Health profile monitoring.</p>

Summary of effects	Monitoring measures
Communities, town and village centres (SA3 / SA6)	
<p>There is a strong focus in the Plan to ensure vitality and viability of existing town and local centres. By directing an appropriate level of growth to settlements, this should help to support local businesses, without having an undue adverse effect on the character of settlements, which is important in terms of community identify and attracting visitors.</p> <p>Growth at towns and villages may offer the opportunity to enhance community infrastructure through securing developer contributions. The Plan sets out an appropriate policy framework for achieving this.</p> <p>Economic policies are likely to have a significant positive effect on the town and village centres baseline position. In combination with other policies in the Plan, the overall effect would still be a significant positive effect on the town and village centres.</p>	<p>Vacancy rates in town and village centres.</p>
Economy and Employment (SA4 / SA5)	
<p>The Plan seeks to provide sufficient land to support employment opportunities throughout the District. There is also support for economic diversification in rural areas, increased visitor attractions and protection of good quality employment land.</p> <p>The policies in the Plan seek to provide sufficient housing to support economic growth and to improve accessibility through infrastructure improvements. Overall, a significant positive effect is predicted.</p>	<p>Employment land lost to other uses.</p> <p>Number of visitors / day trips to visitor attractions.</p> <p>Commuting trends.</p>
Travel (SA7)	
<p>As a large proportion of development has already been committed, infrastructure will have been secured that minimise impacts on transport. For any further development, the Plan directs housing and employment towards the main settlements which will help to ensure that existing facilities and public transport links will be in close proximity. However, Increased development in the main towns (as directed by the settlement hierarchy) is likely to lead to further travel by private car, which is the most prevalent form of travel in the District. In areas of greatest development such as Coalville and Ashby de la Zouch, this could lead to increased congestion at peak times.</p> <p>Plan policies encourage the development of sustainable modes of transport in new development, seek to ensure that infrastructure is upgraded as necessary, and also support the re-opening of the National Forest Rail Line. These measures will each help to minimise additional car traffic and promote sustainable modes of travel.</p> <p>Overall a not significant positive effect is predicted. Whilst the Plan will encourage shorter trips, and more sustainable modes of travel, the influence of the policies is not considered to be high; given that the majority of development (and mitigation) has already been established, and the predominant mode of travel would remain the private car.</p>	<p>Financial contributions towards transport infrastructure improvements.</p> <p>Ratio of workplace- based employment to residence- based employment.</p> <p>Proportion of new housing developments within 400m of a bus stop/rail station, primary school.</p> <p>Peak time congestion and traffic count monitoring.</p> <p>Public transport use monitoring.</p>

Summary of effects	Monitoring measures
Climate change: Low carbon energy (SA8)	
<p>The spatial strategy is unlikely to have a significant influence on whether development is able to achieve carbon emissions reductions.</p> <p>Most policies in the Plan could have positive implications for climate change mitigation and adaptation, but they are unlikely to have an effect on the baseline position as they reflect principles set-out in national policy. However, identifying potentially suitable areas for wind energy is an important step towards the development of such energy schemes. Consequently, a not significant positive effect is predicted overall.</p>	<p>Renewable energy capacity installed by type.</p> <p>Domestic emissions per capita (tonnes).</p>
Climate Change: Flooding (SA9)	
<p>The distribution of housing and employment (through committed development) could potentially lead to development in areas at risk of flooding such as Castle Donington and Kegworth. However, a large amount of development has already been examined through the planning system and flood risk assessments will have formed part of this process as necessary.</p> <p>Any further development (guided by the settlement hierarchy) would also need to satisfy policy requirements on flooding, which would ensure that development did not take place in areas at risk of flooding and / or would secure appropriate mitigation. A neutral effect is predicted.</p> <p>Policy Cc2 will help to ensure that flood risk does not increase as a result of new development, whilst Cc1 encourages the use of sustainable drainage systems and green infrastructure to manage flooding. This should lead to a not significant positive effect.</p>	<p>Number of strategic flood risk assessments undertaken.</p> <p>Applications granted contrary to Environment Agency advice.</p> <p>Net change in surface water run off rates.</p>

Summary of effects	Monitoring measures
Biodiversity and Geodiversity (SA10)	
<p>Given that the majority of housing development is already 'committed', there is limited potential for the Local Plan to influence where the bulk of housing will come forward and therefore, the effects on biodiversity are limited.</p> <p>Allocations for additional housing growth in Ashby de la Zouch could lead to further discharge from Pakingham waste water treatment works, with the potential for negative effects on water quality (and thus biodiversity) in the River Mease Catchment. However, there is currently sufficient capacity at the works to accommodate this development, and Policy En2 would seek to manage further development that could have an adverse effect on the River Mease Catchment. The site appraisal identified that there are potential local wildlife sites that could be affected. Development would, however, be required to adhere to policies in the Local Plan seeking to avoid effects on biodiversity and enhance green infrastructure; which is potentially positive. Consequently an uncertain effect is identified with regards to effects on local wildlife.</p> <p>In combination, there is potential for the policies in the Plan to have a significant positive effect on biodiversity associated with new developments through policies that seek to reverse habitat fragmentation, enhance green infrastructure, protect water quality and implement natural drainage systems. Potential not significant negative effects could occur as a result of strategic and local highways improvements.</p>	<p>Net loss / gain in priority habitats and local wildlife sites.</p> <p>Biodiversity enhancement secured through new development.</p> <p>Habitat Regulations Assessments undertaken</p> <p>Development requiring compensation and % with appropriate schemes secured.</p>
Landscape and land (SA12 / SA13)	
<p>The majority of development proposed in the Plan is already committed, and it is assumed that potential impacts on landscape have been deemed to be acceptable. The Plan directs further proposed new development towards the larger settlements thereby helping to protect rural landscapes from potential adverse effects. Policy S4 also provides stringent measures for the protection of landscape for new development in the countryside, which is a significant positive effect. New housing and employment development has the potential for negative effects, but these are not considered to be significant as there would be a need to adhere to the policies within the Local Plan that seek to protect and enhance landscapes.</p> <p>The Plan also emphasises the importance of protecting and enhancing landscape character; specifically within Areas of Separation, within the National Forest and Charnwood Forest Regional Park. It is probable that development contributions will be secured to contribute to enhancements in these areas, which in combination would also be considered a significant positive effect.</p> <p>Not significant negative effects are also predicted as there would be a loss of agricultural land classified as best and most versatile as part of the allocation of Money Hill. As further developments come forward there is also potential for further effects on agricultural land and landscape.</p>	<p>Community perception of changes to their settlements.</p> <p>Landscape character assessments undertaken.</p> <p>Development permitted in the countryside (Ha)</p> <p>Financial contributions towards enhancements in the National Forest.</p> <p>Net loss of best and most versatile agricultural land.</p>

Summary of effects	Monitoring measures
Built and historic environment (SA11)	
<p>Policy H3 locates a significant development within proximity of the Ashby de la Zouch Conservation Area and within the setting of Ashby Castle. The predicted effects upon the Conservation Area are not likely to be significant given that policy He1 and D1 will need to be implemented. However, the development of Money hill for housing and employment presents the potential for significant negative effects on the experience of the castle (on views from atop the castle) in the short term, and not significant effects in the longer term (once construction phases have been completed and any new trees/vegetation has matured). Though it ought to be possible to reduce the effects of this development, some change to character is inevitable and so a not significant negative effect is predicted. The Council has amended policies H3 and Ec2 in response to these concerns, and thus the magnitude and likelihood of effects occurring ought to be reduced somewhat (potentially reducing the significance of the negative effect in the short term). This is positive, but a degree of uncertainty remains, as the success of the policy clauses will depend upon appropriate measures being agreed at design stage and these being implemented successfully. Careful monitoring is recommended.</p> <p>Where new (or 'full') applications for development are submitted, or where existing planning permissions expire, there is potential for the policies in the Local Plan (particularly He1 and D1) to have a not significant positive effect in terms of ensuring the need to protect and enhance the District's built and natural heritage.</p> <p>The in-combination effects of all the plan policies are not considered to be significant because they are largely reflective of national policy principles and legislation, which would already provide protection and enhancement for the historic environment.</p>	<p>Conservation Area Assessments – Changes in character compared to previous assessments.</p> <p>Change in the number and condition of heritage assets 'at risk'.</p> <p>Community perception of changes to their settlements.</p> <p>Feedback on customer experiences at Ashby Castle.</p> <p>Planning conditions established to ensure that significant effects on the setting of Ashby Castle are minimised during construction and occupancy of the development at Money Hill.</p>
Natural Resources (SA14)	
<p>Although it is reasonable to assume that new development will lead to increased use of natural resources and increased generation of waste, much of this development is already committed, and so these effects cannot be attributed directly to the Plan.</p> <p>For further development that comes forward, the Plan is likely to have a limited influence on the ability to secure developments that make the use of resource efficient materials and minimise waste. These factors are largely dealt with through National Housing Standards and Building Regulations. However, the Plan seeks to distribute development to areas that make best use of existing infrastructure, which should help to reduce the need for new construction materials.</p> <p>Policy Cc1 also identifies areas of potential suitability for wind energy development, which is a not significant positive effect.</p> <p>Overall, a not significant positive effect is predicted.</p>	<p>Cost of waste disposal per capita.</p> <p>Levels of recycling, composting and reuse.</p> <p>% of housing developments achieving water efficiency standards.</p>

Summary of effects	Monitoring measures
Pollution (SA15)	
<p>The level of new development planned over the plan period will increase demand for water resources, increase emissions to the air and increase discharges to water, potentially affecting the quality of these resources. However, as the majority of new housing and economic development required already benefits from planning permission, it is assumed that the potential impact on water resources and quality, air, light and noise pollution was considered and deemed to be acceptable (taking mitigation and cumulative effects into account).</p> <p>Development management policies in the Plan are considered appropriate to minimise the effects of further development upon air quality, water quality and residential amenity (noise and light pollution). In particular, policies that promote the development of pedestrian and cycle links, and seek to achieve enhancement to the quality and amenity of water, should help contribute to a not significant positive effect on the baseline situation.</p> <p>Development of Money Hill in Ashby de la Zouch is expected to increase car travel, which would have a not significant negative effect on air quality in this area.</p>	<p>Air quality monitoring.</p> <p>Achievement of water framework directive targets.</p>

18. Next steps

- 18.1.1 Following consultation on the Plan, the Council took account of consultation responses and the findings of the sustainability appraisal (and other evidence) before finalising the Plan for Examination.
- 18.1.2 This SA Report has been prepared (updated) to support the Submission Version of the Local Plan.
- 18.1.3 The timetable moving towards adoption of the Plan is set out in Table 18.1 below.

Table 18.1 – Timetable

Date	Milestone
4 th October	Submission
January 2017	Examination in Public
September 2017	Adoption

- 18.1.4 At each of these stages, it may be necessary to undertake additional iterations of SA to account for changes/modifications to the Plan.

Monitoring

- 18.1.5 At the current stage (i.e. within the SA Report), there is a need to present measures envisaged concerning monitoring. As such, Table 17.1 suggests measures that might be taken to monitor the effects (in particular the negative effects) highlighted by the appraisal of the Plan (see Part 3 of this SA Report).

Consultation questions

- 18.1.6 The following questions have been prepared to help identify any key issues that stakeholders wish to raise concerning the SA Report. This ought to help focus attention on the critical aspects of the SA process and identify if there are any important omissions, or whether there is general support for the findings and approaches taken.
- Do you think the scope of the SA remains appropriate?
 - Do you think the methodologies used to assess effects are appropriate?
 - Do you think that we have covered a reasonable set of alternatives for the growth and distribution of housing land? If not, what alternative approaches do you think we should have tested and why?
 - Do you think we have appraised a reasonable set of site options? If not, which sites should we have tested and why?
 - Do you think the alternatives have been tested in a consistent, fair manner?
 - Do you agree with the findings outlined in the SA Report?

Appendices

Appendix A: Appraisal of housing growth alternatives

The reasonable alternatives

This appendix sets out an appraisal of three reasonable alternatives for the growth of housing across the district. The three alternatives are described below.

Alternative A – Plan for development on the basis that there is no need to allocate further development over and above that committed development which it is anticipated is likely to be delivered up to 2031 (9600).

Alternative B - Meet the full objectively assessed need. Under this approach, there would be a need to provide an additional 800 dwellings to ensure that the target of 10,400 is achieved. This could be distributed in a number of ways – but it is assumed the settlement hierarchy would guide development, unless constraints dictate otherwise. Where possible, an explanation of the effects of different distribution possibilities is given.

Alternative C – Meet a higher level of housing need as proposed by Gladmans (12,740). Under this approach there would be a need to provide an additional 3140 dwellings as well as committed development. This could be distributed in a number of ways. However, it is assumed the settlement hierarchy would guide development, unless constraints dictate otherwise. Where possible, an explanation of the effects of different distribution possibilities is given.

Appraisal methodology

The appraisal identifies and evaluates ‘likely significant effects’ on the baseline / likely future baseline associated with each alternative, drawing on the sustainability topics and objectives as a methodological framework.

The task of forecasting effects is inherently challenging due to:

- The high level nature of the policy measures under consideration;
- Being limited by definition of the baseline and (in particular) the future baseline;
- The ability of developers to design out/mitigate effects during the planning application stage.

In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made.¹⁸

It is important to note that effects are predicted based upon the criteria presented within the SEA Regulations.¹⁹ So, for example, account is taken of the nature of effects (including magnitude, spatial coverage and duration), the sensitivity of receptors, and the likelihood of effects occurring as far as possible. The potential for ‘cumulative’ effects is also considered. These effect ‘characteristics’ are described within the appraisal as appropriate under each sustainability topic. A table is also presented under each topic summarising the predicted effects and their characteristics (i.e. namely whether they are significant or not).

For each alternative, one of the following symbols has been allocated for each SA topic.

Major negative effect	xxx	Minor positive effect	✓
Moderate negative effect	xx	Moderate positive effect	✓✓
Minor negative effect	x	Major positive effect	✓✓✓
Neutral effect	↔	Effects are unclear	?

NB: Positive and negative effects are considered to be significant (to differing degrees).

¹⁸ As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>):





"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."

¹⁹ Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004



Housing (SA Objective 1)						
	A. No more than committed developments (9,600)	✓	B. Meet the identified housing target (10,400)	✓✓	C. Higher growth (12,740)	✓✓✓ ✗
Nature of effects	<p>New development will provide market and affordable housing throughout the district in accordance with the settlement hierarchy. This will improve access to housing for different social groups. Under alternative B, the full objectively assessed need would be met, whilst under alternative A, this would be less likely. Under alternative C, housing supply would exceed the expected demand. Whilst ensuring housing supply for the North West Leicestershire area, an oversupply of dwellings may saturate the market, and drive local prices down and stagnate the local market.</p> <p>The distribution of housing being given permission in the district is favouring the Coalville urban area and the other larger settlements (e.g. Ashby, Measham, Castle Donington, Ibstock and Kegworth). Of the total permissions over 80% were in these areas.</p>					
Sensitivity of receptors	<p>In general, rural homes are less affordable than urban homes. There is a need for more affordable housing in all parts of the district, with particular need in areas where housing prices are highest, such as the rural area and in Ashby-de-la-Zouch.</p>					
Likelihood of effects	<p>The Council has made allowance for the commitments that may not come forward over the plan period. It is therefore very likely that the 9600 units would be delivered over the plan period. In the event that permissions lapse, it is still considered likely that this level of housing would be delivered, as further development proposals would still be expected to come forward and a proportion would be expected to be approved. Under alternative B, an additional 800 dwellings would need to be delivered to achieve the housing target. It is considered likely that these would be secured given that there would be allocations in the Local Plan to achieve this. Under Alternative C, an additional 3140 dwellings would be planned (in addition to commitments and completions), significantly exceeding the OAN. Whilst there may potentially be sufficient sites that could accommodate this level of growth it is uncertain whether this level of development would actually be delivered.</p>					
Significance	<p>Given the high level of committed developments, each alternative is likely to help deliver the full objectively assessed need in the district over the plan period. However, for alternative A, there would be a shortfall that would need to be met through windfall development. Therefore, only a minor positive effect is predicted for Alternative A. Alternative B is more positive than A; as it would meet the full objectively assessed housing need. Alternative C, whilst meeting and exceeding the need, might actually have a negative effect by saturating the local market, therefore, the effects upon housing are predicted to be both positive in some respects and negative in others.</p>					

Health and Wellbeing (SA Objective 2)						
	No more than committed developments 9,600)	✓	B. Meet the identified housing target (10,400)	✓?	C. Higher growth (12,740)	✓✓/x ?
Nature of effects	<p>There is the potential for growth to support regeneration, and in turn support the achievement of health and well-being objectives. The distribution of housing being given permission in the district is favouring the Coalville urban area and Rural Centres (e.g. Ashby, Measham, Castle Donington, Ibstock and Kegworth). Of the total permissions over 80% were in these areas and the settlement hierarchy is likely to continue this trend. Therefore the majority of new housing will be located in areas with good access to facilities, services and jobs.</p>					
Sensitivity of receptors	<p>There are pockets of health deprivation in the district, particularly in the Coalville urban area.</p> <p>Noise around the East Midlands Airport means that development in Castle Donington could lead to wellbeing issues for residents.</p>					
Likelihood of effects	<p>The Council has made allowance for the commitments that may not come forward over the plan period. It is therefore very likely that the 9600 units would be delivered over the plan period. In the event that permissions lapse, it is still considered likely that this level of housing would be delivered, as further development proposals would still be expected to come forward and a proportion would be expected to be approved. Under alternative B, an additional 800 dwellings would need to be delivered. It is considered likely that these would be secured given that there would be allocations in the Local Plan to achieve this. Under alternative C, an additional 3140 dwelling units would need to be delivered. It is uncertain whether this target would be met in full, or where this would be located, but there is an assumption that following the hierarchy there would be further growth in Coalville, followed by higher levels of growth at key centres and other settlements.</p>					
Significance	<p>Given the high level of committed developments, alternative B is likely to deliver the full objectively assessed need in the district over the plan period. Given that the majority of this would be likely to come from committed development, the effects are not considered to be major. However, the location of further development (for B and C) would determine what the effects would be. Increased development to Coalville in particular (following the settlement hierarchy) could help to further support regeneration initiatives, having a more positive effect on health and wellbeing for Alternative C (and to a lesser extent alternative B) compared to alternative A. Alternative C could potentially offer even more support to regeneration initiatives in Coalville; however it may also increase development within the urban areas to a point where it has a negative effect on the local area (for example an increase in traffic, effects on green gaps). Increased development in the key centres and villages could also help to provide affordable housing in a greater variety of settlements. However, increased development in 'less sustainable' locations may be necessary to meet this level of need, and thus there could be effects upon the capacity of health and education services, as well as how communities view their areas. Therefore, the effects are predicted to be mixed, with both positives and negatives being felt by different groups and in different parts of the district. There remains uncertainty, as the precise distribution of development is not established for any of these growth scenarios.</p>					

Employment and the Economy (SA Objectives 4 and 5)

	A. No more than committed developments (9,600)		B. Meet the identified housing target (10,400)		C. Higher growth (12,740)	  ?
Nature of effects	<p>The delivery of new housing will support the economy in a number of ways.</p> <ol style="list-style-type: none"> 1. Through direct employment and economic activity generated through house building. The magnitude of effects would be considerable, as the levels planned for in each alternative would require relatively high levels of completions throughout the plan period. This is more prominent for alternative C and to a lesser extent alternative B. 2. By helping to provide accommodation for local workers; maintaining a strong local labour force and thereby helping to attract investment into the area. 3. New housing development located in areas of high employment opportunities could have positive effects by reducing the need to commute. 4. Housing in rural areas could have positive effects by supporting growth in local service centres and villages that can take advantage of the growing tourist and woodland economies. 5. Whilst more dwelling units are likely to increase spending within the local economy, the development of substantial numbers beyond the OAN (under Alternative C) may increase competition for work and employment opportunities. 					
Sensitivity of receptors	<p>A key aim is to contribute to sub-regional economic growth objectives, and in particular to support the achievement of objectives for the five growth areas across Leicestershire identified by the Leicester and Leicestershire Local Enterprise Partnership Strategic Economic Plan.</p> <ul style="list-style-type: none"> • One growth area is the East Midlands Enterprise Gateway focussed upon existing major economic activities in the north of the district (principally East Midlands Airport, East Midlands Distribution Centre and Donington Park) and potential major employment opportunities associated with the development of a Strategic Rail Freight Interchange (SRFI) west of Junction 24 of the M1 and north of East Midland Airport. • Another growth area is the Coalville Growth Corridor along the A511 from Junction 22 of the M1 to Junction 13 of the A42. • Furthermore, parts of the District lie within the National Forest. This provides a range of economic opportunities including tourism and leisure, as well as emerging economic opportunities such as the woodland economy. <p>Partly because of its accessibility, the area has proved attractive to inward investors, and has recently seen high levels of employment growth. There is good availability of jobs in the district, but these are not necessarily accessible to some communities. For example areas of high job density to the North are not matched by areas of population density (such as Coalville).</p> <p>The Leicestershire Local Transport Plan 3 2011 (LTP3) identifies that local job provision is more important to low-skilled workers and those providing low-skilled opportunities due to the travel cost constraints, and there remain areas of spatial mismatch between the supply of jobs and workers for the lower-skilled.</p>					
Likelihood of effects	<p>New housing is considered likely to be delivered over the plan period due to the recovering economy and the fact that the majority of housing is already 'committed' (and thus more easily brought forward). Additional development under alternative B is considered likely to come forward, as it will be allocated in the Plan and is within the identified needs. It is assumed that this would be on suitable, available land. It may be more difficult to secure the number of proposed dwellings under alternative C depending upon the deliverability and appropriateness of sites (as well as other market factors),. The trajectory of the local economy becomes more difficult to predict over time. Therefore, predicting the effects of increased housing and population is difficult to ascertain.</p>					
Significance	<p>Alternative A would have a neutral effect on the economy in terms of creating jobs and local spending, as the level of development proposed is already committed and would be likely to come forward anyway. The local economy is already fairly healthy and is recovering. Alternative B would have a minor positive effect as it would meet the full housing need taking into account the projected growth in employment opportunities. Therefore, this would help to support a stronger local workforce. Alternative C would also have a major positive effect on the economy by providing even further housing choice and flexibility. This would create more jobs in construction as well as supporting a stronger local workforce and the local economies of towns and (some) villages. An over provision of housing may even increase in-migration, which would further strengthen the labour force. However, whether this would lead to increased competition for jobs is uncertain. The presence of the East Midlands Enterprise Gateway ought to ensure that there are sufficient jobs to support local communities.</p>					

Communities and Town Centres (SA Objectives 3 and 6)

	A. No more than committed developments (9,600)		B. Meet the identified housing target (10,400)	?	C. Higher growth (12,740)	
Nature of effects	<p>Increased growth has the potential to support the vitality and viability of town centres. The nature of effects would depend upon the distribution of development. Under alternative A, all the planned development already has permission, and therefore, there would be limited effects other than what are already likely to occur as this development is built out. The majority of development would take place in the urban areas of Coalville and the rural service centres of Ashby de la Zouch, Measham, Ibstock, Castle Donington and Kegworth.</p> <p>Development also has the potential to deliver improvements to community infrastructure through developer contributions, which could help to improve access to open space, leisure, and essential facilities.</p> <p>Too much growth in a settlement without supporting infrastructure could have negative effects on services, as well as affecting the perception of what makes that settlement unique. This could be a substantial issue for Alternative C, depending upon where the growth was distributed. It is likely that a greater level of growth would need to occur in service centres and potentially smaller villages. Due to the constrained nature of some village facilities, development could therefore put further pressure on services in these areas and / or encourage unsustainable patterns of travel as residents would need to travel to higher order settlements to access services and facilities.</p>					
Sensitivity of receptors	<p>Rural areas are not as well served by essential facilities, and without substantial growth and supporting infrastructure, further growth would be likely to put pressure on existing public services. However, additional housing could help to support the vitality of local shops.</p> <p>The principal town, and key centres are better served by a range of services, and therefore more able to accommodate further growth. Development focused to these areas is also more in keeping with the SA Objectives which provide a particular focus on the town centres of Coalville and Ashby.</p>					
Likelihood of effects	<p>The development of housing is considered likely to lead to increased local spending, at least on food shopping and local services. These effects would be expected to be permanent and would increase as further development was secured. Under alternative A, all development has already been committed, and therefore, the local plan is likely to have a limited effect on communities further than the growth that will already occur. Alternative B would see further growth in housing. The likelihood of effects occurring would be fairly high, given that new housing in any of the centres would be supported. Under alternative C, there would be a prominent increase in housing in the centres, thus effects would be more noticeable. There would likely be greater demand for services to accommodate the increase in population.</p>					
Significance	<p>Alternative A is likely to have a neutral effect on communities and town centres, as there would be limited growth beyond that which is already committed. Alternative B would have an effect on those settlements that were allocated additional growth. The significance of the effects would depend upon where this development was distributed. Following the settlement hierarchy, it would be assumed that a large proportion would be allocated to Coalville, Ashby de la Zouch and the other rural centres, which could have minor positive effects in terms of supporting viability and vitality of these town centres. An uncertain effect is predicted at this stage though. Under alternative C, it is anticipated that most of the growth would be concentrated in the higher order settlements in line with the hierarchy, which ought to support more vibrant and successful centres. However it could also need to be distributed amongst smaller centres and villages. Should higher levels of development be distributed to such lower order settlements, there may be increased pressure on the local services available. This could have a negative effect as the potential to expand these areas does not exist in some areas, and / or the amount of growth would be unlikely to generate the critical mass to support entirely new services.</p>					

Travel (SA Objective 7)

	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	✗	C. Higher growth (12,740)	✗✗
Nature of effects	<p>There are no train stations within the District and bus services are variable with the larger settlements best served. As the District is very well connected in terms of the strategic road network, travel to work is dominated by the car. Some 74.6% of the District's population travel to work by car. This is higher than the UK average (70.6%) and the 13th highest in the country.</p> <p>Increased car dependency leads to road congestion, parking problems, air pollution, road accidents and CO₂ emissions. Growth at the East Midlands Enterprise Gateway could lead to a particular increase in road traffic along strategic road routes to the North as more commuters travel to work in this area. The private car will continue to be the primary mode of airport access, but the Council will work with partners to encourage wider public transport use by developing the network of bus routes and services.</p> <p>Alternative A does not plan for further growth compared to that which is already committed. Alternative B would lead to the development of at least 800 further dwellings in total. Alternative C would result in the development of a further 3140 dwelling units, and associated impacts on local transport infrastructure and services.</p>					
Sensitivity of receptors	<p>Existing congestion:</p> <ul style="list-style-type: none"> At Coalville - The A511 is subject to congestion as it passes through the town, especially during peak hours. At Ashby - Congestion is often an issue at Junction 13 of the A42, but within the town itself the majority of problems created by through traffic have been removed by the construction of the A511 bypass in 2002. At Castle Donington - there are traffic queues during peak hours along High Street and Bondgate, and an Air Quality Management Area has been declared on High Street. <p>With regards to public transport:</p> <ul style="list-style-type: none"> Public transport services are more comprehensive in Coalville, followed by the Rural Service Centres and lesser still for the rural areas. 					
Likelihood of effects	<p>Effects on congestion and travel patterns are unlikely to occur under alternative A, which only plans for development which is already committed (and is assumed traffic impacts were assessed and mitigated as part of the planning process and S106 agreements). Alternative B will contribute to an increased level of car travel where new development occurs. It is uncertain where this would be without exploring the distribution, but there would be an overall increase in trips over the plan period. Alternative C would see a further increase in expected trips given the substantially higher levels of growth. Assuming development followed the settlement hierarchy, the increased level of development in Coalville and Ashby de la Zouch could contribute to congestion, whilst further growth in the key centres and rural areas in particular could increase reliance on car travel and perpetuate poor accessibility from rural areas.</p>					
Significance	<p>Alternative A would have a neutral effect as the level of development has already been committed and it is assumed that impacts on traffic would have already been considered and dealt with appropriately. Alternative B would have a minor negative effect on the baseline as it would lead to increased car trips and potential congestion depending upon the location of this development (for example, a focus on Coalville could lead to further congestion, whilst a dispersed approach would lead to less localised issues but greater need to travel overall due to poorer public transport links). Alternative C is likely to have a moderate negative effect on accessibility. Should the majority of development occur within the high-order areas (Coalville urban area and Ashby de la Zouch rural service area); there will be an increased demand for public travel services, or an increase in car travel which is likely to result in congestion. Should the development be distributed to lower order settlements, a need might arise to increase the capacity of the local infrastructure to cater to the increased population. Given that this is unlikely to be funded through development, the pattern of growth would therefore place more people in areas with poor accessibility.</p>					

Climate Change (SA Objectives 8 and 9)

	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	✓	C. Higher growth (12,740)	✗
Nature of effects	<p>Alternative A will not plan for more development than that which is already committed. However, it is likely that further development proposals would come forward, that would need to be considered. Alternative B plans for a further 800 dwellings. It is reasonable to assume that new development will lead to increased use of energy, however, development has the potential to incorporate sustainable design; centralised and low carbon energy measures; and green infrastructure measures, which can have a positive effect in terms of reducing carbon emissions and adapting to the effects of climate change such as increased flood risk.</p> <p>New development in principal towns and key service areas could help to sustain public transport services, reducing car dependency and associated emissions. Alternative C would deliver a substantially higher level of growth, which would have associated increases in energy use for construction, travel and homes.</p>					
Sensitivity of receptors	<p>Fluvial flooding represents the primary source of flood risk, with the northern part of the District (Kegworth across to Castle Donington) having the highest risk of fluvial flooding from the rivers Trent and Soar. Other areas at risk of flooding are central Ashby-de-la-Zouch and parts of the wider Coalville Urban Area including Thringstone and Whitwick. The District has a sewerage system mainly based on Victorian sewers, which presents a local risk of flooding.</p>					
Likelihood of effects	<p>All new development should seek to incorporate climate change and adaptation and design measures in line with the NPPF to combat the effects of changing weather patterns and to secure energy efficiency performance. Therefore, new development of the scale planned for under alternatives A and B is not expected to have a negative effect. Alternative C would provide more housing than is needed, and therefore, the level of energy use overall would be higher.</p> <p>Inappropriate site selection for housing distribution can exacerbate the risk of flooding in an area prone to flood risk. However, this is considered unlikely to happen for Alternatives A and B, given the need to apply the sequential test and the availability of land across the district to meet an additional 800 dwellings. For alternative C, there would still be land available outside of flood risk areas to exceed the OAN. However, an overall increase in development would require greater management of drainage and potential upgrades to ensure that wastewater and surface water run-off could be managed. The application of sustainable drainage systems should help to minimise any adverse effects though.</p> <p>Coalville and Ashby-de-la-Zouch, lie within the 'heart of the National Forest', an area that implements a National Forest Design Charter with place making principles that reinforce design orientated policies such as the use of natural materials such as wood, the environmental performance of buildings and spaces and the use of green and blue infrastructure. Therefore new development is considered likely to be built to a higher standard of design, with positive implications in terms of climate change adaptation. The level of development in these areas would be likely to be higher for Alternative B and Alternative C in particular.</p>					
Significance	<p>Alternative A is predicted to have a neutral effect as no further development is planned for than is already committed. Although further development proposals would still come forward, these would be required to meet national standards for energy and water efficiency and it would also be expected that climate change adaptation was taken into consideration. For Alternative B, there would be an additional 800 homes planned for. Although it is unclear at this stage where this would be located²⁰, it has been assumed that the development could be located in areas away from flood risk, and could help to <u>enhance</u> green infrastructure if appropriate landscaping and SUDs schemes are secured as part of development. The effects are considered to be minor due to the relatively small quantum of growth concerned.</p> <p>Given the number of proposed dwellings under alternative C, it is likely that there would be negative effects on climate change through an overall increase in emissions associated with construction and travel. It ought to be possible to secure development away from areas at risk, but the overall increase could have negative implications for drainage and wastewater infrastructure that would need to be explored at a strategic level. Conversely, development at this scale could help to contribute to improvements to the green infrastructure network and homes would be of higher quality design than much of the existing stock, creating more resilient places for people to live.</p>					


²⁰ The distribution of development was not finalised when the appraisal of housing growth options was undertaken, hence there is a degree of uncertainty over some of the potential effects.

Biodiversity and geodiversity (SA Objective 10)

	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	?	C. Higher growth (12,740)	✗ ?
Nature of effects	<p>Housing development could require the release of land which could result in loss or fragmentation of biodiversity and geodiversity. Sites adjacent or in close proximity to protected sites (SAC, SPA, SSSI, LNR) present the potential for adverse effects on ecological and geological sites from an increase in growth in the local area (<i>through increased disturbance, visitor pressure, or pollution</i>).</p> <p>Alternative A plans for a level of development that would be delivered through committed proposals. It is assumed that biodiversity issues have been picked and mitigated appropriately through the planning process. Although this quantum of development could have cumulative effects on biodiversity that may not have been picked up at project level, these developments are now committed, so this is essentially the baseline position, and the Local Plan would not be anticipated to have further effects unless additional development was planned for such as for Alternative B. Having said this, where committed developments do not come forward, the plan still aims to deliver this level of development. The development of 3140 dwelling units under alternative C unless located at a high density on (non sensitive) brownfield sites, is likely to put greater pressure on biodiversity species and habitats.</p>					
Sensitivity of receptors	<p>There are 17 Sites of Special Scientific Interest (SSSIs) within the District, of which two have further designations; Charnwood Lodge- a National Nature reserve, and the River Mease - a Special Area of Conservation. These sites potentially are sensitive to development in close proximity.</p> <p>The River Mease Special Area of Conservation (and SSSI) in the south west of the District is affected by water quality issues, whilst the condition of some Sites of Special Scientific Interest that are reliant upon the quality of water in this catchment is a concern. The settlement of Measham and Ashby de la Zouch lie within the River Mease catchment. Hence development has the potential to affect phosphate levels in the river or require investment in sewage treatment works.</p> <p>Coalville, Ashby-de-la-Zouch, Ibstock and Measham lay within the 'heart of the National Forest', an area that contains SSSI and LNR sites. These sites have the potential to be affected by recreational pressures, but could also benefit from enhancement measures linked to the National Forest improvement programme.</p> <p>Charnwood Lodge is a National Nature Reserve in close proximity to Coalville designated due to its geodiversity. A landscape appraisal has been undertaken to define the extent of the Charnwood Regional Park. The boundary includes parts of the Coalville Urban Area.</p> <p>There are a variety of local wildlife sites and candidate local wildlife sites throughout the District, as well as known locations for priority species such as bats, badgers and great crested newts.</p>					
Likelihood of effects	<p>It is unlikely that Alternative A would have any significant effects given that all development is already committed. Under Alternative B, development could potentially be allocated to settlements within the National Forest area. Given the settlement hierarchy will be used to guide development, this would most likely be a combination of Coalville, Ashby de la Zouch and / or the Service Centres. The case would be similar for alternative C, although under this proposal encroachment into the National Forest area is more likely than alternative B, and/or it may be necessary to increase development in smaller settlements across the District.</p> <p>With regards to the River Mease SAC, the Water Management Quality Plan has identified a Developer Contribution Scheme (DCS) to set out financial contributions to fund actions to reduce phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality. It is unlikely that development in these areas would be of a scale that would lead to significant effects. Under alternative C it is assumed that the balance of development would need to be met elsewhere rather than exceeding appropriate levels in the River Mease Catchment.</p>					
Significance	<p>Alternative A would have a neutral effect on the baseline position, as development is already committed. It is considered unlikely that further development proposals would have significant effects on biodiversity, as there would be evidence to suggest that housing needs could be met without having to release land that would harm biodiversity.</p> <p>For Alternative B, additional land would need to be released to meet an additional 800 dwellings. The effects are uncertain as it depends where this development occurs and whether mitigation/enhancement is possible. There is a broad assumption that effects could be avoided, but these issues need to be explored by testing alternative distributions to development (see appendix B).</p> <p>Alternative C is likely to have more significant effects upon local biodiversity and geodiversity assets (than alternative B) given the increase in sites required for development. An increase in sites in Coalville could put pressure on SSSIs (though recreation, or indirect loss of surrounding greenspace), particularly if development occurred on urban fringe sites to the north east of the town. Effects upon designated habitats could be more easily avoided should development be distributed across the district amongst the key service centres and local service centres (and to some villages). However, development in these locations would still present the potential for effects on locally important</p>					

	<p>wildlife sites or protected species.</p> <p>Though mitigation and enhancement measures would likely be secured to ensure that significant effects to biodiversity did not occur, negative effects may be more difficult to avoid completely at this scale of growth. A minor negative effect is predicted at this stage, at is more likely that effects would be generated at this scale of growth. However, a degree of uncertainty remains, depending upon the precise distribution of growth.</p>
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Built and Historic Environment (SA Objective 11)

	A. No more than committed developments (9,600)		B. Meet the identified housing target (10,400)	?	C. Higher growth (12,740)	x?
Nature of effects	<p>Housing growth in any of the settlements could increase the amount of traffic through Conservation Areas and in the vicinity of Listed Buildings/Scheduled Monuments; potentially affecting their setting and condition.</p> <p>Most of the sites available for development in the 2014/2015 SHLAA (for all alternatives) do not contain listed buildings or other designated heritage assets. A direct loss of heritage assets is therefore unlikely for any alternative.</p> <p>The setting of heritage assets could potentially be affected by development of sites within the vicinity if they are not well screened, or loss of land would change the character of the area, which is part of the value of some heritage assets. The greater the scale of growth across the district, or in any particular settlement is likely to lead to more effects upon the setting of heritage assets, as well as the character of the built and natural environment.</p>					
Sensitivity of receptors	<p>There are Listed Buildings throughout the District, with concentrations in most built up areas and are therefore likely to be screened from most new developments at the edge of settlements. This is particularly the case for larger settlements such as Coalville and Ashby de la Zouch. There are also scheduled monuments, and heritage assets of local value throughout the district.</p> <p>There are Conservation Areas in the main settlements, which are likely to be a focus for development given the settlement hierarchy.</p> <p>The setting of heritage assets in smaller villages may be more sensitive to development, given that they are less contained by built up areas compared to the local and key service centres and principal towns.</p>					
Likelihood of effects	<p>Under alternative A, committed developments would be expected to come forward to meet the target. Impacts on the built environment will already have been considered, and deemed to be acceptable (although reserved matters would need to be explored).</p> <p>It is likely that effects of further development proposals (or full proposals where outline permission has been granted) on listed buildings <u>could</u> be avoided with siting, layout and design during the planning application process. Indirect effects on settlements (such as increased traffic) may occur from time to time, but the magnitude of effects is considered to be small. For alternative A, these effects should already have been assessed through the planning proposal proves, whilst for alternative B, only an additional 800 additional dwellings would be allocated.</p> <p>It is likely that Coalville, Ashby de la Zouch and Ibstock would need to absorb a substantial amount of development under Alternative C (<i>owing to availability of sites and other constraints in Castle Donnington and the other Local Service Centres</i>); Effects on heritage ought to be avoidable depending upon the location and design of developments. However, it may also be necessary to allocate development in some sustainable villages, which are typically more sensitive to change. Alternative distributions that place greater development in the local centres and sustainable villages would create similar issues. Overall, the greater scale of growth under Alternative C would be more likely to have effects upon the setting of assets and mitigation measures could prove less effective due to the cumulative effect of different developments. A minor negative effect is predicted at this stage, as it is considered likely that development could be planned to avoid and minimise effects on heritage. However, at this scale of growth, this would be more difficult to ensure, and so some effects may occur.</p> <p>The development proposed under alternative A has largely been tested through the planning process, and would be expected to come forward anyway in the absence of the Local Plan. Therefore, a neutral effect on the baseline position is predicted. For alternative B, there would be a greater level of development, that would require the allocation of land to accommodate a further 800 dwellings. It is uncertain where this would go at this stage, but it is sensible to assume that it would be at the main settlements as determined under the settlement hierarchy.</p>					

Significance	<p>The development proposed under Alternative A has largely been tested through the planning process, and would be expected to come forward anyway in the absence of the Local Plan. Therefore, a neutral effect on the baseline position is predicted. For alternative B, there would be a greater level of development, that would require the allocation of land to accommodate a further 800 dwellings.</p>
	<p>It is uncertain where this would go at this stage, but it is sensible to assume that it would be at the main settlements as determined under the settlement hierarchy. The magnitude of the effects would not be anticipated to be great, as there is unlikely to be a direct impact upon heritage assets. However, there could be indirect effects on the setting of the heritage assets. It would be expected that effects could be managed through avoidance of sensitive areas, and through design. However, uncertain effects have been recorded at this stage as it is not clear which sites or settlements would receive the growth.</p>
	<p>The sites which would be developed under Alternative C are also unknown, and thus the effects hard to determine. However, it is more likely that development of this magnitude could have a negative effect on the setting of heritage assets; It may be more difficult to mitigate such effects if there are multiple development sites in individual settlements, contributing to an overall shift in character. This would be a particular issue for smaller settlements.</p>

Landscape, Land and Soil (SA Objectives 12 and 13)						
	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	?	C. Higher growth (12,740)	xx?
Nature of effects	<p>Housing development would require the release of land with the potential to affect the openness, character and tranquillity of landscapes. Under Alternative A, committed developments have already been identified to meet the housing target, so further development would be determined through new proposals. There would be less pressure to release greenfield land under this alternative, given that the housing target would already be met through commitments.</p> <p>There would be need to release further land to meet an additional 800 dwellings under Alternative B. This could result in the need to release greenfield land, which may also be best and most versatile agricultural land. In order to accommodate an additional 3140 dwelling units under alternative C, more land would need to be released, most likely on urban fringe sites that are greenfield and classified as Grade 3 agricultural land. Depending upon the location, there could also be a loss of grade 2 land, though this should be avoided if possible.</p>					
Sensitivity of receptors	<p>Coalville and Ashby lie within the 'heart of the National Forest'. These are important local landscapes, which could potentially be affected by development. Conversely, these areas could also be more suitable for and benefit from enhancement measures linked to the National Forest improvement programme. Land available for development around Ashby would be likely to be Grade 2/3 agricultural land. Development around Coalville could potentially lead to the coalescence with surrounding settlements such as Whitwick and Thringstone. The sustainable villages are typically surrounded by open countryside, which is sensitive to change.</p>					
Likelihood of effects	<p>The likelihood of effects on landscape character depends upon the choice of sites available to meet housing targets at different settlements. Where agricultural land is affected, there would be a permanent loss of this asset that would be difficult to avoid. For alternative A there would be less pressure to develop land, whilst under Alternative B, there would be greater pressure, particularly in Coalville and Ashby de la Zouch given that these are at the top of the settlement hierarchy. This pressure would be higher again for alternative C, and would likely result in the spread of development to the edge of Coalville and/or Ashby de la Zouch, followed by lower order settlements within the settlement hierarchy. The loss of agricultural land would be very likely, which would be most likely to be classified as Grade 3. It is assumed that grade 2 land would be avoided, in-line with the NPPF requirement to protect the highest quality land, particularly if there are alternative sites of a lower quality (which there are). At this higher scale of growth, the necessity to release land in Coalville and / or around the Local Service Centre and Sustainable Villages could be increased.</p>					

Significance	<p>Alternative A will have a neutral effect, as it relies upon the delivery of committed development which will come forward anyway (and is therefore the baseline position). Impacts upon landscape will already have been considered for individual planning proposals and given that permission has been granted, these will have been determined to be appropriate by the Council.</p> <p>Additional land would be allocated under Alternative B. It is uncertain where this would be, so the effects on landscape are difficult to judge at this level. However, additional growth in the main settlement of Coalville could put pressure on areas where separation between settlements could be an issue. Development in other settlements would likely be at edge of settlement sites too, with differing potential to mitigate negative effects.</p> <p>Conversely, new development could help to contribute to enhancements to Green Infrastructure in the National Forest, which could have positive effects under alternative B. At this stage, uncertain effects have been recorded.</p> <p>Given that the housing target being planned for under both alternatives will be largely met by committed development, there is likely to be less pressure to release further land for development in sensitive areas. Therefore significant effects on landscape and soil would not be anticipated.</p> <p>Alternative C is likely to lead to adverse effects upon the character of landscapes, most likely within Coalville and Ashby de la Zouch, but also on the periphery of Local Centres and / or sustainable villages. The cumulative effects of development could lead to significant negative effects on some areas, but this is difficult to predict without knowing the precise distribution of development. Nevertheless, this scale of growth would be likely to lead to negative effects on landscape in one way or another.</p>
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Natural Resources (SA objective 14)

	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	↔	C. Higher growth (12,740)	?
Nature of effects	<p>New development typically results in an increase in the use of natural resources. Both alternative B and alternative C set a target for growth beyond the baseline position (i.e. what would be expected to happen in the absence of the Local Plan). However, it should be borne in mind that development could still come forward in the absence of the plan and this would in all likelihood be in response to housing demand. Therefore, alternative B is unlikely to lead to a significantly different use of natural resources. Due to the higher scale of development under Alternative C, the use of natural resources could be higher than the projected baseline position.</p> <p>For alternative B and alternative C, there is the potential for positive effects on the baseline position as new development could be designed so as to support improved levels of recycling and energy / water efficiency. . (i.e. a greater portion of the housing stock would be built to high sustainability standards). Negative effects on the baseline would not be anticipated, as there are minimum standards that must be achieved as set through building regulations.</p> <p>Development in areas of minerals value can sterilise mineral resources.</p>					
Sensitivity of receptors	<p>The ability to achieve higher standards of sustainability and resource efficiency in new development is influenced by planning policies, deliverability and viability factors. The development opportunities that would be likely to be allocated under alternative B and C would be likely to be deliverable and viable, or they would not be supported through the Local Plan.</p> <p>No particular opportunities for district heating have been identified within North West Leicestershire. The scale and type of growth under each option would not be expected to generate the demand for heat (nor the anchor loads) necessary to support a viable scheme.</p> <p>The scale of growth would not be expected to prejudice opportunities for wind energy schemes, as opportunities are largely outside of urban areas.</p>					
Likelihood of effects	<p>Given that there are minimum standards that must be implemented through National House Building Standards and Building Regulations, new development would not be brought forward that did not achieve certain resource efficiency standards. There may be opportunities to encourage higher sustainability standards on sites that are more viable, but the likelihood of such higher standards being achieved is considered to be low as this would be dependent upon voluntary action. Therefore, significant positive effects would not be anticipated for any of the alternatives.</p> <p>With regards to resource use, alternative C pushes for a higher level of growth that could lead to increased use of energy, raw materials and water than would otherwise be the case. However, housing delivery would also be driven by demand, capital and other market factors, so a higher plan target may not actually be achieved anyway.</p>					
Significance	<p>It is considered unlikely that alternative A or alternative B would have a significant effect on the baseline position.</p> <p>By exceeding the OAN, alternative C may have a negative effect on resources by increasing the use of raw materials and energy in construction, increasing the generation of wastes and increasing energy and water use due to an increase in the total number of homes. The effects are predicted to be uncertain at this stage though, as actual housing delivery may not match plan targets.</p>					

Pollution (SA Objective 15)					
	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	↔	C. Higher growth (12,740) x?
Nature of effects	<p>Increased housing and employment growth in any of the settlements could increase the amount of traffic contributing to air and noise pollution.</p> <p>Development within the River Mease catchment area could contribute to increased pressure on water quality in the River Mease.</p>				
Sensitivity of receptors	<p>Increasing traffic may exacerbate air pollution within Air Quality Management Areas (AQMAs) for Coalville, Kegworth and Castle Donnington.</p> <p>Development to the north would be sensitive to noise disturbance from aircraft at sites allocated in Castle Donnington and Kegworth due to proximity to East-Midlands airport.</p> <p>Development within the River Mease catchment area, in particular in the settlements of Measham, Ashby de la Zouch and Appleby Magna, has the potential to adversely impact on water quality (through increased wastewater discharge) in this sensitive river corridor.</p>				
Likelihood of effects	<p>Alternative A is unlikely to have effects, as it does not plan for growth above that which is already committed.</p> <p>For alternative B development is expected to increase car usage although the likelihood of car use could be lower if development is focused on areas with good access to services and public transport. Alternative C is likely to lead to further car use in areas of existing congestion and air quality problems such as Coalville.</p> <p>Potential effects on water quality are considered unlikely to occur under alternatives A and B given that there is a Water Quality Management Plan in place for the River Mease Catchment and the level of development would be no more than 800 dwellings. Negative effects would be more likely under alternative C, which would see the addition of 3140 dwelling units and a potential increase of pollutants into the water system. However, it would be possible to distribute housing so as to avoid negative effects upon the River Mease (though this would require greater development elsewhere). The preferred long term solution identified in DCS2(pumping out of catchment) , means that Alternative C could potentially be supported when this happens, even if it involved higher levels of growth in the River Mease catchment.</p> <p>It is unlikely that substantial growth would be directed to the north, as the capacity for development is lower, and there are a number of key constraints such as flood risk and the operation of the East Midlands Airport. Therefore, development would be likely to be focused in Coalville (which suffers from air quality issues), Ashby (to an extent), and/or or the Local Service Centres / Sustainable Villages.</p>				
Significance	<p>Alternative A is predicted to have a neutral effect as the planned development has already been committed and it is assumed that potential pollution issues have adequately been dealt with.</p> <p>Alternative B would lead to an increase in car use, noise and further discharge from waste water treatment plants. The effects are considered to be insignificant though, as the quantum of development would not be likely to significantly affect the achievement of air quality standards, and could also be accommodated even if all the development was focused into the River Mease Catchment as the Habitats Regulations Assessment concludes that the Local Plan would not adversely affect the SAC. There is the potential for increased noise, which could affect local amenity, but it is expected that these effects could be mitigated, provided a significant amount of development is not distributed to Castle Donnington/Kegworth.</p> <p>The pollution as a result of alternative C is likely to be more pronounced. The increased scale of growth could necessitate further growth in Coalville (which could add to congestion), and/or an increase in development at lower order settlements which could contribute to local amenity issues and is not a sustainable pattern of development. A potential negative effect is recorded for alternative C, but it should be noted that it is difficult to ascertain the cumulative effect of further unplanned development at this high level of appraisal.</p>				

Summary of alternatives assessment

SA topic	Alternative A	Alternative B	Alternative C
Housing	✓	✓✓	✓✓✓ / ✗
Health and Wellbeing	✓	✓	✓✓ / ✗ ?
Communities and town centres	✓	?	✓ / ✗
Economy and employment	↔	✓	✓
Travel	↔	✗	✗✗
Climate change	↔	✓	✗
Biodiversity and Geodiversity	↔	?	✗?
Landscape, land and soil	↔	?	✗✗?
Built and historic environment	↔	?	✗?
Natural Resources	↔	↔	?
Pollution	↔	↔	✗?

Each alternative would have a positive effect on housing. Alternative B would deliver the full objectively assessed need, having a positive effect on housing and health and wellbeing, Whilst Alternative A wouldn't deliver the full objectively assessed need over the plan period. The effect is less positive than Alternative B, which allocates additional land and plans to meet the full need as part of the Local Plan; thereby creating greater certainty. Similarly, alternative C is predicted to have a major positive effect on housing by further increasing choice and flexibility and providing better potential to meet affordable housing needs. However, planning for such a high target could have negative implications by saturating the market, and encouraging in-migration.

Alternative A would have a neutral effect on most other SA objectives, as the level of planned development would be entirely met by committed development. Any further development would therefore not be necessary to meet housing targets, and the Plan would be well placed to reject proposals that would result in harm to the built and natural environment. Given that Alternative B allocates further land, there is potential for negative effects in terms of creating more car travel. There are also potential effects on the built and natural environment as a result of development, but these are difficult to predict given the uncertainty about where this development would be located. Uncertain effects have been identified at this stage, but it is considered likely that new development could be located and designed in a way that mitigates effects and could potentially lead to enhancements in terms of resource efficient housing and green infrastructure networks.

Although the distribution of development is also unknown for alternative C, assumptions can be made about where development would need to be located given the scale of growth that would need to be accommodated. For example, settlements to the north are constrained, whilst it would not be possible to meet needs fully through a dispersed approach alone. Therefore, it is likely that there would need to be increased growth in Coalville and / or Ashby de la Zouch. Given the need to avoid negative effects in the River Mease Catchment, there would also be a need to manage increased growth in Ashby and Measham, pointing towards a greater role for Ibstock and sustainable villages. Taking these factors into account, it is possible to predict the broad effects of alternative C (albeit with strong caveats relating to the unconfirmed distribution of this development). Notably, there would be greater positive effects on health and wellbeing by supporting increased regeneration, town centres, and the local economy. However, the likely effects on environmental factors could be significant. Regardless of distribution, planning for this scale of growth could lead to negative effects upon landscape and travel. Potential effects upon biodiversity, heritage and pollution have also been recorded, though there is greater uncertainty surrounding these factors.

Overall, Alternative A would have no significant negative effects, but the positive effects would be slightly less pronounced compared to Alternative B. Although there are some uncertainties about the effects of Alternative B, this approach also offers greater potential for enhancement. Alternative C offers the greatest potential for economic growth and social development. However, this would not benefit all communities, and the effects upon the environment would be significantly worse than alternatives A and B. In the long term, this could have a negative effect on some communities.

Appendix B: Appraisal of housing distribution alternatives

The reasonable alternatives

This appendix sets out an appraisal of reasonable alternatives for the distribution of housing needs across the district in order to meet the target for housing established by the Council 10,400 dwellings. This leaves a residual need of 800 dwellings, which could be broadly distributed in a number of ways,

Alternatives for delivering a minimum of 800 dwellings

A. Focus on Coalville Urban Area – Under this approach, the majority of the additional housing (800 dwellings) would be allocated to the Coalville urban area²¹. This reflects the role of Coalville as this is the principal location for growth and the highest level of the settlement hierarchy. This additional growth would also ensure that the proportion of overall homes (compared with the district total) in Coalville does not decrease over the plan period compared to that recorded by the 2011 Census (as it would if the remaining housing need was distributed elsewhere).

B. Focus on Ashby de la Zouch – Under this approach, the majority of the additional housing (800) would be allocated to Ashby de la Zouch. This reflects the town's position as a Key Service Centre in the Settlement Hierarchy. Without this additional growth in Ashby the rate of growth for Ashby over the Plan Period would be lower than the rate of growth for each of the Local Service Centres, which does not strictly reflect its role in the settlement hierarchy. Ashby also provides several large strategic sites that could be developed as sustainable urban extensions meeting (or exceeding) the full amount of additional housing required.

C. Focus on the main towns – Under this approach the additional housing would be distributed between the 'key Settlements', applying the principles of the settlement hierarchy, but taking into account land supply and constraints. This would mean a rough split as follows: Coalville (290) Ashby de la Zouch (170) Castle Donington (50 – due to constraints) Ibstock (130), Kegworth (110) and Measham (50).

D. Dispersal option – Under this approach, the majority of development would be directed to the Local Service Centres and the Sustainable Villages (rest of district) to maintain the proportion of dwellings provided in these areas. If the residual housing need was met elsewhere, the proportion of homes in sustainable villages will decrease over the plan period. The distribution under this alternative could be broadly as follows: 380 dwellings split more thinly between the main settlements - Ibstock (50); Kegworth (30); Measham (40); Ashby de la Zouch (80); Coalville (130); and Castle Donington (50). For the rest of district / Sustainable Villages, the split could be as follows (based on SHLAA site availability) - Appleby Magna (65); Albert Village (45); Blackfordby (40); Coleorton (25); Donnithorpe (40); Moira (30); Ravenstone (40); Swannington (40); ; Heather (40); Diseworth (25); Worthington (10); Breedon on the hill (20).

E. Coalville and Ashby de la Zouch – This approach would split housing needs between the Principal town of Coalville and Ashby de la Zouch, which is the next largest settlement capable of accommodating significant growth. This is in line with the settlement hierarchy by providing for a large portion of additional growth within Coalville, but directing the residual need to Ashby de la Zouch. Under this approach the broad split would be as follows: Coalville (450), Ashby de la Zouch (350).

²¹ NB: Following the appraisal of these reasonable alternatives, planning permission has been granted for 650 dwellings at Money Hill in Ashby de la Zouch. If planning to meet a target of 10,400 dwellings, this would reduce the residual requirement to only 450 dwellings. The alternatives assessment is based upon a base date of October 2015, which is the base date for the housing figures set out in the Local Plan. This also ensures that the alternatives assessment is not prejudiced by the planning permission at Money Hill.

Appraisal methodology

The appraisal identifies and evaluates 'likely significant effects' on the baseline / likely future baseline associated with each alternative, drawing on the sustainability topics and objectives as a methodological framework.

The task of forecasting effects is inherently challenging due to:

- The high level nature of the policy measures under consideration;
- Being limited by definition of the baseline and (in particular) the future baseline;
- The ability of developers to design out/mitigate effects during the planning application stage.

In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made.²²

It is important to note that effects are predicted based upon the criteria presented within the SEA Regulations.²³ So, for example, account is taken of the nature of effects (including magnitude, spatial coverage and duration), the sensitivity of receptors, and the likelihood of effects occurring as far as possible. The potential for 'cumulative' effects is also considered. These effect 'characteristics' are described within the appraisal as appropriate under each sustainability topic. A table is also presented under each topic summarising the predicted effects and their characteristics (i.e. namely whether they are significant or not).

For each alternative, one of the following symbols has been allocated for each SA topic.

Major negative effect	xxx	Minor positive effect	✓
Moderate negative effect	xx	Moderate positive effect	✓✓
Minor negative effect	x	Major positive effect	✓✓✓
Neutral effect	↔	Effects are unclear	?

NB: Positive and negative effects are considered to be significant (to differing degrees).

²² As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>):

"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."

²³ Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Housing (SA Objective 1)									
A. Focus on Coalville	✓?	B. Focus on Ashby de la Zouch	✓✓	C. Focus on main towns	✓✓ ✓	D. Dispersal	✓✓ ✓	E. Coalville and Ashby de la Zouch	✓✓
Nature of effects	Each alternative has the potential (to differing degrees) to deliver the additional housing need (800) to meet the Plan strategy. By allocating housing development at strategic site(s), both market and affordable housing would be delivered, having a positive effect on meeting housing needs. However a more dispersed approach could offer a wider choice of housing sites across different settlements.								
Sensitivity of receptors	There is a need for housing throughout the district. However, it is desirable to locate development where it is well related to employment opportunities, services and facilities. In this respect, alternatives A, B and E in particular, are likely to have greater influence on the delivery of housing that helps to reduce overall travel.								
Likelihood of effects	There is sufficient land available for development in the SHLAA within Ashby de la Zouch to accommodate over 800 dwellings. Therefore, both alternatives A and B are likely to have positive effects. It is probable that development at strategic sites would come forward within the plan period (<i>the SHLAA states that these sites are available and deliverable</i>). Although development in Coalville would help to reduce overall commuting, the Council consider that the potential sites identified in the SHLAA may not be available, or could have significant effects on a proposed 'Area of Separation'. Therefore, the likelihood of housing being delivered in Coalville is considered to be lower, or there may be a need to develop in the surrounding urban areas such as Whitwick, and Ravenstone. This would an issue for alterative A, but less so for alternatives, C, E and D (In particular), as the housing target is lower under these alternatives and may be easier to achieve. For alternatives C and D it is considered likely that housing could be delivered at available (mainly greenfield) sites in the main towns and/or sustainable villages, though, this would mean bringing forward the majority of development opportunities (identified in the SHLAA) in many of these settlements, especially under the dispersal approach.								
Significance	<p>Alternative A is predicted to have a positive effect by delivering housing in an accessible location. However, it is uncertain whether a target of 800 (or more) dwellings could be achieved without encroaching into sensitive land. Therefore, the effects are predicted to be minor. There is an uncertain effect recorded to highlight that the effects could be moderately positive if potential issues of deliverability are overcome.</p> <p>Alternative B is predicted to have a moderate positive effect as Ashby is an attractive location for development with a number of opportunities for development identified within the SHLAA.</p> <p>Alternatives C and D would also have positive effects in terms of housing delivery, as needs would likely be met in a variety of locations across the district. Alternatives C and D would benefit rural communities more so than alternatives A,B and E, and so these may be more beneficial for tackling affordability issues in these locations. Alternatives C and D are therefore predicted to have major positive effects.</p> <p>Alternative E is predicted to have a moderate positive effect. It provides for housing in an attractive location at Ashby de la Zouch, whilst also providing further growth in Coalville, but at a less substantial level than Alternative A.</p>								

Health and Wellbeing (SA Objective 2)

A. Focus on Coalville	✓✓	B. Focus on Ashby de la Zouch	✓	C. Focus on main towns	✓	D. Dispersal	✓ / ✗	E. Coalville and Ashby de la Zouch	✓
Nature of effects	<p>There is the potential for targeted growth to support regeneration, and in turn support the achievement of health and well-being objectives. The scale of growth means that positive effects would be likely to be limited to certain communities and slowly accrue over the plan period as development opportunities were built out. Growth in areas with poor transport links and limited local services could lead to poor access to health facilities, jobs and other essential services and could limit the potential for residents to make active travel choices.</p>								
Sensitivity of receptors	<p>‘Leicestershire Together’ has identified the most deprived areas in North West Leicestershire using the Indices of Multiple Deprivation (IMD) dataset, and identifies neighbourhoods that should be priorities for action to reduce deprivation and address inequalities. These are:</p> <ul style="list-style-type: none"> • Ashby de la Zouch (Westfields, Willesley and Nursery Farm estates); • Castle Donington (Bosworth Road/Shields Crescent, Hastings St area, Moira Dale); • Coalville Urban Area (Coalville (Central Estate);, Snibston (Ravenstone Road/Western Avenue);, Thringstone (Melrose Road area); and Whitwick (St Bernards Estate); • Greenhill (Greenhill and Agar Nook Estate); • Ibstock (Sunnyside Estate); • Measham (Atherstone Road estate/Dysons Close); and • Moira (Norris Hill, Albert Village). <p>In terms of access to services, rural settlements are less well serviced by public transport and essential services. Coalville is particularly well serviced, followed by Ashby de la Zouch and the Local Service Centres.</p>								
Likelihood of effects	<p>Even in areas that are deprived, achieving regeneration will be dependent upon the location of sites that could come forward; their viability; and any community infrastructure that is secured through developer contributions. Other factors such as access to employment will also play a role in tackling deprivation and promoting wellbeing. It is considered that there is considerable uncertainty in positive effects occurring across all areas. For those areas that are less deprived, the effects on health and wellbeing would be less likely to be positive.</p>								
Significance	<p>The approach of focusing growth at Coalville (Alternative A and to a lesser extent E) performs relatively well, given that it contains a number of deprived communities that could potentially benefit from new development through access to affordable housing and enhanced community infrastructure. For this reason, a moderate positive effect is expected for Alternative A, because development could help to contribute to regeneration. However, the development of some urban sites could be difficult, and there may therefore be a need to develop on greenfield land. Under Alternative E, the concentration of 450 dwellings into Coalville ought to still have a positive effect upon communities in this settlement, whilst there would also be positive effects on health in Ashby de la Zouch.</p> <p>Alternatives B and C are likely to lead to minor positive effects by improving access to affordable housing, supporting local facilities and services, and locating housing in areas with good access to essential services.</p> <p>Alternative D could have benefits for sustainable villages by helping to support the viability of local services and facilities. However, the scale of growth is not substantial enough to generate a significant effect. The positive effects upon Local Service Centres are likely to be generated, though the effects are predicted to be minor.</p> <p>Development contributions could make small improvements to the local environment and community infrastructure in the Local Service Centres and Sustainable Villages. However, development in these areas would be unlikely to support active travel choices, so a minor negative effect would also be anticipated in this respect for D, reflecting the greater number of people that would be living in areas with poor accessibility.</p>								

Employment and the Economy (SA Objectives 4 and 5)

A. Focus on Coalville	✓	B. Focus on Ashby de la Zouch	✓	C. Focus on main towns	✓✓	D. Dispersal	↔	E. Coalville and Ashby de la Zouch	✓✓
Nature of effects	<p>New housing development located in areas with good local access to job opportunities could have positive effects by reducing the need to commute. Alternative A is the most positive in this respect. Conversely, housing in areas that are not well serviced by local employment could have the opposite effect.</p> <p>In terms of supporting the vitality of local economies, particularly in the rural areas, alternatives C and D have the potential to have positive effects by supporting growth in local service centres and villages that can take advantage of the growing tourist and woodland economies.</p>								
Sensitivity of receptors	<p>A key aim is to contribute to sub-regional economic growth objectives, and in particular to support the achievement of objectives for the five growth areas across Leicestershire identified by the Leicester and Leicestershire Local Enterprise Partnership Strategic Economic Plan.</p> <ul style="list-style-type: none"> • One growth area is the East Midlands Enterprise Gateway focussed upon existing major economic activities in the north of the district (principally East Midlands Airport, East Midlands Distribution Centre and Donington Park) and potential major employment opportunities associated with the development of a Strategic Rail Freight Interchange (SRFI) west of Junction 24 of the M1 and north of East Midland Airport. • Another growth area is the Coalville Growth Corridor along the A511 from Junction 22 of the M1 to Junction 13 of the A42. <p>Furthermore, parts of the District lie within the National Forest. This provides a range of economic opportunities including tourism and leisure, as well as emerging economic opportunities such as the woodland economy.</p>								
Likelihood of effects	<p>Growth in housing is considered likely to support an increase in local spending wherever it is distributed. The effects could be more positive for smaller centres though, as services and businesses could be marginal and rely upon smaller catchment areas. Having said this, the scale of growth may not be substantial enough to have a significant effect upon the economy when it is spread thinly.</p> <p>Promoting housing in accessible locations is more likely to lead to better access to jobs (Alternatives A, B and E fare better in this respect).</p>								

There are economic growth arguments for focusing growth in the north of the District, in the vicinity of the East Midlands Enterprise Gateway. This would help to address the current mismatch whereby areas of high job density, such as around East Midlands Airport, are not matched by areas of high population density and there is a commensurate reliance on employees commuting into the District.

There are 'employment' arguments for focusing growth in the north of the District. The Leicestershire Local Transport Plan 3 2011 (LTP3) identifies that local job provision is more important to low-skilled workers due to travel cost constraints, and there remain areas of spatial mismatch between the supply of jobs and workers for the lower-skilled. The LTP3 identifies Castle Donington as such an area, where workers are not available to match jobs.

Opportunities for the Local Plan to direct growth to the north are limited. The option of focusing on Castle Donington, Kegworth and sustainable villages, to match new homes to those areas of high job growth, is considered to be an 'unreasonable' option as there is not enough available / deliverable land and significant constraints exist including those associated with flood risk and the East Midlands Airport.

There are economic arguments in support of focusing growth at Coalville, given the identified Growth Corridor and given that Coalville Town Centre is one of the five existing principle employment destinations (as is Bardon Industrial Estate east of Ellistown). The most deprived area in terms of employment IMD is Greenhill including residential areas on the outskirts of Coalville. Coalville has good bus connections to the other major settlements (except for Kegworth) and larger centres such as Loughborough, Leicester and Burton upon Trent. Furthermore, the Council is working with others to try and improve bus connectivity from Coalville to the East Midlands Enterprise Gateway.

While Ashby de la Zouch is one of five existing principal employment destinations in the District there appears to be few strategic economic arguments for focusing Local Plan housing growth there. Ashby's Centre is relatively healthy, but further growth is constrained by its historic character and recent demand for additional retail has led to out-of-centre developments. There are bus services to Coalville, Leicester and Burton upon Trent, but limited evening services, which can impact on lower skilled employees who work shifts.

In conclusion, the option to 'Focus on Main Towns' under Alternative C is found to perform relatively well, and would have **moderate positive effects** as it would lead to the highest level of growth in the north of the District (approximately 50 homes at Castle Donington plus 110 at Kegworth), whilst also ensuring growth at Coalville (290 homes) that might support regeneration / transformational change (e.g. by encouraging investment in the town centre). There would also be approximately 130 homes directed to Ibstock, a service centre in the vicinity of Coalville with good access to the principal town.

As for the other options -

- **A (Focus on Coalville)** – This alternative performs well, although opportunities to support growth at the East Midlands Enterprise Gateway could be missed (albeit it is recognised that transport connections are good and improving). A **minor positive effect** is predicted. Under this approach, further growth in the key centres would not be planned for either, so effects in these areas would be negligible.
- **B (Focus on Ashby de la Zouch)** – This would lead to economic benefits within Ashby de la Zouch, given the good transport connections (via car) to Coalville, Burton and the East Midlands Gateway. However, there could be negative implications in terms of access to work for those with lower skills. Under this approach, further growth in the key centres would not be planned for either, so effects in these areas would be negligible. Overall, a **minor positive effect** is predicted.
- **D (Dispersal)** – Although development in some areas would be positive (such as at Castle Donington and Kegworth) this would be small scale, and a lot of development would also take place in settlements with poor transport links. The benefits to the economy would therefore be diluted, and a **negligible effect** is predicted as a consequence.
- **E (Ashby de la Zouch and Coalville)** – This approach would have benefits at two key settlements. The benefits in Coalville would be less prominent than for Alternative A, but this is countered by positive effects in Ashby de la Zouch, at a level that does not place the entire residual requirement in an area that may not benefit low-skilled workers. Therefore, a **moderate positive effect** is predicted.

Communities and Town Centres (SA Objectives 3 and 6)

A. Focus on Coalville	✓✓?	B. Focus on Ashby de la Zouch	✓✓?	C. Focus on main towns	✓✓?	D. Dispersal	✓?	E. Coalville and Ashby de la Zouch	✓
Nature of effects	<p>A key objective is to support the role of town centres, particularly where they are underperforming and/or the wider town is associated with relative deprivation. There is also a need to plan for adequate access to services and facilities that might be located outside of town centres, including schools. In theory, increased growth has the potential to further support the vitality and viability of town centres. This is the case under any of the alternatives.</p> <p>Development also has the potential to deliver improvements to community infrastructure through developer contributions, which could help to improve access to open space, leisure, and essential facilities. In smaller centres (alternative D) it is possible that the growth proposed may not be accommodated by existing facilities, (there is typically less scope to expand facilities in rural areas), therefore, placing excess pressure on existing community facilities or travel to facilities in larger settlements.</p>								
Sensitivity of receptors	<p>The retail offer in North West Leicestershire is mainly located in the town and village centres of Coalville; Ashby de la Zouch; Castle Donington; Ibstock; Kegworth; and Measham. A Retail Capacity Study Update was completed in March 2013 (updated in 2014), made recommendations that the retail role of main towns and village centres needed to be supported to help reduce vacancy rates and avoid the loss of shop units to other uses. A particular emphasis was placed on the town centre of the Coalville Urban Area.</p> <p>Coalville is the District's largest centre, but is struggling with vitality and viability and currently has the highest vacancy rates. The Retail Study suggests that new floorspace be located in Coalville, to assist in the delivery of needed quantitative and qualitative improvements. There has been limited investment in new retailing within Coalville Town Centre, which has faced competition from out-of-centre supermarkets in Coalville and large-scale out-of-town shopping elsewhere.</p> <p>At Ashby and Castle Donington, town centres are performing well, and there is little potential for major improvements to the offer. At the smaller centres of Ibstock and Measham, the Retail Study notes a high proportion of its units are occupied by non-shop uses and recommends enhancements. Kegworth was not a focus of the Study on account of its small retail offer.</p>								
Likelihood of effects	<p>The development of housing is considered likely to lead to increased local spending, at least on food shopping and local services. These effects would be expected to be permanent and would increase as further development was secured. For options A and B, the focused approach to development in either Coalville or Ashby de la Zouch is more likely to generate demonstrable effects in these locations. For the dispersed approaches, the level of growth in some settlements would be unlikely to have a major effect on local spending (particularly for D).</p> <p>In terms of securing contributions towards infrastructure enhancements, it is likely that larger scale developments will have greater scope for making enhancements on site. The scale of development will also affect the level of development at each settlement. In this respect, positive effects are more likely to occur for alternatives A and B (and to a lesser extent E), which direct a substantial amount of additional housing to Coalville and Ashby de la Zouch respectively. Although there would be high value land available in some of the other main towns and rural settlements, the level of development would be lower, and thus the potential for S106 or CIL contributions would be lower. The size of sites available in Ashby de la Zouch and Coalville may also be more suitable for achieving comprehensive developments with supporting facilities.</p>								
Significance	<p>There are 'Community and Wellbeing' arguments for focusing growth at Coalville. Housing growth should help to stimulate town centre enhancements and regeneration in Coalville, which would have a positive effect on the baseline position (A key element of the SA objective is to support growth in Coalville in particular).</p> <p>Whilst implementation of current planning permissions could help to stimulate investment, and potentially reduce the number of vacant units, there may be the potential to go further by directing additional growth to Coalville in the hope of stimulating transformative change. This is an important consideration given that Coalville is currently a focus of 'relative deprivation' (see discussion, above under the 'Economy and employment' heading). For these reasons, it is considered that Alternative A could have a moderate positive effect on Coalville. However, this approach would not support the vitality of other settlements around the district, which could be considered a disproportionate approach to 'sharing the benefits' of development. The effects on other settlements are not likely to be significant, as there is already a substantial amount of permitted development.</p> <p>Alternative C focusing growth at the main towns performs well, including on the basis that housing growth should help to maintain (and possibly stimulate enhancement of) the town centres at Ibstock; Measham; and Kegworth, as well as a modest level of growth at Coalville and Ashby de la Zouch. Though the level of growth at sustainable villages would be smaller, this could help to support services in these areas too (though for some, there could be a risk of increased pressure). A moderate positive effect is predicted as this approach would have benefits for a greater number of settlements across the district.</p> <p>However, there is some potential for negative effects on smaller centres should they be unable to accommodate additional growth. Though these effects are not considered likely to be significant, an uncertain effect is recorded at this</p>								

stage.

Alternative D 'Dispersal' would help to support the vitality of local service centres and sustainable village centres and potentially improve the viability of schools, depending upon current capacity. This is predicted to have a **minor positive effect**. Conversely, schools in Sustainable Villages may have limited potential to expand. These effects are unclear at this stage, though unlikely to be significant given the relatively small scale of growth involved for most settlements. This approach would only direct a small amount of growth to Coalville and Ashby de la Zouch, which could be considered a missed opportunity in terms of providing housing development in areas with good facilities and services and strong town centres (which could be improved in Coalville). Consequently, the positive effects are only predicted to be **minor**.

Alternative B would be less likely to contribute towards the achievement of objectives around regeneration and reducing inequalities within the District. However, housing growth at Ashby de la Zouch will enable delivery of affordable housing and also lead to funding being made available for new/enhanced community infrastructure (*given that development viability is high in Ashby de la Zouch* and there are several large scale opportunities where new facilities could be secured on site). A moderate positive effect is predicted for Ashby de la Zouch. However, this approach would not support the vitality of other settlements around the district, which could be considered a disproportionate approach to 'sharing the benefits' of development.

Alternative E is predicted to have a **minor positive effect**. It would help to contribute to regeneration and improved vitality in Coalville, but these would be anticipated to be minor. Similarly, a positive effect on Ashby de la Zouch would be generated, but this too would be minor (the potential to secure infrastructure improvements at both settlements would be lower than Alternatives A and B. There would be no benefits for other settlements in the district.

Travel (SA Objective 7)									
A. Focus on Coalville	x	B. Focus on Ashby de la Zouch	↔	C. Focus on main towns	x	D. Dispersal	x	E. Coalville and Ashby de la Zouch	↔
Nature of effects	<p>There are no train stations within the District and bus services are variable with the larger settlements best served. As the District is very well connected in terms of the strategic road network, travel to work is dominated by the car. Some 74.6% of the District's population travel to work by car. This is higher than the UK average (70.6%) and the 13th highest in the country. Increased car dependency leads to road congestion, parking problems, air pollution, road accidents and CO₂ emissions. Growth at the East Midlands Enterprise Gateway could lead to a particular increase in road traffic along strategic road routes to the North as more commuters travel to work in this area. The private car will continue to be the primary mode of airport access, but the Council will work with partners to encourage wider public transport use by developing the network of bus routes and services.</p>								
Sensitivity of receptors	<p>Existing congestion:</p> <ul style="list-style-type: none"> At Coalville - The A511 is subject to congestion as it passes through the town, especially during peak hours. At Ashby - Congestion is often an issue at Junction 13 of the A42, but within the town itself the majority of problems created by through traffic have been removed by the construction of the A511 bypass in 2002. At Castle Donington - there are traffic queues during peak hours along High Street and Bondgate, and an Air Quality Management Area has been declared on High Street. <p>With regards to public transport:</p> <p>Public transport services are more comprehensive in Coalville, followed by the Local Service Centres and Ashby de la Zouch, and lesser still (overall) for the sustainable villages / rural areas.</p>								
Likelihood of effects	<p>Measures to reduce car dependency identified through the Local Transport Plan 3 (LTP3) include various low cost schemes to deal with congestion and parking issues around Coalville Town Centre and implementation of schemes around Coalville as part of the Government's Local Sustainable Transport Fund. Due to the limited scale of development in each settlement for alternatives 1C/2C and 1D/2D, it is unlikely that development would be able to contribute to a significant improvement in the local highways infrastructure (through developer contributions).</p> <p>Reinstating a passenger service on the Leicester to Burton Line - a rail service linking Loughborough to Derby via Leicester and Burton on Trent exists as a long term goal. The provision of stations, together with car parking and facilities (including at Coalville and Ashby de la Zouch) is supported by the Council. Hence the potential for increased public transport in these areas could offset some increased car travel from new development, but this is highly uncertain and in the longer term.</p>								
Significance	<p>In order to reduce the need to travel, there is a need to locate housing growth in close proximity to larger centres (of which Coalville is the largest) and employment centres (focused mainly to the north), but there is also a need to take into account public transport connectivity (less good at service villages, and less than ideal at Ashby de la Zouch) and existing road capacity / congestion issues (most problematic at Castle Donington).</p> <p>Adding to existing congestion issues would be more likely to occur for alternative A, given that all the additional growth would be focused into Coalville. In contrast, the effects of congestion would be less likely to occur for alternatives C and D, which spread the distribution more thinly.</p> <p>As an accessible location, development in Coalville should encourage better access to jobs and services by other modes of transport. However, Alternative A is predicted to have a minor negative effect to reflect possible increases in congestion, with the potential to affect an AQMA.</p> <p>Ashby de la Zouch is not ideal with regards to public transport, which could affect people without a car. However, given that the town has good access to local services, facilities and jobs, these effects ought to be offset somewhat. The scale of growth involved is not predicted to have significant effects upon the road network, or overall patterns of travel.</p> <p>Alternative C is less likely to have significant effects upon individual settlements, as development is spread more evenly amongst the principal towns, key service centres and local service centres. However, there would be lower amounts of development focused on Coalville and Ashby de la Zouch, which are better serviced by facilities and services. This pattern of development could therefore perpetuate a reliance on car travel in some areas. Whilst this is negative, the effects are not predicted to be significant.</p> <p>Alternative D will locate a greater amount of development to the sustainable villages, which is likely to perpetuate the dominance of car travel as well as locating development in areas of poorer accessibility. Although the effects on the road network for any one settlement are unlikely to be significant (given the magnitude of development), the overall pattern of development would likely lead to poorer accessibility and greater numbers of car trips compared to the alternatives. Consequently, a minor negative effect is predicted for Alternative D.</p> <p>Alternative E is predicted to have a neutral effect. Housing development is split between two settlements that are well served by facilities, jobs and services. However, unlike Alternative A, the quantum of growth to Coalville would be less likely to have significant effects upon congestion. Therefore, a neutral effect is predicted overall.</p>								

Climate Change (SA Objectives 8 and 9)

A. Focus on Coalville	✓	B. Focus on Ashby de la Zouch	✓	C. Focus on main towns	↔	D. Dispersal	✗	E. Coalville and Ashby de la Zouch	✓
Nature of effects	<p>Large-scale housing development has the potential to incorporate sustainable design; decentralised and low carbon energy measures; and green infrastructure measures. Development within areas identified in the North West Leicestershire Green Infrastructure Strategy may contribute towards the enhancement of the Trent Strategic River corridor, the National Forest, and the Urban Fringe GI Enhancement Zones at the Coalville Urban Area. In contrast, inappropriate site selection for housing distribution can exacerbate the risk of flooding in an area prone to flood risk.</p> <p>New development in towns and villages could help to sustain public transport services, reducing car dependency and associated emissions. It is likely that dispersed housing as in Alternatives C and D will increase car dependency and not generate new opportunities for public transport to higher order settlements.</p>								
Sensitivity of receptors	<p>Fluvial flooding represents the primary source of flood risk, with the northern part of the District (Kegworth across to Castle Donington) having the highest risk of fluvial flooding from the rivers Trent and Soar. Other areas at risk of flooding are central Ashby-de-la-Zouch and parts of the wider Coalville Urban Area including Thringstone and Whitwick. The south west boundary to Measham is defined by areas at risk of flooding having the potential to impact on housing delivery at sites under Alternatives C and D.</p> <p>Alternatives A and B, Coalville and Ashby-de-la-Zouch, lie within the ‘heart of the National Forest’, an area that implements a National Forest Design Charter with place making principles that reinforce design orientated policies such as the use of natural materials such as wood, the environmental performance of buildings and spaces and the use of green and blue infrastructure.</p>								
Likelihood of effects	<p>Regardless of the alternative, all new development should seek to incorporate climate change and adaptation and design measures in line with the NPPF to combat the effects of changing weather patterns and to secure energy efficiency performance.</p> <p>For Alternatives A, C and D the delivery of housing through these strategies has the potential to be constrained by flood risk. Development can mitigate against climate change and avoid increased flood risk. The District has a sewerage system mainly based on Victorian sewers, which presents a local risk of flooding. However, it is considered likely that the scale of development proposed could be accommodated under each alternative through a range of site options that are not at risk of flooding.</p>								
Significance	<p>High carbon emissions per head characterise the District. Large, unconstrained greenfield sites are typically more profitable and thus allow for an improved standard of design with regards to sustainability. In this respect, Alternative B would be an attractive option, as there are large sites available for development in Ashby de la Zouch. However, given that the energy efficiency of Buildings is determined largely through Building Regulations, It is not considered likely that higher standards will be secured unless developers voluntarily adopt such an approach.</p> <p>A sustainable pattern of development, including improvement to the self-containment levels of the main towns (a minor positive effect for Alternatives A, B, C). Key Service Centres and Local Service Centres offers a chance to reduce the need to travel. Self-dependence is less likely to be created for the sustainable villages (Alternative D) given that the level of development is unlikely to support new facilities and services.</p> <p>The National Forest Design Charter promotes low carbon design, and high energy efficiency standards for housing delivery, which would help to ensure that development ‘goes further’ than requirements set by the National House Building standards and NPPF. This is a positive effect for Alternatives A,B and E.</p> <p>The purpose of the Sequential Test is to direct new development to areas with the lowest probability of flooding. There are sites available for each alternative to meet 800 dwellings without developing sites that are at a greater risk of flooding. Therefore, effects upon flood risk are not predicted to be significant for any alternative.</p> <p>In order to reduce emissions from transport, development needs to be located where it would help reduce car use and where people are not disadvantaged by not driving. Alternatives A, B, E, and to a lesser extent C are therefore more positive in this respect than alternative D which would be more likely to promote increased car dependence and longer car trips. The effects are considered to be negative in this respect for alternative D. A neutral effect is predicted for Alternative C.</p>								

Biodiversity and geodiversity (SA Objective 10)

A. Focus on Coalville	x?	B. Focus on Ashby de la Zouch	x?	C. Focus on main towns	?	D. Dispersal	?	E. Coalville and Ashby de la Zouch	↔
Nature of effects	<p>Housing development associated with each of the alternatives would require the release of land in and around certain settlements which can result in loss or fragmentation of biodiversity and geodiversity to local areas.</p> <p>In some locations adjacent or in close proximity to protected sites (SAC, SPA, SSSI, LNR) there is the potential for adverse effects on ecological and geological sites from an increase in growth in the local area (<i>through increased disturbance, visitor pressure, or pollution</i>). Development could also have localised impacts on biodiversity by reducing the amount of supporting / surrounding habitats or direct disturbance.</p>								
	<p>There are 17 Sites of Special Scientific Interest (SSSIs) within the District, of which two have further designations; Charnwood Lodge- a National Nature reserve, and the River Mease - a Special Area of Conservation. These sites potentially are sensitive to development in close proximity.</p> <p>The River Mease Special Area of Conservation (and SSSI) in the south west of the District is affected by water quality issues, whilst the condition of some Sites of Special Scientific Interest that are reliant upon the quality of water in this catchment is a concern. The settlement of Measham and Ashby de la Zouch lie within the River Mease catchment. Hence development via alternatives B, C and D has the potential to affect phosphate levels in the river or require investment in sewage treatment works.</p> <p>Coalville and Ashby-de-la-Zouch lie within the 'heart of the National Forest', an area that contains SSSI and LNR sites. These sites have the potential to be affected by recreational pressures, but could also benefit from enhancement measures linked to the National Forest improvement programme. The settlements of Ibstock and Measham also lie within the National Forest, both of which would be allocated development under alternatives C & D.</p> <p>Charnwood Lodge LNR is a National Nature Reserve in close proximity to Coalville designated due to its geodiversity. A landscape appraisal has been undertaken to define the extent of the Charnwood Regional Park. The boundary includes parts of the Coalville Urban Area.</p>								
Likelihood of effects	<p>Although Alternative B (Ashby-de-la-Zouch) is within the National Forest area, concentrating development at strategic sites or in a large scale urban extension to is likely to have a lesser impact on biodiversity in the area than at Coalville (Alternative A) due to the designated sites in its vicinity. However, Ashby de la Zouch lies within the River Mease catchment area, so there may be potential for effects on this European Site.</p> <p>Development delivered through alternative A has the potential to result in the loss of greenfield land on the edge of the Coalville urban area, which could have effects upon designated sites and / or species reliant on surrounding open space and habitats. There are alternative sites in the urban area that are less likely to present issues for biodiversity, but there are some deliverability issues, so the certainty with which these sites could meet 800 dwellings is uncertain.</p> <p>With regards to the River Mease SAC, the Water Management Quality Plan has identified a Developer Contribution Scheme (DCS) to set out financial contributions to fund actions to reduce phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality. The scale/distribution of each alternative is not likely to have a significant effect upon the catchment. It may be necessary to seek further mitigation to support the scale of development under alternative B, which places the highest level of growth within the catchment. However a DCS2 has recently been approved which would pump outside the catchment area, and therefore ought to accommodate this higher scale of growth too.</p>								
	<p>For Alternative A, the delivery of the majority of development to the Coalville urban area has the potential for Minor Negative effects due to pressure on ecological networks and possible effects on SSSIs. These effects ought to be capable of mitigation and / or enhancement measures that can be secured on site with larger scale developments. Nevertheless, a minor negative effect has been recorded as there is uncertainty about the sites that would be selected at this stage. It may be necessary to release sites on the urban fringes to secure 800 dwellings, which could potentially have greater effects on biodiversity. An uncertain effect is recorded at this stage.</p> <p>For Alternatives C and D, growth is dispersed more evenly across key towns and/or sustainable villages. These strategies have the potential to impact upon protected sites and ecological networks in certain settlements. Given the dispersed pattern of growth, it is likely that these effects could be mitigated through the location and design of developments. An uncertain effect is predicted, though these would not be expected to be significant.</p> <p>Although Ashby de la Zouch is within the River Mease catchment, it is considered likely that mitigation measures would minimise potential negative effects on water quality. However, this is reliant upon DCM2 being implemented and pumping water outside the catchment.</p> <p>A minor negative effect has been recorded at this stage for Alternative B. The effects of alternative E on the SAC would not be significant, as the scale of housing could be accommodated within current headroom. However, there is still potential for negative or positive effects on local biodiversity depending upon the sites released and enhancement measures secured. Development in Coalville would still occur under Alternative E too, though the lower scale would reduce potential effects on biodiversity. Therefore, the overall effects on biodiversity for Alternative E are not expected to be significant.</p>								

Built and Historic Environment (SA Objective 11)									
A. Focus on Coalville	⇄?	B. Focus on Ashby de la Zouch	✗?	C. Focus on main towns	⇄	D. Dispersal	✗	E. Coalville and Ashby de la Zouch	?
Nature of effects	<p>Housing and employment growth in any of the settlements could increase the amount of traffic through Conservation Areas and in the vicinity of Listed Buildings potentially affecting their setting, appearance or leading to damage.</p> <p>Most of the sites available for development in the 2014/2015 SHLAA (for all alternatives) do not contain listed buildings. A direct loss of heritage assets is therefore unlikely.</p> <p>The setting of heritage assets could be affected by development. For example, views from atop of Ashby Castle could be altered due to development around Ashby de la Zouch.</p>								
Sensitivity of receptors	<p>There are Listed Buildings (mainly Grade 2) throughout the District, with concentrations in most built up areas and are therefore likely to be screened from most new developments at the edge of settlements. This is particularly the case for larger settlements such as Coalville and Ashby de la Zouch.</p> <p>The setting of heritage assets in smaller villages (which would need to be developed under alternative D) may be more sensitive to development, given that they are less contained by built up areas compared to the local and key service centres and principal towns. Ashby Castle is a Grade 1 listed heritage asset that could be affected by development given that there are views from atop the castle.</p>								
Likelihood of effects	<p>For all alternatives, it is likely that effects on listed buildings <u>could</u> be avoided with siting, layout and design during the planning application process. Indirect effects on settlements (such as increased traffic) may occur from time to time, but the magnitude of effects is considered to be small for each of the alternatives.</p> <p>For alternatives A, and C heritage assets in Coalville, Measham, Kegworth and Ibstock are unlikely to be directly affected by development, as opportunity sites are some distance from historic features. The scale of development is also unlikely to give rise to significant indirect effects that cannot be avoided. However, for alternative B (and to a lesser extent E and C) views from atop Ashby Castle could be affected depending upon the location of sites.</p> <p>For alternative D the likelihood of significant effects would differ depending upon the settlements where development occurred. For some settlements such as Moira, Heather, Donnithorpe and Swannington, development sites are not adjacent to designated heritage features, so direct effects would be unlikely. In other areas such as Appleby Magna, a number of sites are directly adjacent to or contain listed buildings, and development would therefore be more likely to have a direct effect on the setting of these features. The scale of development in smaller villages would also be likely to alter the character of the built environment and non-designated heritage assets.</p>								
Significance	<p>For alternatives A and E, it is considered that increased development in Coalville could be accommodated without having a significant effect on the historic and built environment. Whilst this would be dependent upon the sites that were brought forward, in the main, opportunity sites are located in areas that are not particularly sensitive. However, given that Coalville is already experiencing considerable growth, the cumulative effects on the character of the built environment could be more pronounced. On balance, the effects are considered to be negligible for both Alternatives A and E.</p> <p>For alternatives B, there are some sensitive heritage assets in Ashby de la Zouch, in particular the Castle remains and the Conservation Area. However, development would be most likely to occur on urban extensions that are well screened from such assets. Therefore, direct effects on the historic environment are considered to be negligible. Alternative B would see further growth in Ashby of the order of 800 dwellings. This could create additional traffic and parking in the town, having indirect effects on the quality of the built environment. However, these effects are considered to be insignificant and only likely to occur transiently. With respect to the setting of the Castle, Alternative B has the potential to have negative effects on the experience of this heritage asset. The extent of effects would depend upon the location of sites. There is a strategic site at Money Hill that is visible from atop the castle, whilst sites to the south are more screened and not elevated. Overall an uncertain minor negative effect is predicted for Alternative B to take account of these issues. The same issues would be apparent for Alternative E (and to a lesser extent C), but there would be greater scope to avoid negative effects through lower densities and / or avoidance of sensitive sites / locations. Nevertheless, an uncertain negative effect is predicted in line with the precautionary principle.</p> <p>For Alternative C, the effects on heritage assets are not considered to be significant, as housing would be distributed fairly modestly to several settlements. The development sites available at these settlements do not present any significant constraints with regards to the historic environment.</p> <p>For Alternative D, there would be growth of some sustainable villages, which could have an adverse effect on the character of the built environment. Although direct effects on designated heritage assets would not be anticipated for most areas, there are some settlements (such as Appleby Magna) where development would most likely be adjacent to a number of listed buildings, and the potential for effects on their character would be increased. Overall, it is considered that Alternative D could have minor negative effects on the historic environment. Whilst development could affect the character of settlements, the scale required ought to allow for a choice of sites, which should help to avoid any sensitive areas.</p>								

Landscape, Land and Soil (SA Objectives 12 and 13)

A. Focus on Coalville	xx?	B. Focus on Ashby de la Zouch	x	C. Focus on main towns	xx?	D. Dispersal	xx	E. Coalville and Ashby de la Zouch	x	
Nature of effects	<p>Housing development would require the release of land with the potential to affect the openness, character and tranquility of landscapes. There would also be a need to release greenfield land, of which a large proportion (of sites in the SHLAA) would be best and most versatile agricultural land.</p> <p>For alternatives A, B and E development would most likely be large scale 'urban extensions'. Alternatives C would see a lower amount of growth focused at Coalville and Ashby (compared to Alternatives A, B and E), so the scale of growth would be lower in these locations. A modest amount of additional growth would also be allocated to the other Local Service Centres, and this would most likely be on greenfield sites available on the edge of these settlements.</p> <p>In addition to development in the Local Service Centres, the dispersal alternative could see growth in the size of the smaller 'rural' settlements such as Donnithorpe; Appleby Magna; Blackfordby; Coleorton; Heather and Swannington leading to a change in the size and character of these settlements.</p>									
	Sensitivity of receptors	<p>Coalville and Ashby lie within the 'heart of the National Forest'. These are important local landscapes, which could potentially be affected by development. Conversely, these areas could also be more suitable for and benefit from enhancement measures linked to the National Forest improvement programme. Land available for development around Ashby would be likely to be Grade 2/3 agricultural land. Land within the urban area is on a mix of brownfield and greenfield sites, with less agricultural land likely to be affected.</p> <p>Development around Coalville could potentially lead to the coalescence with surrounding settlements such as Whitwick.</p> <p>The small scale and rural nature of villages, means that these areas are less capable of accommodating the scale of growth proposed under alternative D. The land available for development around the smaller villages varies, for example; predominantly Grade 2 in Appleby Magna, a mix of Grade 2/3 in Ravenstone, mainly Grade 3 in Swannington and Heather, and a mix of Grade 3/4 in Donnithorpe and Moira.</p>								
		Likelihood of effects	<p>The likelihood of effects on landscape character depends upon the choice of sites available to meet housing targets at different settlements. For alternative A, there are a range of sites in the Coalville urban area that could come forward. The effects would differ depending upon what combination of sites was preferred. To deliver the scale of growth required it is likely that sites in proposed areas of separation may need to come forward.</p> <p>For Alternative B, it is clear that development would require the release of (one or a combination of) large strategic sites in Ashby de la Zouch. The effects would be different depending upon which site was released. However, it is considered that effects on landscape would be less likely to occur because site selection could incorporate landscape considerations. The large scale nature of the sites should also allow for the incorporation of mitigation and / or enhancements measures. Coalescence would be unlikely to occur unless development was proposed to the south (with Packington).</p> <p>For alternatives C and to a greater extent D, the likelihood of impacts on the landscape are considered to be greater as mitigation may be more difficult to secure given the sensitivity of settlements and the need to maximise development opportunities to deliver the housing target. Where agricultural land is affected, there would be a permanent loss of this asset that would be difficult to avoid.</p>							

Significance

Due to the large range of potential sites in Coalville, it is difficult to judge the effects for alternative A. However, the additional growth in the Coalville urban area could put pressure on areas of separation or areas of landscape value. This could have a significant negative effect, on landscape character. Conversely, development could help to contribute to enhancements to Green Infrastructure in the National Forest, which could have positive effects. Both positive and negative effects are uncertain. However, a **moderate negative effect** is predicted for A due to the potential for significant changes to proposed areas of separation. The effects on Coalville associated with the level of growth under alternatives C, D and E would be less prominent as it may be possible to avoid the most sensitive sites due to the lower scale of growth.

For Alternative B, there are potential effects on landscape character on the settlement edge of Ashby de la Zouch. It is likely that mitigation and/or enhancement measures could be secured, and the scale of development would not lead to a drastic change to the character of Ashby de la Zouch. However, there would likely be a loss of best and most versatile agricultural land. Hence a **minor negative effect** has been recorded.

For alternative C, the scale of additional development in the principal town, key and local service centres would be modest, and the effects should be possible to mitigate. This would depend upon which sites were allocated, but there are sites with moderate-high potential for mitigation in Kegworth; Measham; Coalville and Ashby de la Zouch. However, there is the potential for cumulative effects on the character of the landscape in each of these settlements, so a negative effect has been recorded. The potential to mitigate effects on landscape character are moderate or poor for much of Ibstock, so it is considered likely that the cumulative effects of additional development here could more pronounced. A loss of agricultural land of Grade 2/3 could also be anticipated. Overall a **moderate negative effect** has been recorded for Alternative C.

For Alternative D, the effects identified for alternatives C would still occur at the local service centres of Measham, Kegworth and Ibstock (but to a lesser extent). However, there would also be negative effects on the character of the landscape at a number of smaller settlements, which are more sensitive to change and are already experiencing growth through committed development. A loss of agricultural land of Grade 2/3 could also be anticipated. Cumulatively, a **moderate negative effect** is predicted across the district for Alternative D.

Alternative E is predicted to have a **minor negative effect**. Whilst there is potential for effects on the landscape in Ashby, these could be avoided through lower densities, layout and location. The effects on Coalville associated with the level of growth under alternative E would also be less prominent as it may be possible to avoid the most sensitive sites due to the lower scale of growth. A loss of agricultural land of Grade 3 would be anticipated.

Natural Resources (SA objective 14)

A. Focus on Coalville	↔	B. Focus on Ashby de la Zouch	↔	C. Focus on main towns	↔	D. Dispersal	↔	E. Coalville and Ashby de la Zouch	↔
Nature of effects	<p>New development typically results in an increase in the use of natural resources. However, these alternatives do not set targets for growth, and therefore the degree of influence is minimal.</p> <p>There is the potential for positive effects on the baseline position as new development could be designed so as to support recycling and sustainable construction.</p> <p>Negative effects on the baseline would not be anticipated, as there are minimum standards that must be achieved as set through building regulations.</p> <p>Development in areas of minerals value can sterilise mineral resources.</p>								
Sensitivity of receptors	<p>The ability to achieve higher standards of sustainability and resource efficiency in new development is influenced by planning policies, deliverability and viability factors.</p> <p>If the available land was marginally viable, it would be unlikely that higher standards of sustainability (compared to national standards) could be achieved on new developments.</p> <p>However, the development opportunities that would be likely to be brought forward under each of these alternatives would be likely to be deliverable and viable. Therefore, the conditions for encouraging sustainable growth are more favourable than not.</p>								
Likelihood of effects	<p>Given that there are minimum standards that must be implemented through National House Building Standards and Building Regulations, new development would not be brought forward that did not achieve certain resource efficiency standards. There may be opportunities to encourage higher sustainability standards on sites that are more viable, but the likelihood of such higher standards being achieved is considered to be low as this would be dependent upon voluntary action. Therefore, significant effects would not be anticipated for any of the alternatives.</p>								
Significance	<p>It is considered unlikely that any of the alternatives would have a significant effect on the baseline position.</p>								

Pollution (SA Objective 15)									
A. Focus on Coalville	xx	B. Focus on Ashby de la Zouch	↔	C. Focus on main towns	x	D. Dispersal	↔	E. Coalville and Ashby de la Zouch	x
Nature of effects	<p>Increased housing growth in any of the settlements could increase the amount of traffic contributing to air and noise pollution. Developments on the urban fringe will require additional safety and security lighting, which could lead to an exacerbation of light pollution in 'tranquil areas' (more significant for Alternative 1D, and to a lesser extent 2D).</p> <p>Alternatives 1C / 2C and 1D / 2D at Kegworth and Castle Donington, have the potential to expose residents to aircraft noise and emissions. The magnitude of effects is low, given the small numbers of development involved in these locations.</p>								
Sensitivity of receptors	<p>Increasing traffic may exacerbate air pollution within Air Quality Management Areas (AQMAs). For alternative A, increased development in Coalville has the potential to affect the Stephenson Way/Bardon Road AQMA. Alternative E would also add to existing congestion but at a lower scale. While alternatives C and D with a development focus on Kegworth and Castle Donington has the potential to affect the main streets of High Street and Bondgate in Castle Donington and the High Street in Kegworth (AQMAs). Kegworth's proximity to the M1 has warranted AQMA status on the Mole Hill access route, which has the potential to be further exacerbated by an increase in traffic accessing the M1.</p> <p>For Alternatives C and D, there is a likelihood of noise disturbance from aircraft at sites allocated in Castle Donington and Kegworth due to proximity to East Midlands Airport.</p> <p>Development of Alternatives B, C, D and E all include development within the River Mease catchment area, in particular in the settlements of Measham, Ashby de la Zouch and Appleby Magna, has the potential to adversely impact on water quality (through increased wastewater discharge) in this sensitive river corridor.</p>								
Likelihood of effects	<p>For all alternatives, development is expected to increase car usage although the likelihood of car use could be lower for alternatives A and B which have better access to services and public transport links (which could be further improved by reinstatement of the National Forest Train Line).</p> <p>Effects on air quality are likely to be more pronounced for alternative A, which allocates a significant amount of housing to Coalville (which is already experiencing substantial growth) and alternative C which would allocate growth to Kegworth and Castle Donington (albeit only minor amounts). Alternative E would also lead to an additional 450 dwellings in Coalville, which could also contribute to congestion/air quality issues.</p> <p>Potential effects on water quality are considered less likely to occur given that there is a Water Quality Management Plan in place for the River Mease Catchment and overall levels of development should be able to be accommodated. The effects would be most prominent for Alternative B, which allocates the highest amount of growth into the catchment area, followed by Alternative E, C and then D. However, under DCS2, when out pumping occurs, all these levels of growth could be accommodated.</p>								
Significance	<p>Part of the policy objective is to improve air quality in Air Quality Management Areas which are largely linked to transport related issues. There is also a need to ensure that new development is not itself detrimentally affected by noise and pollution. Alternatives A, C and D have potential to exacerbate areas that have air quality issues. Alternative B solely in Ashby-de-la-Zouch, has the distinction of having no AQMA designations and is also fairly well served by public transport.</p> <p>Although the scale of growth in Coalville under Alternative A would be more substantial than for growth at the other settlements containing AQMAs (under alternatives C /and D), Coalville is better served by public transport links, and so the effects could be offset somewhat. Nevertheless, a moderate negative effect is predicted, particularly as a number of site options in the area fall in close proximity to (and could even be accessed from) key routes, along which parts are designated as an AQMA. For the same reasons, Alternative E is also predicted to have a negative effects, but the scale of development is lower, and so these are predicted to be minor.</p> <p>Water pollution concerns arising from Alternatives, B, C, D and E for the River Mease have the potential to be mitigated through implementation of the Water Quality Management Plan and DCS1/2. Development contributions specifically set to implement restoration and enhancement measures can lead to a reduction in phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality, or cause a net increase in phosphorous levels. Therefore, it is concluded for all options based on the implementation of DCS1/2 that there is unlikely to be any significant effects . . .</p> <p>For alternatives C and D, more housing would be located in areas that could be affected by noise pollution (for example in Castle Donington and Kegworth). Given the relatively low numbers involved, the effects are not predicted to be significant though (Particularly for D). However, both alternatives involve some growth in Coalville (which could affect air quality, but a lesser extent to Alternative A. Overall, minor negative effects are predicted for Alternative C and negligible effects for Alternative D, which would dilute potential negative effects in any one location.</p>								

Summary of alternatives assessment

SA topic	A: Focus on Coalville	B: Focus on Ashby	C: Main towns	D: Dispersal	E: Coalville & Ashby
Housing	✓?	✓✓	✓✓✓	✓✓✓	✓✓?
Health and Wellbeing	✓✓	✓	✓	✓ / ✗	✓
Communities and town centres	✓✓?	✓✓?	✓✓?	✓	✓
Economy and employment	✓	✓	✓✓	⇔	✓✓
Travel	✗	⇔	✗	✗	⇔
Climate change	✓	✓	⇔	✗	✓
Biodiversity and Geodiversity	✗?	✗	?	?	⇔
Landscape and land	✗✗?	✗	✗✗	✗✗	✗
Built and historic environment	⇔	✗?	⇔	✗	?
Natural Resources	⇔	⇔	⇔	⇔	⇔
Pollution	✗✗	⇔	✗	⇔	✗

Alternative D would have moderate adverse effect on landscape character and minor negative effects upon a range of other environmental factors. It is also unattractive in that it increases reliance on car travel to access jobs and services, and will place more people in areas with poorer accessibility to essential services and facilities. Overall, this approach is considered less sustainable than the other four alternatives.

Each of Alternatives A, B, C and E have a mix of positive and negative effects. Each is more positive or negative in certain aspects than the others, and it is therefore difficult to draw conclusions about which option is the 'most sustainable'.

Alternative A scores particularly well by supporting growth and regeneration at Coalville (which has high accessibility) and delivers positive effects on health & wellbeing and employment. However, this alternative does have potential for negative effects on landscape and it is unclear whether substantial housing growth could be delivered at Coalville. Though this alternative would promote growth and regeneration in areas of need, the benefits of development would be focused only in Coalville.

Alternative B, although likely to have a positive effect on the economy, town centres and wellbeing, would be to a lesser extent compared to either Alternative A or C. However, this alternative would be less likely to have an effect on environmental factors such as landscape and pollution (compared to Alternatives A, C and D). By focusing all the growth to Ashby de la Zouch, there would also be the potential to secure infrastructure improvements through strategic development opportunities.

Alternative C would have a positive effect in supporting local economies and employment and provide benefits for town centres. In particular, this approach would have a major positive effect on housing by providing a range of housing across the district, potentially addressing affordability in a number of settlements. However, it scores poorly in terms of potential adverse effects on landscape character and also presents the potential for negative effects on air quality and biodiversity and patterns of travel.

Alternative E would have generally positive effects, as it would have the benefit of splitting development to two locations that are accessible and capable of delivering further growth (though there are some uncertainties around delivery in Coalville). By splitting the growth this way, some of the more adverse effects associated with both alternatives A and B ought to be avoided. But this approach would be less likely to create the economies of scale to support new infrastructure at each settlement.

In summary, there are similarities with each alternative, with each generating positive effects for housing, health, communities and employment. However, Alternatives A and C generate more significant negative effects with regard to landscape and pollution, as well as creating potential issues in Coalville associated with increased congestion in the urban area (Which could potentially affect the AQMA). In this respect these two alternatives are less attractive than alternatives B and E, which generally perform similarly across other sustainability factors to Alternatives A and C, yet do not generate these negative effects.

Appendix C: Site appraisal proformas

Site ID	A5	Site name	Money Hill, Ashby de la Zouch
Site Description			
<p>The site is located on land to the south of the A511 and east of Smisby Road, Ashby de la Zouch. The site is situated to the north of the town centre and adjoins the town centre boundary. The site is Greenfield land currently used for agricultural purposes.</p> <p>There are existing residential properties adjacent to parts of the western and south eastern boundaries of the site.</p> <p>The site is part enclosed by an embankment along its boundary with the A511. The site is Grade 3 Agricultural Land and within the National Forest. The north western extent of the site falls within the Highways Consultation Zone. The site is also within the catchment area of the River Mease SAC. Flood Zones 2 & 3 are immediately adjacent to the western extent of the site and there is also a Conservation Area immediately to the south of the site. Parts of the site have been granted planning permission.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p>A = Parts of the site are subject to planning applications, 600 homes already receiving planning consent,;. The site is considered available.</p> <p>Timeframe for further development 6-10 years</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A = Site is within 825m of open space.
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	R = Site is within 1235m of a local centre, but only - 900m from a Local Food Shop (Tesco)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<p>G = Site is 1.8km from the nearest health centre (Castle Medical Group).</p> <p>The nearest bus stop is 462m away, which could be reached in 5 minutes. There is a bus stop 110m from the health centre. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.</p>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G = There are existing residential properties adjacent to parts of the western and south eastern boundaries of the site. The site is part enclosed by an embankment along its boundary with the A511.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A = Site is 1022m from a village/community hall (Hood Park)
Loss of	Yes, employment land still in use	G = No

employment land	Yes, employment land not in use No	
Proximity to public transport	Regular bus service within 800m Low frequency bus service within 400m Regular bus service within 800m-1200m Low frequency bus service within 400-800m Bus service over 1200m away Low frequency bus service more than 800m away	G = Bus stops exist less than 400m away on the B6006. There are regular services at peak times to and from Ashby de la Zouch centre, but services do not run after 7pm.
Access to key employment sites locally	<800m 800m-1200m >1200m	G = 650m to Smisby road industrial estate. There could also be new employment on site
Access to schools	Within 500m walking distance of a primary school / scale of development supports new facilities Within 1200m walking distance of a secondary school Within 500-1000m walking distance of a primary school Within 2000m of a Secondary school More than 1000m walking distance from a primary school More than 2000m from secondary school	A = Site is 650m from nearest primary school (Woodcote Primary) A = Site is 972m to nearest secondary school (Ivanhoe College)
Fluvial flood risk	Site is located entirely within Flood Zone 1 Some of the site is in Flood Zones 2 or 3 (up to 50%) Most of the site is in Flood Zones 2 or 3 (more than 50%)	G = Site is within flood zone 1 (flood zones 2 and 3 are immediately adjacent to western extent of site however)
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	A = In response to the planning application/s there were the following ecology comments. The ponds near Ivanhoe House/Burghley House are potential Local Wildlife Sites. The woodland along Gilwiskaw Brook to the North West and the pond adjacent to the A511 represent candidate Local Wildlife Sites. The site is also within the catchment area of the River Mease SAC.
Proximity to designated biodiversity and geodiversity sites	<u>Measure distance to the following:</u> SSSI European sites Local wildlife sites / priority species Effects unlikely <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. Potential effects <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats Effects likely <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the 	A = 2552m from River Mease SAC, but within catchment G = 1074m from Lount Meadows SSSI R= 0m to a Candidate LWS G= 146m to Potential LWS A= Site is 46m to Badger Sett A= Site is 47m to a Bat Roost R= Site is 0m from both a GCN Pond and a Probable GCN Pond R=The site is in close proximity to recorded priority species, and a candidate LWS. These particularly overlap in the north west of the site. The site also falls within the River Mease Catchment. Overall, it is considered that effects on designated sites are unlikely.

	River Mease Catchment	
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A = 53m from Listed Building (55 Wood Street)</p> <p>A = 227m from Scheduled Monument (Ashby Castle) 1984m from Registered Park and Garden (Coleorton Hall)</p> <p>Parts of the site are visible from atop Ashby Castle Ruins. This could have an effect on the experience of this heritage asset. However, the effects are not considered to be significant as development in the surrounding settlement has already occurred, and this site has not been recognised as an important feature of the setting for the Castle. Furthermore, site design ought to ensure that significant effects are avoided.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	Moderate and Moderate/High potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R = Site is largely greenfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	R = Majority of the site is Grade 3. There is a significant loss of land (more than 20ha)
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Housing development likely to contribute to increased congestion at key junctions.</p> <p>The site borders the A511 and is close to junction 13 of the A42.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	A = Site is within a minerals consultation area (Surface Coal). Size of site lends itself to extraction.

Site ID	A7	Site name	Packington Nook, Ashby de la Zouch
Site Description			
<p>The site is located on land south of Ashby de la Zouch, to the east of Measham Road and south of Lower Packington Road. The site is Greenfield and currently used for agricultural purposes. There are existing residential properties located to the north and west of the site.</p> <p>The site is part Grade 2 and part Grade 3 Agricultural Land and is within the National Forest. Most of the site falls within the Highways Consultation Zone. The site is within the catchment area of the River Mease SAC. A Grade II Listed Building (along the western boundary) is surrounding on three sides by the site.</p> <p>There is a site of Archaeological Interest 50m from the site's north eastern extent. Flood Zones 2 & 3 run north to south through the site and also along the sites eastern edge before joining into one watercourse at the southern part of the site.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p>A = There are no known ownership issues. The site is owned by a land holdings company. There is no known developer interest in the site. It is considered that the site is potentially available</p> <p>Timeframe for Development 6-10 years 6-10</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = Site is 525m of open space.
Access to food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a local centre</p> <p>Within 1200m of a local centre</p>	R = Site is 760m of a local centre, but only 1257m from a Local Food Shop (the Co-op)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G = Site is a 35min journey by foot or a 23min journey by public transport from GP/ Health centre (Castle Medical Group located 2.6km away).
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A = There are existing residential properties located to the north and west of the site. Noise from the A42, although not the major consideration is sufficient to count against the scheme.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R = A village/community hall is 1871m away (Hood Park)
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p>	G = No

	No	
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G = There is a bus stop 407m away on Tamworth Road. There are regular services at peak times but services do not run after 6pm.
Access to key employment sites	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	R = Over 1500m from town centre and 2320m to Smisby road industrial estate.. There could be new employment on site though.
Access to schools	<p><u>Measure distance to a primary and secondary school</u></p> <p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A = Site is 670m from nearest primary school (Ashby Willesley Primary)</p> <p>R= Site is 2004m to nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	A = Mainly Flood Zones 1 but Zones 2 & 3 run north to south through the site and also along the sites eastern edge before joining into one watercourse at the southern part of the site.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	A = The hedges along Packington Nook Lane are candidate Local Wildlife Sites, as are the veteran trees along the watercourses. The watercourses, hedges, trees and species-rich grassland and marsh along watercourses represent potential Biodiversity Action Plan habitats within the site boundary. The River Mease SAC is located to the south. It is considered that this is a very sensitive area and will need review and resurveying. There are opportunities for enhancement and mitigation.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority 	<p>A = 737m from River Mease SAC and SSSI (within catchment)</p> <p>G = 516m from nearest LWS</p> <p>Overall - Amber</p>

	<p>species or habitats</p> <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A = 39m from Listed Building (Rotherwood)</p> <p>G - 644m from Scheduled Monument (Ashby Castle)</p> <p>G - 3117m from Registered Park and Garden (Coleorton Hall)</p> <p>Overall amber classification .</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R = Low potential of achieving suitable landscape mitigation.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R = Site is largely Greenfield (>70%)</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>R = Majority of site is Grade 3 (>70%) with over 50ha affected.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Housing development likely to contribute to increased congestion at key junctions</p> <p>The size of the development along with the reliance on smaller local roads could cause increased congestion.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= Site is within a minerals consultation area for Surface Coal and sand and gravel. Site potential for extraction.</p>

Site ID	A14	Site name	Sports Ground, Lower Packington Road, Ashby de la Zouch
Site Description			
<p>The site is currently utilised as a sports ground. The site is flat and bound by a mixture of hedgerows and mature trees.</p> <p>There is residential development to the north and east of the site, although this is separated from the site by the highway network. The northern extent of the site is within the Highways Consultation Zone. The site is Grade 3 Agricultural Land.</p> <p>A small proportion of the site (circa 1%) is within Flood Zone 2. The site is within the National Forest and within the catchment area of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p>A = The site is promoted on behalf of the trustees of the land who state that there has been previous developer interest in the land. The site is considered potentially available.</p> <p>Timeframe for development is 6-10 years.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = Site is adjacent to open space
Access to food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	R = Site is 1456m from a Local Food Shop (The Co-op). Only 690m of a local centre though.
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G = Site is 2.6km from the nearest health centre (Castle Medical Group). Site is a 30min journey by foot or a 16min journey by public transport.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	R = The site is currently utilised as a sports ground, which would be lost. There is residential development to the north and east of the site, although this is separated from the site by the highway network.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R = Site is 1657m from a village/community hall (Hood Park)
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = Site is not employment land.
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p>	G = Bus stops exist adjacent to the site on Lower Packington road. There are regular services at peak times to and from Ashby de la Zouch centre. Services run until 6pm.

	Low frequency bus service more than 800m away	
Access to key employment sites	<800m 800m-1200m >1200m	R = more than 1200m from town centre (which is closest employment centre).
Access to schools	Within 500m walking distance of a primary school / scale of development supports new facilities Within 1200m walking distance of a secondary school Within 500-1000m walking distance of a primary school Within 2000m of a Secondary school More than 1000m walking distance from a primary school More than 2000m from secondary school	R = Site is 1257m from nearest primary school (Ashby Willesley primary school) A = Site is 1681m from the nearest secondary school (Ivanhoe College)
Fluvial flood risk	Site is located entirely within Flood Zone 1 Some of the site is in Flood Zones 2 or 3 (up to 50%) Most of the site is in Flood Zones 2 or 3 (more than 50%)	G = Flood Zone 1 with a small proportion of the site (circa 1%) is within Flood Zone 2.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	A = The hedgerow along Packington Nook Lane is a site of County Wildlife Value. A full extended Phase 1 Habitat Survey, an assessment for local Biodiversity Action Plan habitats and potential Local Wildlife Sites, a survey for UKBAP species and a mitigation, compensation and enhancement plan for biodiversity should be undertaken. Features and habitats of biodiversity value (trees, ponds, hedges, streams and ditches) should be retained within the development. Opportunities to improve access to wildlife should be developed through establishment of informal open spaces and green networks etc. The site is also within the catchment area of the River Mease SAC.
Proximity to designated biodiversity and geodiversity sites	<u>Measure distance to the following:</u> SSSI European sites Local wildlife sites / priority species Effects unlikely <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. Potential effects <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats Effects likely <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	A = 1174m from River Mease SAC and SSSI. Within Catchment. G = 1000m from nearest LWS

Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G = 576m from Listed Building (18/20 Lower Packington Road)</p> <p>734m from Scheduled Monument (Ashby Castle)</p> <p>3059m from Registered Park and Garden (Coleorton Hall)</p> <p>Significant effects unlikely overall</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R = Low potential of achieving suitable landscape mitigation.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R = Site is largely Greenfield (>70%) used as sports pitches.</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>A = Site is 100% Grade 3.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>The site is unlikely to have an effect on its own due to its scale and location. As part of the wider development in the areas it could contribute to a cumulative effect however.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is outside of a minerals consultation area</p>

Site ID	A17	Site name	Land at Dents Road, Ashby de la Zouch
Site Description			
<p>The site is located off Dents Road to the south of Nottingham Road, Ashby de la Zouch. The site is Brownfield land currently used for industrial purposes. There are existing residential properties located to the north and north west of the site.</p> <p>There are employment/industrial premises to part of the north of the site and Ashby Business Park is located to the east of the site.</p> <p>There is a playing field to the west of the site used in association with Ashby Grammar School. The site is within the National Forest and within the catchment area of the River Mease SAC .</p> <p>There are watercourses running along both the eastern and western boundaries. The eastern part of the site is identified as a Tip Site. The majority of the site falls within the Coal Authority Referral Area.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p>A = The site is promoted by planning consultants on behalf of the landowner. There is no known developer interest. The industrial unit on site is still in use and therefore the site is considered potentially available.</p> <p>Timeframe for Development 6-10 Years</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = Site is within 185m of open space.
Access to food shop	<p>Within 400m of food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	G = Site is 230m from a Local Food Shop (Aldi). within 648m of a local centre, but only
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	A = Site is 2.6km from the nearest health centre (Castle Medical Group). The total journey time would be between 30 and 45 minutes if the journey was made wholly or partially on foot.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	R = There are existing residential properties located to the north and north west of the site. There are employment/industrial premises to part of the north of the site and Ashby Business Park is located to the east of the site. There is a playing field to the west of the site used in association with Ashby Grammar School.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R = The nearest village/community park is 1481m away (Hood Park)
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	R = Development would lead to the loss of land currently used for employment purposes.

Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	<p>G = Bus stops exist 431m away. There are regular services at peak times to and from Ashby de la Zouch centre, but services do not run after 9pm.</p>
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	<p>G = less than 800m to United Biscuits factory / Tesco, and Ashby Business Park. 1.4km to town centre.</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>R = Site is 1400m from nearest primary school (ADLZ CofE)</p> <p>A = Site is 1481m to nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p>G = Site is within flood zone 1</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>A = There are no designated ecological sites within the site boundary although there is potential for Badgers, Great Crested Newts, Water Voles and Crayfish to inhabit parts of the site. The watercourses along western and eastern boundaries represent potential Biodiversity Action Plan habitats and the undeveloped grassland may be of value. It is considered that a habitat survey of the grassland and a protected species survey are undertaken. It is likely that part of the site may require mitigation, however part should be retained and opportunities taken for biodiversity enhancement. The provision of 10m buffer zones and scrub should be retained along watercourses, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is also within the catchment area of the River Mease SAC.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. 	<p>A = 2559m from River Mease SAC (within catchment)</p> <p>G = 1858m from Lount Meadows SSSI</p> <p>G = 1554m from nearest LWS</p>

	<p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G = 483m from Listed Building (Lockton House)</p> <p>649m from Scheduled Monument (Ashby Castle)</p> <p>1743m from Registered Park and Garden (Coleorton Hall)</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G = High potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	G = The site is brownfield land within the Limits to Development.
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	G = Site is already developed. No agricultural land would be lost.
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Small site and although in the urban area, not likely to have a major effect.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	G = Site overlaps with a minerals consultation area (Surface coal), but is unlikely to be used for extraction given its proximity to residential units and small size.

Site ID	A18	Site name	Land at Junction 12 of the A42, Ashby de la Zouch
Site Description			
<p>The site is greenfield land and comprises agricultural fields to the south of Ashby. There are large detached dwellings to the north-west boundary of the site, albeit these are separated from the site by Measham Road.</p> <p>Within the site there is a farm and associated access track. The site is within the National Forest and is almost all Grade 2 Agricultural Land, with the northern strip being Agricultural Land Grade 3. The site is within the catchment area of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p>A = The site is being promoted by planning consultants and is in single ownership. There is no known developer interest therefore the site is considered potentially available.</p> <p>Timeframe for delivery is 16+ years.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p>A = Site is 825m from open space.</p>
Access to local food shop	<p>Within 400m of a food shop/ scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<p>R = Site is 1388m from a local centre and 2304m from a Local Food Shop (The Co-op)</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<p>A = Site is 3.5km from the nearest health centre (Castle Medical Group). The nearest bus stop is less than 1304m away. There is a bus stop 110m from the health centre. The total journey time would be between 30 and 45 minutes if the journey was made wholly or partially on foot.</p>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<p>A = There are large detached dwellings to the north-west boundary of the site, albeit these are separated from the site by Measham Road. Within the site there is a farm and associated access track.</p> <p>Noise from the A42, although not the major consideration, is sufficient to count against the scheme.</p>
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p>R = Site is 2804m from a village/community hall (Hood Park)</p>
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	<p>G = Not employment land</p>
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p>	<p>R = The nearest bus stop is over 1304m. It takes approximately 16 minutes to walk to the bus stop. From here service is frequent to Ashby centre.</p>

	Low frequency bus service more than 800m away	
Access to key employment sites locally	<800m 800m-1200m >1200m	R = more than 1200m from town centre (which is closest employment centre).
Access to schools	Within 500m walking distance of a primary school / scale of development supports new facilities Within 1200m walking distance of a secondary school Within 500-1000m walking distance of a primary school Within 2000m of a Secondary school More than 1000m walking distance from a primary school More than 2000m from secondary school	R = Site is 1604m from nearest primary school (Ashby Willesley Primary School) R = Site is 2804m the nearest secondary school (Ivanhoe College)
Fluvial flood risk	Site is located entirely within Flood Zone 1 Some of the site is in Flood Zones 2 or 3 (up to 50%) Most of the site is in Flood Zones 2 or 3 (more than 50%)	G = Site is within flood zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	R = There are no designated ecological sites within the site boundary although there is potential for Badgers, Great Crested Newts, Water Voles and Crayfish to inhabit parts of the site. The watercourses along western and eastern boundaries represent potential Biodiversity Action Plan habitats and the undeveloped grassland may be of value. It is considered that a habitat survey of the grassland and a protected species survey are undertaken. It is likely that part of the site may require mitigation, however part should be retained and opportunities taken for biodiversity enhancement. The provision of 10m buffer zones and scrub should be retained along watercourses, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is also within the catchment area of the River Mease SAC.
Proximity to designated biodiversity and geodiversity sites	<u>Measure distance to the following:</u> SSSI European sites Local wildlife sites / priority species Effects unlikely <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. Potential effects <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats 	A = 770m from River Mease SAC and SSSI but within catchment G = 562m from nearest LWS

	<p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G = 208m from Listed Building (Rotherwood)</p> <p>G =1471m from Scheduled Monument (Ashby Castle)</p> <p>G =3960m from Registered Park and Garden (Coleorton Hall)</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	R = Low potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R = Site is largely Greenfield (>70%)
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	R = 90% of the site is Grade 2 Agricultural land.
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	A = The site is located in close proximity to both the A42 and B5006. Given the size of the site, development is likely to contribute to increased congestion into Ashby-de-la-Zouch.
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	A = Site is within a minerals consultation zone for Surface Coal and Sand and Gravel.

Site ID	A20	Site name	Land east of Mill Farm, Ashby de la Zouch
Site Description			
<p>The site is greenfield land located to the south of Lower Packington Road. The site is fairly flat and bound by mature hedgerows and some mature trees. To the east of the site is a recreation ground; to the south is open greenfield land.</p> <p>The A42 is a short distance from the eastern boundary of the site. The Gilwiskaw Brook runs along the southern boundary of the site and as such the southern part of the site is within Flood Zones 2 and 3.</p> <p>There is residential development to the north of the site on the opposite side of Lower Packington Road. The northern extent of the site is within the Highways Consultation Zone.</p> <p>The site is Grade 3 Agricultural Land and is within the National Forest. The site is within the catchment area of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p>A = The site is promoted on behalf of the landowners. There is no known developer interest. The site is considered potentially available.</p> <p>Timeframe for delivery of 6-10 years.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = Site is 105m of open space.
Access to local food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	R = Site is 1372m from a Local Food Shop (The Co-op)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G = Site is 2.3km from the nearest health centre (Castle Medical Group). . The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A = To the east of the site is a recreation ground; to the south is open greenfield land. The A42 is a short distance from the eastern boundary of the site. There is residential development to the north of the site on the opposite side of Lower Packington Road.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R = Site is 1772m from nearest village/community centre (Hood Park)
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p>	G = There is a bus stop 302m away on Lower Packington Road. There are regular services at peak times to

	<p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	<p>and from Ashby de la Zouch centre. Services run until 6pm.</p>
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	<p>R = approximately 1300m to Town Centre (which is nearest employment centre)</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>R = Site is 1172m from nearest primary school (Ashby Willesley)</p> <p>A = Site is 1631m to the nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p>A = The Gilwiskaw Brook runs along the southern boundary of the site and as such the southern part of the site is within Flood Zones 2 and 3.</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>G = The County Ecologist had no objections, subject to conditions, to a previous planning application.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>A = 1022m from River Mease SAC and SSSI, within catchment</p> <p>G = 888m from nearest LWS</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or 	<p>A = 455m from Listed Building (18/20 Lower Packington Road)</p> <p>725m from Scheduled Monument (Ashby Castle)</p> <p>3147m from Registered Park and Garden (Coleorton Hall)</p>

	<p>Scheduled Ancient Monument?</p> <ul style="list-style-type: none"> Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	R = Low potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R = Site is largely Greenfield (>70%)
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	A = Site is 100% Grade 3 Agricultural Land
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G= The site is located 230 mts from an A road (A42) and is of a small size. Development is therefore unlikely to have a significant effect on congestion
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	G= Site is outside of a minerals consultation area

Site ID	A21	Site name	Land to the east of Western Close, Ashby de la Zouch
Site Description			
<p>The site is an almost square parcel of greenfield land located to the south of Lower Packington Road and to the east of Western Close. The site is fairly flat and bound by mature hedgerows, there are some mature trees along part of the eastern boundary.</p> <p>To the south and east of the site is open greenfield land, to the west is residential development, there is also further residential development to the north on the opposite side of Lower Packington Road.</p> <p>The Gilwiskaw Brook runs along the eastern boundary of the site and the eastern boundary is within Flood Zones 2 and 3. A further part of the central and southern part of the site is within Flood Zone 2. The northern extent of the site is within the Highways Consultation Zone.</p> <p>The site is Grade 3 Agricultural Land and is within the National Forest. The site is within the catchment of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p>A = The site is promoted on behalf of the landowner. There is no known developer interest. The site is considered potentially available.</p> <p>Timeframe for development of 6-10 years.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = Site is within 168m of open space.
Access to local food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	R = Site is 850m from a Local Food Shop (The Co-op)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G = Site is 1943m from the nearest health centre (Castle Medical Centre). The nearest bus stop is 90m away, which could be reached in 5 minutes. There is a bus stop 110m from the health centre. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G = To the south and east of the site is open greenfield land, to the west is residential development, there is also further residential development to the north on the opposite side of Lower Packington Road.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R = Site is 1331m from the nearest village/community centre (Hood Park)
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = Site not in employment use

Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	<p>G = Site is 90m from a bus stop on Lower Packington Road. There are regular services at peak times to and from Ashby de la Zouch centre. Services do not run after 6pm.</p>
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	<p>A = approximately 900m to Town Centre (which is nearest employment centre)</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A = Site is 681m from nearest primary school (Ashby Willesley)</p> <p>A = Site is 1372m to nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p>A = The Gilwiskaw Brook runs along the eastern boundary of the site and the eastern boundary is within Flood Zones 2 and 3. A further part of the central and southern part of the site is within Flood Zone 2.</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>A = There is the potential for water vole and badgers to inhabit the site. The stream and possibly the grassland represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey, badger, water vole surveys would be required. A 10m buffer should be retained along the watercourse (Gilwiskaw Brook, to the east) as natural open space and should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is within the catchment area of the River Mease SAC.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p>	<p>A = 1470m from River Mease SAC and SSSI, within catchment</p> <p>G = 550m from nearest LWS</p>

	<ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	
Qualitative assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A = 118m from Listed Building (18 /20, Lower Packington Road) 673m from Scheduled Monument (Ashby Castle) 3405m from Registered Park and Garden (Coleorton Hall)</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R = Low potential of achieving suitable landscape mitigation.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R = Site is largely Greenfield (>70%)</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>A = 100% of the site is Grade 3 Agricultural Land</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 360mts from an A road (A42). Given the size of the site, development is unlikely to have any significant effect on local junctions.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is outside of a minerals consultation area</p>

Site ID	A22	Site name	Arla Dairy, Smisby Road, Ashby de la Zouch
Site Description			
<p>The site is located to the east of Smisby Road, to the north of Ashby. The site is fairly flat brownfield land occupied by several industrial buildings associated with the dairy use. To the north and west of the site are industrial units, to part of the south of the site are residential dwellings and to the east is open agricultural land. The Gilwiskaw Brook runs north to south underneath the site, therefore a large part of the centre of the site is within Flood Zones 2 and 3.</p> <p>The edge of the site along Smisby Road is within the Highways Consultation Zone. The site is 35m from a former tip site. A public footpath runs along the eastern boundary. The site is within the National Forest. To the east of the site is a probable Great Crested Newt breeding area. The site is within the catchment area of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A = Site is considered to be potentially available and/or potentially achievable with a timeframe for delivery of 6-10 years.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = Site is within 450m of open space.
Access to local food shop	<p>Within 400m of a food shop/ scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	R = Site is approximately 1100m of a Local Food Shop (Co-operative)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45minute journey to a GP/Health centre on public transport</p>	G = Site is approximately 1700m from the nearest health centre (Castle Medical Group). The nearest bus stop is less than 200m away from the centre of the site, which could be reached in less than 3 minutes. There are several bus stops in proximity to the health centre, with some as close as 110m. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A = To the north and west of the site are industrial units, to part of the south of the site are residential dwellings and to the east is open agricultural land.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R = Hood park Leisure Centre is 1460m away.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p>	A = Development would lead to the loss of land that was previously used for employment.

	No	
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G = Bus stops exist less than 200m away on Smisby Road.
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	G = approximately 155m to Smisby Road Industrial Area
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A = Within 660m of Woodcote primary school</p> <p>A = 1550m from Ivanhoe College</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	R = The Gilwiskaw Brook runs north to south underneath the site, therefore a large part of the centre of the site is within Flood Zones 2 and 3.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	A = There is the potential for water vole to inhabit the site. The stream represents a potential Biodiversity Action Plan habitat. A water vole survey would be required. The stream corridor through site should be retained as natural open space with a 10m buffer either side, this should be managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.
Proximity to designated biodiversity and geodiversity sites	<p>Measure distance to the following:</p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats ▪ Contains priority species <p>Significant effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a European site 	<p>A = 3310m from SAC (River Mease), within catchment.</p> <p>G = Site is 1942m from a SSSI (Lount Meadows)</p> <p>G = 550m from nearest LWS</p>

	<ul style="list-style-type: none"> ▪ Loss of Local Wildlife Site. ▪ Development within SSSI ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G = 849m from Listed Building (1, North Street) 1134m from Scheduled Monument (Ashby Castle) 3082m from Registered Park and Garden (Coleorton Hall)</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G = Site is already built up with industrial units. Development presents an opportunity to enhance green infrastructure / aesthetics of the site.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>G = Site is brownfield, last used for industrial purposes.</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G = Site is already developed. No agricultural land would be lost.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 650 mts from an A road (A511). Access to Ashby-de-la-Zouch along a local route (Smisby Road) is likely to increase, albeit not with significant effect.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is within a minerals consultation area (Surface Coal) but is unlikely to be extracted given the residential units which exist on site.</p>

Site ID	A23	Site name	Former Playing Field, Prior Park, Ashby
Site Description			
<p>The site is an open and flat parcel of land located to the east of Prior Park Road. The site is a former school playing field. The site is bordered to the south by residential dwellings. To the north is a small area of green field, which is bordered to the north by tennis courts and residential dwellings. To the east of the site is a treed area and to the west is Prior Park Road. The site is near to, but outside of, the Ashby de la Zouch Conservation Area, the boundary of which is to the north east and south west of the site. There are Grade 1 castle ruins. Ashby Castle Scheduled Ancient Monument is located within close proximity to site to the north east of the site on South Street The site is Grade 3 Agricultural Land. The site is within the National Forest and within the River Mease Catchment area.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered to be available and deliverable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G= The site is located directly upon, and adjacent to, 'The Croft Prior Park' (0m)
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	A= 700m walking distance away from food shop
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G= Site is located 1.8km from nearest health centre. Total journey time would be 23mins by foot or 17mins by public transport from GP/ Health centre (Castle Medical Group)
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= Development of the site would result in the loss of park space. The south of the site borders with a number of housing units which may experience a negative impact from development. Mitigation may be necessary.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A= The Site is located 900m from Friends of Ashby Bath Grounds community centre
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p>	G= No

	No	
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 520m to Bus Stop with a regular bus service (5 per hour)
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	G= The site is approx. 650m walking distance to Market Street
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>A= 850m to State Primary School (Ashby de la Zouch CoE)</p> <p>G=700m to State Secondary School (Ivanhoe College Ashby de la Zouch)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site is located on maintained green space which is bordered on three sides by hedgerow, and has a small number of trees present in the south west corner. It is likely that the effects of the development on local diversity can be mitigated against.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species 	<p>A= Over 1.9km to the nearest SAC, within catchment.</p> <p>G= Over 49km to SPA</p> <p>G= Over 1.9 km to SSSI</p> <p>G= 630m to existing LWS, 556m to a candidate LWS, and 796m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (over 1km) , Bat Roost (220m) and GCN pond (934m). 934m from Probable GCN Pond.</p> <p>A= Site is located within the River Mease Catchment Area. The small size of the site does means</p>

	<ul style="list-style-type: none"> Significant development (>1500 dwellings) in the River Mease Catchment 	<p>significant dwelling development is unlikely.</p> <p><u>Overall</u> A= The site is not likely to encroach on any European, National or local biodiversity or geodiversity assets, however it is located within the River Mease catchment area.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>R= 74m to Listed Building</p> <p>R= 74m to Scheduled Monument</p> <p>G= Over 2.9km to Registered Park or Garden (no overlap)</p> <p>A= 10m to Conservation Area (no overlap)</p> <p><u>Overall</u> R= The site is located in close proximity to a Grade I listed building to the north east (Ashby-de-la-Zouch Castle). A significant effect on this is possible as the site is currently unscreened from the heritage asset (views from atop).</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low potential to achieve mitigation. Site provides an important setting to Ashby Castle.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= Site is 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>A= There is 100% overlap of the 0.95 ha site with an ALC Grade 3 area.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 768m from an A or B road. Unlikely to have a significant effect on the transport network.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is outside of a minerals consultation area</p>

Site ID	A24	Site name	Ivanhoe Equestrian Centre, Ashby
Site Description			
<p>The site is currently an operational equestrian centre. The site comprises of a range of equestrian and associated buildings as well as several large fields. There is a body of water in the south-west corner of the site and a further pond beyond the south-west boundary of the site. There are residential dwellings at Clifton Thorpe and Clifton Thorpe Meadows to the south west of the site. There is a dismantled railway line running along the southern part of the site, this is denoted by an area of densely planted mature trees. Just beyond the northern boundary of the site is the A511. The site is Grade 3 Agricultural Land. The site is within the National Forest and within the River Mease Catchment area. A footpath runs along the western boundary of the site.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= The achievability of the site is somewhat dependent on the development of the adjoining site in order to gain access onto this site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p>The site is located in, and surrounded by, undeveloped agricultural land.</p> <p>A= The site is, however 1km away from the nearest formal green space site.</p>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	R= Over 2km walking distance away from food shop
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G= Site is a 25min journey by foot or a 16min journey by public transport from GP/ Health centre (Castle Medical Group)
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site surrounds the grounds of the Ivanhoe Equestrian Centre on three sides. Mitigation may be adopted to reduce any negative impacts which may be incurred.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R= The site is 2.1km from Hood Bank Leisure Park .
Loss of	Yes, employment land still in use	G= No

employment land	Yes, employment land not in use No	
Proximity to public transport	Regular bus service within 800m (3 per hour) Low frequency bus service within 400m Regular bus service within 800m-1200m Low frequency bus service within 400-800m Bus service over 1200m away Low frequency bus service more than 800m away	R= 848m to Bus Stop with an infrequent bus service (2 per hour)
Access to key employment sites locally	<800m 800m-1200m >1200m	G= The site is approx. 740m walking distance to employment sites (local industrial facilities nearby)
Access to schools	Within 500m walking distance of a primary school / scale of development supports new facilities Within 1200m walking distance of a secondary school Within 500-1000m walking distance of a primary school Within 2000m of a Secondary school More than 1000m walking distance from a primary school More than 2000m from secondary school	R= 1450m to State Primary School (Woodcote Primary School) R= 2300m to State Secondary School (Ivanhoe College Ashby de la Zouch)
Fluvial flood risk	Site is located entirely within Flood Zone 1 Some of the site is in Flood Zones 2 or 3 (up to 50%) Most of the site is in Flood Zones 2 or 3 (more than 50%)	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	A= There are potential Biodiversity Action Plan Habitats on site as well as the potential for badger, bat roosts and bat foraging on site. Potential Great Crested Newts, water vole on the pond on-site as well as a nearby Great Crested Newt pond. Ponds are former Parish-level Local Wildlife Sites. A phase 1 habitat survey, badger, bat, Great Crested Newt and water vole surveys would also be required. The ponds and woodland should be retained with c20m buffer zones. The hedges should be retained in northern part of site with 5m buffers.
Proximity to designated biodiversity and geodiversity sites	<u>Measure distance to the following:</u> SSSI European sites Local wildlife sites / priority species Effects unlikely <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. Potential effects <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats 	G= Over 3.5km to the nearest SAC within catchment G= Over 47km to SPA G= Over 1.4km to SSSI G= 1.4km to existing LWS R= 0m to a Candidate LWS with 0.01% overlap G= 750m to a potential LWS. G= Site is over 100m away from the closest Badger Sett (707m) and Bat

	<p>Effects likely</p> <ul style="list-style-type: none"> Contains or adjacent (50m) to a SSSI Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	<p>Roost (391m)</p> <p>R= 0m to a GCN pond and 0m from Probable GCN Pond.</p> <p>A= Site is located within the River Mease Catchment Area.</p> <p><u>Overall</u> R= The site is adjacent to a LWS and GCN pond.</p> <p>The actual overlap of the site with the priority species areas and LWS is narrow. Mitigation could be used to reduce the potential biodiversity and geodiversity impacts.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 936m to Listed Building</p> <p>G= 1.3km to Scheduled Monument</p> <p>G= Over 2.8km to Registered Park or Garden (no overlap)</p> <p>G= 1.1km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on nearby heritage assets or their settings. The site may be visible from atop Ashby Castle Ruins, however the potential effects on this asset are not considered to be significant given that development has already occurred between the site and the ruins.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= Moderate potential to achieve mitigation</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= The site is predominantly Greenfield and does not appear to have been subject to previous development</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>A= There is 99.78% overlap of the 10.09 ha site with an ALC Grade 3 area.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 422m from an A or B road and not likely to have a significant effect on air quality in the urban area. Access to strategic roads would not require passage</p>

		through Ashby town centre.
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	G= Site is within a minerals consultation area (Surface Coal), but is unlikely to be used unless as part of a wider extraction scheme, given proximity to one existing residential unit.

Site ID	A25	Site name	North of Moira Road, Ashby
Site Description			
The site is a fairly flat Greenfield site located to the north of Moira Road. The site is currently in agricultural use. The site surrounds on three sites a residential dwelling and associated cartilage. The dwelling (The Glen) is a Grade II Listed Building. The site is currently divided into two large paddocks and is bound and separated by mature hedgerows. The site is Grade 3 Agricultural Land. The site is within the National Forest and within the River Mease Catchment area.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known ownership issues. There has been previous market interest in the site. The site is considered to be available and deliverable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p>The site is surrounded by agricultural open space on all sides.</p> <p>A= The site is within 960m of a formal open space</p>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	R= Over 1.2km walking distance away from food shop
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G = Site is a 15min journey by foot or a 16min journey by public transport from GP/ Health centre (Castle Medical Group- located 1.2km away)
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site encloses one existing unit, and the southern border lays adjacent to a small number of residential units. Given the size of the site, however, and its proximity to agricultural open space, it is unlikely that development will adversely affect the majority of neighbouring occupiers, apart from the unit which is enclosed by the site.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A= The site is located 1.1km from the Friends of Ashby Bath Grounds community centre
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= 121m to Bus Stop with an infrequent bus service (2 per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	R = The site is approx. 1.25km walking distance to employment sites (Market Street, Ashby-de-la-Zouch)
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>A= 750m to State Primary School (Ashby Hill Top Primary School)</p> <p>A= Approx. 1.8km to State Secondary School (Ivanhoe College Ashby-de- la- Zouch)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>There is the potential for badgers and bat foraging on site. There are potential Biodiversity Action Plan Habitats on site. A phase 1 habitat survey and a badger survey would be required. Hedges should be retained with buffer zones, specifically a 10m buffer to the north adjacent to the plantation woodland and small stream. Overall the site is considered acceptable with mitigation.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 2.8km to the nearest SAC</p> <p>G= Over 48km to SPA</p> <p>G= Over 2.8km to SSSI</p> <p>A= 9m to existing LWS</p> <p>G= 459m to a Candidate LWS and 166m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (over 1km), Bat Roost (879m), GCN pond (1.2km) and Probable GCN Pond (877m).</p> <p>A= Site is located within the River Mease Catchment Area.</p> <p><u>Overall</u></p> <p>A= The north point of the site is in close proximity to a LWS. Mitigation could be used to reduce the potential biodiversity and</p>

		geodiversity impacts.
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>R = The site is located directly adjacent to a Listed Building (0m)</p> <p>G= Over 1.6km to Scheduled Monument</p> <p>G= Over 4.4km to Registered Park or Garden (no overlap)</p> <p>G= 880m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>R= The site is in close proximity to a Grade II Listed Building, and borders this unit on 3 sides.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	A= Moderate potential to achieve mitigation
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R=Site 100% Greenfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>A= There is 100% overlap of the site with an ALC Grade 3 area, totalling 4.07ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G= The site is located over 2.8km from an A or B road.
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	G= Site is outside of a minerals consultation area

Site ID	C19 (part)	Site name	Stephensons Green, Coalville
Site Description			
The site is on agricultural land to the North of Coalville between Stephenson's Way and Whitwick. Forms a smaller parcel of land within the larger site option (C19)			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	<p>G= The site is surrounded by agricultural open space</p> <p>G= The site is 760m away from formal open space</p> <p>NB the site would potentially provide access to open space</p>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	<p>A= The site is located directly opposite a large supermarket (Morrisons), however access points put the entrance to this shop 790mts from the site.</p> <p>NB the site would potentially provide access to a local centre</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G= The site is located a 10 minute journey via foot and/or public transport away from the nearest GP unit (Dr RW Lawrence located 800m from site).
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G = The site is located within an agricultural area and does not encroach against any residential units.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A= The site is located 1km from the nearest Community Centre by foot.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public	Regular bus service within 800m (3 per hour)	G= 15m to Bus Stop with a relatively infrequent bus service (2 per hour)

transport	<p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	A= The site is located 970m from key employment sites
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>R= The site is located 1400m walking distance to Primary School (Broom Leys Primary School)</p> <p>A= The site is located over 1.6km to a Secondary school (Newbridge High School).</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is one known badger set nearby with potentially others on site; There is also a potential bat roost in Forest View house.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 6.8km to the nearest SAC</p> <p>G= Over 43km to SPA</p> <p>G= 443m to an SSSI</p> <p>R= The site is located 190m to the south-west of an existing LWS</p> <p>G= 603m to a Candidate LWS</p> <p>G= Over 1.1km to Potential LWS</p> <p>R= Site is 0m away from/ upon the closest Badger Sett</p> <p>A= 77m to a Bat Roost (located near the north-east of the site)</p> <p>A= 37m to a GCN Pond (located to the north-west of the site)</p> <p>G= 433m to Probable GCN Pond</p> <p>G= Over 3.3km from the River Mease Catchment</p> <p>Overall</p> <p>R= Development of the site may result in a loss of a Badger Sett, and may incur negative effects on the nearby LWS given the lack of screening between the Site and the</p>

		LWS area. Development also threatens other species (Bat roost and GCN Pond) therefore mitigation measures should be considered.
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A= 360m to Listed Building, however this is screened from the site</p> <p>G= 594m to Scheduled Monument</p> <p>G= Over 3.4km to Registered Park or Garden (no overlap)</p> <p>G= 2.1km to Conservation Area (no overlap)</p> <p><u>Overall</u> G= It is not thought likely that the site will have negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G= Moderate / high potential to mitigate in keeping with landscape character
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R= site is Greenfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>R= There is a 100% overlap with ALC Grade 3 land, totalling 30.3ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	A= The site is in close proximity to Stephenson's Road and would contribute significant traffic onto the network, with an AQMA close by.
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	A=Site within a mineral consultation area (Surface Coal). Potential extraction.

Site ID	C46	Site name	Broomleys Farm, Coalville
Site Description			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G= The site is surrounded by agricultural open space on all sides and playing fields..
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	A= The site is located 499m from the nearest food shop
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G= The site is 7min by foot or 4 min by public transport to Coalville Community Hospital. (Long Lane Surgery located 350m from site)
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is located directly behind a number of properties which face onto Broom Ley Road. It is also located opposite residential units on Stephenson Way; however visual impacts of the site are reduced due to vegetation cover.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R= The site is located 1900m from a Community Centre
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G=8m to Bus Stop with a regular bus service (6 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	A= Site is located 1500m from employment sites within Coalville town centre
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>G= The site is located 490m walking distance to Primary School (Broom Leys Primary School)</p> <p>A= The site is located 1300m to a Secondary school (Newbridge High School)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<p><u>Ecology RAG assessment.</u></p>	<p>There are no designated ecological sites within the site boundary although the hedges and veteran trees around the site represent potential Biodiversity Action Plan habitats. There is potential for bats, badgers and Great Crested Newts to occupy the site and surrounding land/ponds/buildings. Depending on results of Great Crested Newt survey of the nearby pond and bat surveys in buildings on the site, there may be a requirement to mitigate if these species are found on the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI 	<p>G= Over 7.5km to the nearest SAC</p> <p>G= Over 43km to SPA</p> <p>G= 729m to an SSSI</p> <p>G= 897m to existing LWS</p> <p>A= 248m to the north west of a Candidate LWS, however this is screened by vegetation and housing units, thus negative effects are thought to be unlikely</p> <p>G= 719m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (670m), Bat Roost (843) and GCN Pond (675m).</p>

	<ul style="list-style-type: none"> Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	<p>987m to Probable GCN Pond.</p> <p>G= Over 4.1km from the River Mease Catchment</p> <p><u>Overall</u> A= Development of the site may result in a loss of a Candidate LWS</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G=707m to Listed Building</p> <p>G= Over 1.5km to Scheduled Monument</p> <p>G= Over 4.4km to Registered Park or Garden (no overlap)</p> <p>G= Over 2km to Conservation Area (no overlap)</p> <p><u>Overall</u> G= It is unlikely that the site will incur negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G= High potential to mitigate in keeping with landscape character</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= The site is predominantly Greenfield land, albeit with some development present</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>A= There is a 100% overlap with ALC Grade 3 land, however this only totals to 14.22 ha, thus thought to be only a moderate loss</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>A = The site is located 12m from an A or B road which is designated as an AQMA</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is outside of a mineral consultation area</p>

22\Site ID	C57	Site name	South of Loughborough Road Whitwick Coalville
Site Description			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	<p>The site is surrounded on two sides by agricultural open space</p> <p>G= The site is 650m away from formal open space</p>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	R= The site is located 868m from the nearest food shop
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G= The site is located a 21 minute journey via foot and/or public transport away from the nearest GP unit
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= A number of residential units back onto the proposed site area. Likewise, a number of houses face onto the site from across Loughborough Road. Given the small number of these units, and the fact that the site does not encroach on any units to the east or south, it is thought that the development is unlikely to adversely affect local amenity
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R= The site is located 1850m from the nearest Community Centre by foot.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= The site is located within 800m of Bus Stop with a regular bus service (3 per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	<p>A= The site is located over 2km away from large scale employment sites (Stephenson Industrial Estate and Coalville Town Centre), however, the site is located 909m from a small number of employment sites in Whitwick village centre.</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A= The site is located 650m walking distance to Primary School (Whitwick St John The Baptist CE Primary School)</p> <p>R= The site is located over 3000m to a Secondary school (Castle Rock High School)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p>G = Entire site within Flood Zone 1.</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>Any planting of trees and shrubs would be opposed as this would destroy some of the grassland that is a high conservation priority. Badger and Reptile surveys would be required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 8.2km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>A= 125m north of the site is an SSSI. This is partially screened by vegetation, the presence of which helps to mitigate against the potential effects of the development and existing development.</p> <p>G= 337m to existing LWS</p> <p>R= 62m to a Candidate LWS, which is located adjacent to the east.</p> <p>G= Over 2km to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (615m), Bat Roost (479m) and GCN Pond (1198m). It is also over 1.4km to a Probable GCN Pond.</p> <p>G= Over 4.5km from the River Mease Catchment</p>

		<p><u>Overall</u> A= Development of the site may threaten a Candidate LWS, however it is otherwise considered to have unlikely effects on the local biodiversity and geodiversity.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 421m to Listed Building</p> <p>G= 434m to Scheduled Monument</p> <p>G= Over 3.7km to Registered Park or Garden (no overlap)</p> <p>G= Over 4.2km to Conservation Area (no overlap)</p> <p><u>Overall</u> G= The site is unlikely to have significant effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= The impact of development on this site would significantly harmful and the proposed development would not be in keeping with the character and appearance of the surrounding area. Low potential to mitigate in keeping with landscape character</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>G= There is a 99% overlap with ALC Grade 3 land, however this only totals 2.61ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 2.2km from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is within a mineral consultation area (Igneous). Given the small size of the site and proximity to residential units, extraction is unlikely.</p>

Site ID	C67/ H3b	Site name	Waterworks Road
Site Description			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= This site is considered to be available and achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G= The site is located adjacent (150m) away from formal open space
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	A= The site is located 540m from a food shop. (Spar)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G= The site is located a 17 min journey via foot and/or public transport away from the nearest GP unit (Long Lane Surgery located 1.3km away)
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= the site is located in close proximity to a number of existing residential units to the west, and playing fields to the east. The development of the site is likely to result in a loss of land used for recreation..
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R= The site is located 1250m from the nearest Community Centre by foot.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p>	G= 300m to Bus Stop with a regular bus service (6 per hour)

	Low frequency bus service more than 800m away	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	<p>R= The site is located 2.2km from key employment sites within Coalville town centre.</p> <p>R= The site is located 2.6km away from a concentration of employment sites at Interlink Business Park, Bardon Hill.</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A= The site is located 800m walking distance to a Primary School (Broom Leys Primary School)</p> <p>A= The site is located over 1.8km to a Secondary school (Newbridge High School)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site is bordered by hedgerow and has otherwise little vegetation. The development is unlikely to affect local biodiversity.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 6.8km to the nearest SAC</p> <p>G= Over 43km to SPA</p> <p>G= 928m north east to an SSSI.</p> <p>G= 1.3m to existing LWS</p> <p>G= 465m to a Candidate LWS, which is located adjacent to the eastern corner.</p> <p>A= 64m to the north of a Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (693m), Bat Roost (1004m) and GCN Pond (335m). 903m to Probable GCN Pond.</p> <p>G= Over 4.8km from the River Mease Catchment</p> <p>Overall</p> <p>A= Development of the site may threaten a Potential LWS site; however this runs as a thin linear</p>

		strip away from the site. Mitigation may only be necessary at the north of the potential LWS site.
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 360m to Listed Building</p> <p>G= 594m to Scheduled Monument</p> <p>G= Over 3.4km to Registered Park or Garden (no overlap)</p> <p>G= Over 2.1km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= Development of the site is not thought to cause negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G= The Site is located amongst existing residential units, and is therefore screened from most routes. It is exposed to a playing field on the eastern edge, however landscape mitigation is likely to be effective.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R=100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>G= There is a 71% overlap with ALC Grade 3 land, however this only totals to 2.26ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>A = The site is located 550m from an A or B road. It is within the urban area, and could add some congestion to the road network, including within an AQMA. The scale of growth is fairly low though.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is outside of mineral consultation area</p>

Site ID	E1	Site name	Pegasus Park Extension
Site Description			
The site is located south of the A453, just to the north west of the Moto Services off Ashby Road, Castle Donington. It is located immediately to the south east of the existing Pegasus Business Park employment area. The site is Greenfield land currently used for agriculture.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=The site is considered available and achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= There are no housing units in close proximity to the site. Given the large block development which currently surrounds the site, future development is unlikely to cause any adverse effects.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 203m to Bus Stop. The Skylink offers a regular service.

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site located within Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for Great Crested Newts to occupy the site. There are no designated local wildlife sites, although the pond and hedges represent potential BAP habitats within the site boundary. Survey of ponds in the area would be required. Pond should be retained and if Great Crested Newts found to be present, mitigation measures would be required. Hedges should be retained at the site with a 5m buffer area.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 15km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>G= Over 3.4km to SSSI</p> <p>G= Over 2.3km to existing LWS, 1.2km to a candidate LWS, and 1.7km to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (555m) , Bat Roost (over 1.5km) and GCN pond (139m).</p> <p>R= The site is located 0m from a Probable GCN newt pond. This is thought to be located in the south-west of the site.</p> <p>G= Over 10 km from the River Mease Catchment area</p> <p><u>Overall</u></p> <p>R= The site should be considered as being located directly upon or</p>

		adjacent to a Probable GCN Pond.
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 1.1km to Listed Building</p> <p>G= 1.7km to Scheduled Monument</p> <p>G= Over 2.2km to Registered Park or Garden (no overlap)</p> <p>G= Over 1.1km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not considered likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G= Small site adjacent to airport and ancillary uses. Unlikely to have a significant effect on the overall character of nearby settlements or the surrounding countryside.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= 100% site Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or ALC Grade 2 land</p> <p>A= There is 100% overlap of the 3.76 ha site with an ALC Grade 3 area.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>A= The site is located 25m from an A / B road.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= The site is within a mineral consultation area (Sand and Gravel). Potential extraction.</p>

Site ID	E5_ELAA	Site name	Measham Road, Ashby de la Zouch
Site Description			
The site is located north of the A42 and east of Measham Road, situated south of Ashby de la Zouch. The site is Greenfield land currently used for agriculture. There is a golf course to the west and some residential properties to the north and west of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G: There are no known issues with the site not being available or achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The Site is located adjacent to a small number of housing units which may experience negative effects from development. The large area of the site, however, should allow for effective mitigation measures to be adopted.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	A= 700m to Bus Stop offering a lower frequency service (2 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site is located within Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>A= Packington Nook is a very sensitive area; issues were covered in supporting information for the Packington Nook application but will need review and re-survey. The hedges along Packington Nook Lane are candidate Local Wildlife Sites; there are several candidate Local Wildlife Site veteran trees along watercourses. There are badger setts on the site and known Bat roosts in buildings in Packington Nook therefore a survey of farm buildings for bats would be needed. Also water vole from the Gilwiskaw Brook and crayfish and otter are possible along the watercourse. The Gilwiskaw Brook flows into the River Mease SAC to the south. There are many opportunities for enhancement. Land to South West is largely arable and poor. Overall the site is considered acceptable with mitigation.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p>	<p>G= 821m to SAC</p> <p>G= Over 50km to SPA</p> <p>G= 821m to SSSI</p> <p>G= 555m to existing LWS,</p> <p>A= 17m to a Candidate LWS</p> <p>G= 237m to a Potential LWS</p> <p>A= 32m to A Badger Sett</p> <p>G= Site is over 100m away from the nearest Bat Roost (273m) and GCN pond (1.6km).</p> <p>R= Site is located within the River Mease Catchment</p> <p><u>Overall</u></p> <p>R= Development of the site falls within the River Mease Catchment</p>

	<ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>area. It is also close to a recorded Badger Sett and a Candidate LWS, both of which are located across roads which border around the site.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A= 167m to Listed Building G= Over 1.5km to Scheduled Monument G= Over 4.1km to Registered Park or Garden (no overlap) G= 476m to Conservation Area (no overlap)</p> <p><u>Overall</u> A= There is a moderate potential for the development to impact local heritage assets due to its proximity to a Listed Building . However, the Listed Building is currently screened by vegetation and an existing housing unit to the north of the site, so mitigation ought to be possible.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low potential to achieve mitigation.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R=Site 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 areas</p> <p>R= There is a 95.6% overlap with ALC Grade 2 land (24.19ha)</p> <p>There is a 4.4% overlap with ALC Grade 3 land. This totals at 1.11ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 376m from an A or B road.</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= Site is within two minerals consultation areas (Surface Coal and Sand and Gravel). Potential for extraction.</p>

Site ID	E6a	Site name	North Pretoria, Whitehill Road, Ellistown
Site Description			
The site is located north of Pretoria Road, west of the junction with Whitehill Road, Ellistown. The site is Greenfield land currently used for agriculture. There is a further agricultural land surrounding the sites and some residential properties to the north of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known issues relating to the availability or achievability of the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	<i>Not applicable to employment</i>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	<i>Not applicable to employment</i>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	<i>Not applicable to employment</i>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The north east corner of the site borders with the back of several housing units. However, given the orientation and small number of these units, development is unlikely to cause any adverse effects which cannot be overcome through mitigation.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	<i>Not applicable to employment</i>
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 77m from Bus Stop. Regular Service (3 per hour).

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for badgers to occupy the site, especially the disused railway within the site boundary. There are likely to be Great Crested Newts (GCN) with the vicinity of the site. There are no designated wildlife sites, although the scrub woodland along the railway represents a possible BAP habitat within the site boundary. If grassland is high quality, development may not be considered to be acceptable from an ecological perspective. A Phase 1 Habitat Survey, GCN Survey and Badger Survey are required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 6.5km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>G= 2.8km to SSSI</p> <p>G= Over 1.1km to existing LWS, 730m to Candidate LWS and over 1km to Potential LWS.</p> <p>G= Site is over 100m away from the nearest Badger Sett (557m), Bat Roost (564m) and GCN pond (898m).</p> <p>G= Site is located 3.7m from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have an effect on any European, National or local biodiversity or geodiversity assets</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A= 350m to Listed Building (Pickering Grange Farm) which is currently exposed to the site. The development of the site may have an effect on the setting of this Heritage Asset.</p> <p>G= Over 2.7km to Scheduled Monument</p> <p>G= Over 6.5km to Registered Park or Garden (no overlap)</p> <p>G= Over 1.4km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>A= Mitigation may be required in order to safeguard the Listed Building from any negative effects.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low mitigation potential and screening unlikely to be effective</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R=100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>R= There is a 100% overlap of ALC Grade 3 land, totalling 25.35ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 599m from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A=Site is within a mineral consultation area (Brick Clay).</p>

Site ID	E6b	Site name	South Pretoria, Whitehill Road, Ellistown
Site Description			
The site is located to the south of Pretoria Road, west of the junction with Whitehill Road, Ellistown. The site is Greenfield land currently used for agriculture. There is a further agricultural land surrounding the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=The site is considered to be achievable and is being promoted through the ELAA
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is located opposite one house. Mitigation may be required.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 310m from Bus Stop. Regular Service (3 per hour).

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for badgers to occupy the site, especially the disused railway within the site boundary. There are likely to be Great Crested Newts (GCN) with the vicinity of the site. There are no designated wildlife sites, although the scrub woodland along the railway represents a possible BAP habitat within the site boundary. If grassland is high quality, development may not be considered to be acceptable from an ecological perspective. A Phase 1 Habitat Survey, GCN Survey and Badger Survey are required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 7.2km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>G= Over 2.8km to SSSI</p> <p>G= Over 1.9km to existing LWS, 925m to Candidate LWS and over 1.5km to Potential LWS.</p> <p>G= Site is over 100m away from the nearest Badger Sett (467m), Bat Roost (over 1.1km) and GCN pond (over 1.1km).</p> <p>G= Site is located over 4.5km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have an effect on any European, National or local biodiversity or geodiversity assets</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A= 350m to Listed Building (Pickering Grange Farm) which is currently exposed to the site. The development of the site may have an effect on the setting of this Heritage Asset.</p> <p>G= Over 2.5km to Scheduled Monument</p> <p>G= Over 7.2km to Registered Park or Garden (no overlap)</p> <p>G= Over 2.1km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>A= Mitigation may be required in order to safeguard the Listed Building from any negative effects</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	R= Low mitigation potential
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R=100% Greenfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>A= There is a 100% overlap of ALC Grade 3 land, totalling 3.16ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G= The site is located 467m from an A or B road
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	A= Site is within a mineral extraction area (Brick Clay). Potential for extraction.

Site ID	E9	Site name	Ryecroft, Hemington
Site Description			
The site is located south east of Junction 1 of the A50 and north east of Ryecroft Road, Hemington. The site is predominantly Greenfield land currently used for agriculture although a former open gravel quarry back-filled by pulverised fly ash is located within the site. There is a further agricultural land to the south of the site, and a fishery adjacent to the south eastern boundary whilst the A50 runs along the northern boundary.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= There are no known issues in relation to availability however the site is classed as potentially achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is located opposite from 2 houses. Given the size of the site, mitigation measures could be adopted to reduce any potential effect upon these homes..
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p>	A= 891 m to Bus Stop. Regular Skylink service (6 per hour).

	<p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	R= There is 100% overlap of the site with FZ2 and FZ3
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for Great Crested Newts (GCN) and breeding birds to occupy the site. The lagoon on the site is a candidate local wildlife site and the wetland represents a possible BAP habitat within the site boundary. The site is considered to be acceptable subject to mitigation, namely the retention of wetland. GCN surveys would be required before development. There are opportunities for enhancement at the site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 17km to the nearest SAC</p> <p>G= Over 40km to SPA</p> <p>G= Over 2.2km to SSSI</p> <p>G= 558m to existing LWS</p> <p>A= 0m to a Candidate LWS, with a 12.6% overlap</p> <p>G= 537m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (263m) , Bat Roost (over 1.4km) and GCN pond (over 3.1km).</p> <p>G= Over 3.1km to a Probably GCN Pond</p> <p>G= Over 13km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>A= The northwest of the site overlaps with a Candidate LWS. Mitigation may be required .</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 320m to Listed Building.</p> <p>G= Over 1.3km to Scheduled Monument</p> <p>G= Over 4.3 km to Registered Park or Garden (no overlap)</p> <p>G= 831m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is unlikely to cause any significant effect on the heritage assets in the local area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= the topography is relatively flat and open, development taking place on the site would be visible from the surroundings. Any development proposals would need to strongly respond to this issue.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= The site has previously been developed in part, however the majority of the site is Greenfield land</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>A= There is 100% overlap with ALC Grade 3 land, totalling 7.46 ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 415m from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= Site is within a mineral consultation zone (Sand and Gravel). Potential extraction.</p>

Site ID	E10	Site name	Stephenson College, Coalville
Site Description			
The site is located north of the A511 in Coalville, situated to the west of the existing Stephenson's College site. The site is Greenfield land between Coalville and Swannington. There are residential properties to the north west of the site, with some cultivated open land adjacent to the north and west of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known issues relating to availability or achievability.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The south- east corner of the site is located opposite an existing industrial unit, which is unlikely to be affected from development. The northern corner, however, is in close proximity to a number of houses. There could be potential effects, but these ought to be possible to mitigate.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	A= 100 m to Bus Stop. A regular Skylink service (4 per hour).

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site is located within Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>There is potential for Great Crested Newts (GCN) and breeding birds to occupy the site. The lagoon on the site is a candidate local wildlife site and the wetland represents a possible BAP habitat within the site boundary. The site is considered to be acceptable subject to mitigation, namely the retention of wetland. GCN surveys would be required before development. There are opportunities for enhancement at the site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 5.5km to the nearest SAC</p> <p>G= Over 45km to SPA</p> <p>G= Over 1.9km to SSSI</p> <p>A= 76m to existing LWS</p> <p>R= 0m to a Candidate LWS,</p> <p>G= 703m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (602m) and Bat Roost (over 243m)</p> <p>R= The south east corner of the site contains a GCN Pond (0m) and a Probable GCN Pond (0m)</p> <p>G= Over 1.8km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>R= The site is located upon or adjacent to a GCN Pond and a</p>

		Probable GCM Pond, and may potentially incur negative effects on this priority species (or require substantial mitigation). It is also located in proximity to a LWS, the effects on which may have to be mitigated against. Development of the site could also result in the loss of a Candidate LWS.
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 214m to Listed Building (cannot be seen from site and unlikely to significantly affect the setting).</p> <p>A= 656m to Scheduled Monument</p> <p>G= Over 1.8 km to Registered Park or Garden (no overlap)</p> <p>G= Over 1.7km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not thought to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	R= The site is prominent in the landscape of Coalville and Swannington such that it is unlikely that development could be entirely sympathetically accommodated within the landscape. Low potential to achieve mitigation. Development could reduce the area of separation between Coalville and Swannington.
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R= Greenfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>A= There is 79.6% overlap with ALC Grade 3 land, totalling 18.04 ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G= The site is located 1137m from an A or B road
Potential on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	A= Site is within a minerals consultation area (Surface Coal).

Site ID	E11	Site name	TNT Premises, Coleorton
Site Description			
The site is located east of the A42 in Lount, accessed from Melbourne Road, adjacent to the existing TNT premises. The site has been promoted in association with the surrounding larger site (E16). The site is Greenfield land currently used for agriculture. The existing employment use is adjacent to the south eastern boundary.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known issues relating to availability or achievability
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is not located in close proximity to any houses. It is adjacent to an existing industrial site, which is unlikely to be affected by any development.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	A= 719 m to Bus Stop. Low frequency service (2 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for Great Crested Newts (GCN) and badgers to occupy the site. There are no candidate local wildlife sites although the pond, hedges and grassland represent possible BAP habitats within the site boundary. Further surveys would be required to adequately assess the ecological suitability of the sites development. GCN and badger surveys and a Phase 1 Habitat Survey are required before development. Mitigation measures may be required if the grassland is of value, and buffer zones integrated into plans.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p>	<p>G= Over 6.1km to the nearest SAC</p> <p>G= Over 47km to SPA</p> <p>A= 276m to SSSI</p> <p>G= 688m to existing LWS</p> <p>A= 65m to a Candidate LWS,</p> <p>G= 861m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (507m), Bat Roost (423m) and GCN (739m). 518m to a Probable GCN.</p>

	<ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 1.9km from the River Mease Catchment</p> <p><u>Overall</u> A= Development of the Site has potential to have effects upon an existing SSSI and a Candidate LWS.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 530m to Listed Building</p> <p>A= 139m to a Scheduled Monument site in the north-north- west.</p> <p>G= Over 655m to Registered Park or Garden (no overlap)</p> <p>G= Over 655m to Conservation Area (no overlap)</p> <p><u>Overall</u> A= Development has the potential for adverse effects on a Scheduled Monument.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= The visual impact of E11's development is difficult to quantify given its highly rural nature and also the limited amount of surrounding (residential) development that is in place. Moderate potential to achieve mitigation.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R=100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or ALC Grade 3 land.</p> <p>G= There is a 15.65% overlap of the site with ALC Grade 2 land, totalling 0.57ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located over 1km from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= Site overlaps with a minerals consultation area (Surface coal).</p>

Site ID	E12	Site name	Bardon Aggregates Land, Coalville
Site Description			
The site is located south west of Bardon Road, Coalville, to the north of the existing freight railway serving Bardon Aggregates, which is located on the opposite side of Bardon Road. The site is Greenfield land currently used for agriculture. There are residential properties and a petrol station adjacent to the north western boundary of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=There are no known issues relating to the availability or achievability of the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is surrounded on three sides by roads and a handful of industrial units. Mitigation will help to reduce any potential negative effects on these units.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= 179 m to Bus Stop with a regular frequency service (4per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for badgers to occupy the site. Water vole and otter may occupy the watercourse to the northwest. There are no designated local wildlife sites, although the hedge and watercourse represent potential BAP habitats within the site boundary. The site is considered to be acceptable for employment development subject to mitigation, namely a 5m minimum buffer zone adjacent to the watercourse and trees and hedges within the site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI 	<p>G= Over 8km to the nearest SAC</p> <p>G= Over 43km to SPA</p> <p>A= 572 to SSSI</p> <p>G= Over 1.5km to existing LWS</p> <p>A= 2m to a Candidate LWS,</p> <p>G= 272m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (287m), Bat Roost (339m) and GCN (373m). 482m to a Probable GCN.</p> <p>G= Over 5.2km from the River Mease Catchment</p>

	<ul style="list-style-type: none"> ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p><u>Overall</u></p> <p>A= Development of the Site may encroach upon a Candidate LWS.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 480m to Listed Building</p> <p>G= 2.5km to Scheduled Monument</p> <p>G= Over 5.9km to Registered Park or Garden (no overlap)</p> <p>G= Over 1.9m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not thought to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= E12 is an area of land bounded by a petrol station, a service/quarry trainline and Aggregate Industries' quarry at Bardon.</p> <p>Given these surrounding uses, and the well itself, it is considered that there are no major visual constraints to the development of E12.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 land.</p> <p>A= There is a 100% overlap with ALC Grade 3 land, totalling 4.6ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 179m from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site outside of a minerals consultation area</p>

Site ID	E13	Site name	Opposite 25 Grace Dieu Road, Whitwick
Site Description			
The site is located to the east of Gracedieu Road, Whitwick, Coalville. The site is Greenfield land currently part of the open countryside. There are residential properties to the south west of the site, with allotments, countryside and some farmland adjacent to the north, east and south eastern boundaries of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= There are no known issues in relation to availability and the site is potentially achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is located opposite a number of houses, therefore mitigation may be necessary. The site is otherwise surrounded by green space.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= 464 m to Bus Stop. Regular service (5per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>A= There is potential for badgers to occupy the site. There are no designated local wildlife sites, although the woodland and grassland represent potential BAP habitats within the site boundary. Further survey work is required before a decision is made. There is a SSSI (Grace Dieu and Sharpley Wood) approximately 125 metres from the site. The site is considered to be potentially suitable.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 7.6km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>A= 114m to SSSI (south east of the site).</p> <p>G= 608m to existing LWS</p> <p>A= 16m to a Candidate LWS</p> <p>G= 1.3km to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (796m), Bat Roost (300m) and GCN (1.1km). 1.2km to a Probable GCN.</p> <p>G= Over 4km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>A= Development of the Site may encroach upon a Candidate LWS and put pressure on a SSSI. Mitigation may be necessary.</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 478m to Listed Building</p> <p>G= 629m to Scheduled Monument</p> <p>G= Over 3km to Registered Park or Garden (no overlap)</p> <p>G= Over 3.9km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not thought to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	R= the site is set within attractive countryside and fragile landscape.
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R= 100% Greenfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 land.</p> <p>A= There is a 100% overlap with ALC Grade 3 land, totalling 0.53ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G= The site is located 1.6km from an A or B road
Potential effect on air quality	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	G= Site is outside of a minerals consultation area

Site ID	E16	Site name	TNT Depot, East of A42, Lount
Site Description			
The site is located east of the A42 in Lount, accessed from Melbourne Road, adjacent to the existing TNT premises. The site is Greenfield land currently used for agriculture. The existing employment use is adjacent to the eastern boundary.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known availability or achievability issues.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is not located in close proximity to any houses. It is located nearby to an existing industrial site, which is unlikely to be affected by any development especially with regards to the amount of surrounding undeveloped land.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	A= 510m to Bus Stop. Regular service (2per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>R= There is potential for Great Crested Newts (GCN) and badgers to occupy the site. The woodland within the site boundary is a Parish level wildlife site and also represents a potential BAP habitat. Further surveys would be required to adequately assess the ecological suitability of the sites development. Mitigation would be required, namely a buffer zone of 10m adjacent to woodland. Further surveys are required and additional mitigation may be required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 6km to the nearest SAC</p> <p>G= Over 46km to SPA</p> <p>A= 173m north east to an SSSI, however the SSSI is currently bordered with some industrial development, thus further impacts caused by the site are unlikely.</p> <p>G= 604m to existing LWS</p> <p>R= 0m to a Candidate LWS, which is located to the eastern corner.</p> <p>G= 757m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (275m), Bat Roost (381m) and GCN Pond (771m). 473m to Probable GCN Pond.</p> <p>G= Over 1.8km from the River Mease Catchment</p>

		<p><u>Overall</u> R= Development of the site may result in effects upon a Candidate LWS, and may have effects upon a SSSI.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 593m to Listed Building</p> <p>A= 76m to Scheduled Monument</p> <p>G= 567m to Registered Park or Garden (no overlap)</p> <p>G= 567m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>A= Scheduled Monument to the north. Mitigation may be necessary to preserve it's setting.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= The visual impact of E16's development is difficult to quantify given its highly rural nature and also the limited amount of surrounding (residential) development. Development may result in the loss of trees, and mitigation is unlikely to be effective.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or Grade 3 land.</p> <p>G= There is a 56.52% overlap with ALC Grade 2 land, however this only totals to 7.24ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 549m from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= The site overlaps with a minerals consultation zone (Surface Coal).</p>

Site ID	E17	Site name	North of Ashby, Moneyhill, Ashby de la Zouch
Site Description			
The site is Greenfield land currently used for agriculture. There is an existing employment area adjacent to the south eastern boundary (which would potentially offer a suitable location for additional employment), with housing adjacent to the southern and western boundaries. There is further agricultural land to the north and east of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known availability or achievability issues.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The size of the site means that it encroaches upon housing in a number of locations to the west and the south. The north and the east of the site are not likely to cause any adverse effects given that the borders are along open green space. The size of the site should allow for mitigation measures to be adopted to reduce effects on amenity.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	A= 145m to Bus Stop. Infrequent Service (1 per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p><i>Not relevant for employment sites</i></p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<i>Not applicable to employment</i>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>R= The following observations relate to the whole of the 118ha site rather than to any area specifically for employment. Great Crested Newts (GCN) and badgers occupy the site. There is potential for otter and water vole to occupy areas along Gilwiskaw Brook and bats may also occupy parts of the site. The angling pond south of Ivanhoe House, land along Gilwiskaw Brook and north western part of the site are candidate local wildlife sites. There are also Parish level wildlife sites within the site boundary. The hedges, ponds, woodland within and watercourse represent potential BAP habitats. The site is considered to be acceptable although protected species surveys would be required to further assess the site. Sensitive areas, such as Ivanhoe House and Gilwiskaw Brook would require protection, and buffer zones should remain adjacent to good hedges, woodlands, ponds and the watercourse.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA 	<p>G= Over 2.5km to the nearest SAC</p> <p>G= Over 47km to SPA</p> <p>G= Over 1km to SSSI</p> <p>G= 920m to existing LWS</p> <p>R= 0m to a Candidate LWS</p> <p>G= 146m to Potential LWS</p> <p>A= Site is 46m to Badger Sett</p> <p>A= Site is 47m to a Bat Roost</p> <p>R= Site is 0m from both a GCN Pond and a Probable GCN Pond</p> <p>A= Site is 0m from the River Mease Catchment</p>

	<ul style="list-style-type: none"> Within the River Mease Catchment Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> Contains or adjacent (50m) to a SSSI Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	<p><u>Overall</u></p> <p>R=The site is in close proximity to recorded priority species, and a candidate LWS. These particularly overlap in the north west of the site. The site also falls within the River Mease Catchment.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>R= 4m to Listed Building</p> <p>A= 220m to Scheduled Monument</p> <p>G= Over 1.9km to Registered Park or Garden (no overlap)</p> <p>R= 0m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>Parts of the site are visible from atop Ashby Castle Ruins. This could have an effect on the experience of this heritage asset. However, the effects are not considered to be significant as development in the surrounding settlement has already occurred, and this site has not been recognised as an important feature of the setting for the Castle. Furthermore, site design ought to ensure that significant effects are avoided. Although there are heritage assets in proximity to parts of the site, effects on the setting of these are unlikely to be significant.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	A= Moderate potential to achieve mitigation
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R= 100% Greenfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 3 land.</p> <p>R= There is a 49.56% overlap with ALC Grade 3 land, totalling 56.95ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	R= The site is located 10m from an A or B road
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	A= Site overlaps with minerals consultation area (Surface Coal).

Site ID	E18	Site name	Swains Park Industrial Estate, Albert Village
Site Description			
The site is located south of Occupation Road, Albert Village, adjacent to the existing industrial estate. The site has the appearance of Previously Developed land having been used in association with the nearby mineral extraction operation. The site is yet to be mediated. There is a quarry to the south east of the site and open countryside to the north and south of the site. The existing employment use is adjacent to the south western boundary.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=There are no known availability or achievability issues related to the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is located adjacent to an industrial site and is close to a quarry, and is not directly associated to any housing. Development is therefore unlikely to adversely affect local amenity.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p>	A= 151m to Bus Stop. Infrequent Service (1 per hour)

	<p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p>G = Entire site within Flood Zone 1.</p> <p>G= 0.06% overlap with FZ2</p> <p>G=0.06% overlap with FZ3</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>R= Great Crested Newts (GCN) are known to occupy the site, and badgers may also be present. Swainspark is a candidate local wildlife site and the grassland represents a potential BAP habitat within the site boundary. The site is considered not to be acceptable from an ecological perspective due to the potential impact on GCN, species rich grassland, and value as a post-industrial wildlife site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. 	<p>G= Over 4km to the nearest SAC</p> <p>G= Over 47km to SPA</p> <p>G= Over 41km to SSSI</p> <p>G= 899m to existing LWS</p> <p>R= 0m to a Candidate LWS</p> <p>G= 1.8km to Potential LWS</p> <p>G= Site is over 100m from a badger Sett (over 1.2km), Bat Roost (over 1.9km) and GCN Pond (over 3.1km)</p> <p>R= Site is 0m from a Probable GCN Pond</p>

	<ul style="list-style-type: none"> Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	<p>R= Site is 0m from the River Mease Catchment</p> <p><u>Overall</u> R= Site may threaten a Candidate LWS, a Probable GCN Pond and is located within the River Mease Catchment area.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= Over 1.9km from Listed Building</p> <p>G= Over 1.8km from Scheduled Monument</p> <p>G= Over 4km to Registered Park or Garden (no overlap)</p> <p>G= Over 3km from Conservation area</p> <p><u>Overall</u> G= The site is not thought to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= Moderate potential of achieving suitable landscape mitigation</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>G= Brownfield site</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1, ALC Grade 2 or ALC Grade 3 land.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 3588m from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= Site overlaps with a minerals consultation zone (Surface Coal).</p>

Site ID	E19	Site name	North of Derby Road, Kegworth
Site Description			
The site is located immediately to the east of the M1 in Kegworth, north of Derby Road, Kegworth. The site is Greenfield land currently used for agriculture. There is an existing employment area adjacent to the eastern boundary.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = There are no known availability or achievability issues in relation to the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is located adjacent to an existing industrial site in the east, and to the M1 on the west, therefore development is not likely to adversely affect amenity.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	A= 684m to Bus Stop. Regular Skylink Service (3 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for badgers to occupy the site. There are no local wildlife sites although the grassland represents a potential BAP habitat within the site boundary. The site is considered to be acceptable subject to the retention and management of the species rich grassland, and protection of hedges would be required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 17km to the nearest SAC</p> <p>G= Over 42km to SPA</p> <p>G= Over 1.7km to SSSI</p> <p>G= 795m to existing LWS, 994m to Candidate LWS and over 1km to Potential LWS</p> <p>G= Site is over 100m from a badger Sett (301m), Bat Roost (535m) and GCN Pond (over 2.4km). Also over 2.4km from Probable GCN Pond.</p> <p>G= Site is 13km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have a significant effect upon any European, National or local biodiversity or geodiversity assets</p>
Assessment	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? 	G= 501m to Listed Building

of heritage impacts	<ul style="list-style-type: none"> ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= Over 1.1km from Scheduled Monument</p> <p>G= Over 2.1km to Registered Park or Garden (no overlap)</p> <p>G= 783m from Conservation area</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low potential of achieving landscape mitigation. Development of the site is likely to narrow the distance between settlements and will impact local gateway routes</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1,</p> <p>There is a 22.06% overlap with ALC Grade 2 land, totalling 2.16ha</p> <p>A= There is a 77.94% overlap with ALC Grade 3 land, totalling 7.64ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>R= The site is located 30m from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= Site is within a minerals consultation zone (Sand and Gravel).</p>

Site ID	E20	Site name	Redhill Farm 97 Top Street Appleby Magna
Site Description			
The site is located south of Top Street, Appleby Magna, to the east of the A444. The site is Greenfield land currently used for agriculture. There is a Grade I Listed Building (Sir John Moore Foundation) adjacent to the western boundary and there are residential properties to the north. The site is surrounded by further open agricultural land to the south, east and west.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	There are no known availability or achievability issues on the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The north of the site is located adjacent to a Listed Building which may be negatively impacted from development if mitigation measures are not adopted. Whether this would affect amenity is unclear.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	A= 696m to Bus Stop. Low frequency service.

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for badgers and Great Crested Newts (GCN) to occupy parts of the site. There are no local wildlife sites although the wetland adjacent to the existing farm represents a potential BAP habitat within the site boundary. The site is considered to be acceptable for development, subject to the retention of the wetlands and buffer zones along hedges. Further mitigation may be required depending on the outcome of GCN surveys.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI 	<p>G= Over 18km to the nearest SAC</p> <p>G= Over 55km to SPA</p> <p>G= Over 1.8km to SSSI</p> <p>G= Over 2.3km to existing LWS, 546m to Candidate LWS and 395m to Potential LWS</p> <p>G= Site is over 100m from a Badger Sett (over 1.3km)</p> <p>A= Site is 60m from Bat Roost</p> <p>G= Over 3.9km to GCN Pond, and 297m from Probable GCN Pond</p>

	<ul style="list-style-type: none"> Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	<p>A= Site is 0m from the River Mease Catchment</p> <p><u>Overall</u> A= The site is within close proximity to a local Bat Roost, and is also located within the River Mease Catchment</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>R= 0m to Listed Building</p> <p>G= 408m from Scheduled Monument</p> <p>G= Over 10km to Registered Park or Garden (no overlap)</p> <p>G= 230m from Conservation area</p> <p><u>Overall</u> A= The north of the site is adjacent to a listed building, and could have effects on this building and/or its setting. Mitigation may be possible given that it is not on site.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= The site is a distance away from a gateway route. There is moderate potential of achieving suitable landscape mitigation</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R=100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 land</p> <p>R= There is a 86.68% overlap with ALC Grade 2 land, totalling 22.26ha</p> <p>A= There is a 13.32% overlap with ALC Grade 3 land, totalling 3.42ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 630m from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is outside of a minerals consultation area</p>

Site ID	E21	Site name	Land at Hermitage Ind. Est. Samson Rd, Coalville
Site Description			
The site is a vacant brownfield site on an existing industrial estate within Coalville. The site is surrounded by other industrial units, with good public transport link and the entire site is within flood zone 1.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=The site is considered to be achievable and is being promoted through the ELAA
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	<i>Not applicable to employment</i>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	<i>Not applicable to employment</i>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	<i>Not applicable to employment</i>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= Given the current development of the site for industrial purposes it is unlikely development will cause any further adverse effects on the local environment/ amenities which are not already experienced.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	<i>Not applicable to employment</i>
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 777m to Bus Stop with a regular bus service (6 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>G= The site has little vegetation. Development is unlikely to have negative effects on local biodiversity.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 6.5km to the nearest SAC</p> <p>G= Over 45km to SPA</p> <p>G= 1.9km to SSSI</p> <p>G= 359m to existing LWS, 252m to a candidate LWS, and 1983m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (559m) , Bat Roost (689m) and GCN pond (260m). 190m from Probably GCN Pond.</p> <p><u>Overall</u></p> <p>G= The site is not likely to have significant effects on any European, national or local biodiversity or geodiversity assets</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 572m to Listed Building</p> <p>G= 702m to Scheduled Monument</p> <p>G= Over 3km to Registered Park or Garden (no overlap)</p> <p>G= Over 2km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G= High potential to mitigate as the area is largely built up already.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>G= 100% Brownfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1-3 areas</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G = Over 1km to A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is within a minerals consultation area (Surface Coal), but is unlikely to be used for extraction given the small size of the site.</p>

Site ID	E22	Site name	Land at Vulcan Way, Coalville
Site Description			
The site is vacant brownfield site located on an existing industrial estate. The site has good transport links and the entire site is covered by flood zone 1.			
Criteria	Decision rules	Appraisal findings	
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= the site is potentially available and achievable.	
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment	
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment	
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment	
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is currently surrounded by existing industrial units, and is therefore considered unlikely to cause any further adverse impacts.	
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment	
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No	
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 299m to Bus Stop with a regular bus service (6 per hour)	

Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p><i>Not relevant for employment sites</i></p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<i>Not applicable to employment</i>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site has little vegetation. Development is unlikely to have negative effects on local biodiversity.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 6.5km to the nearest SAC</p> <p>G= Over 45km to SPA</p> <p>G= 1.8 km to SSSI</p> <p>G= 522m to existing LWS, 356m to a candidate LWS, and 2047m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (496m) , Bat Roost (616m) and GCN pond (435m). 327m from a Probable GCN Pond.</p> <p>G= Located 3km from the River Mease Catchment area</p> <p><u>Overall</u></p> <p>G= The site is not likely to have effects upon any European, National or local biodiversity or geodiversity assets</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? 	G= 318m distance to a Listed Building (screened by existing

	<ul style="list-style-type: none"> ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>development).</p> <p>G= 624m to Scheduled Monument (no overlap)</p> <p>G= Over 3.4km to Registered Park or Garden (no overlap)</p> <p>G= Over 2km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G= High potential to mitigate as the area is largely built up already
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	G= 100% Brownfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	G= The site has no overlap with any ALC Grade 1-3 areas
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G = 470m to A or B road
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	G= Site is within a minerals consultation area (Surface Coal). Given the small size of the site it is unlikely to be used for extraction.

Site ID	E22	Site name	Land at Vulcan Way, Coalville
Site Description			
The site is vacant brownfield site located on an existing industrial estate. The site has good transport links and the entire site is covered by flood zone 1.			
Criteria	Decision rules	Appraisal findings	
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= the site is potentially available and achievable.	
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment	
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment	
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment	
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is currently surrounded by existing industrial units, and is therefore considered unlikely to cause any further adverse impacts.	
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment	
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No	
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 299m to Bus Stop with a regular bus service (6 per hour)	

Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p><i>Not relevant for employment sites</i></p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<i>Not applicable to employment</i>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site has little vegetation. Development is unlikely to have negative effects on local biodiversity.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 6.5km to the nearest SAC</p> <p>G= Over 45km to SPA</p> <p>G= 1.8 km to SSSI</p> <p>G= 522m to existing LWS, 356m to a candidate LWS, and 2047m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (496m) , Bat Roost (616m) and GCN pond (435m). 327m from a Probable GCN Pond.</p> <p>G= Located 3km from the River Mease Catchment area</p> <p><u>Overall</u></p> <p>G= The site is not likely to have effects upon any European, National or local biodiversity or geodiversity assets</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? 	G= 318m distance to a Listed Building (screened by existing

	<ul style="list-style-type: none"> ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>development).</p> <p>G= 624m to Scheduled Monument (no overlap)</p> <p>G= Over 3.4km to Registered Park or Garden (no overlap)</p> <p>G= Over 2km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G= High potential to mitigate as the area is largely built up already
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	G= 100% Brownfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	G= The site has no overlap with any ALC Grade 1-3 areas
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G = 470m to A or B road
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	G= Site is within a minerals consultation area (Surface Coal). Given the small size of the site it is unlikely to be used for extraction.

Site ID	E23	Site name	Land at Snibston Museum, Coalville
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Site Description

The site is a currently Vacant old museum building, disused railway line and car park. The site is bound by Oaks Industrial Estate, residential, sports and recreational, retail and country park. Snibston Colliery is to the North of the site which is a scheduled monument. Site within part of Snibston Country park with Snibston Grange local nature reserve to the south. The site is covered by Flood Zone 1.

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= the site is potentially available and achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The majority of the site backs onto brownfield land or industrial units; however some housing lies adjacent to the northern boundary. Mitigation may be necessary to reduce the likelihood of negative effects on these houses.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= 298 m to Bus Stop with a regular bus service (3 per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>A= A number of trees are located to the west of the site area, and mitigation may be necessary to ensure that development does not threaten the biodiversity of the site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 5.2 km to the nearest SAC</p> <p>G= Over 4.6km to SPA</p> <p>G= 2.7km to SSSI</p> <p>G= 679m to existing LWS,</p> <p>A= 11m to a Candidate LWS</p> <p>G= Over 1.5km from a Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (700m) and GCN pond (539m). 293m from a Probably GCN Pond.</p> <p>A= 79m to a Bat Roost</p> <p>G= 2km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>A= The site is located within 100m of both a Candidate LWS and Bat</p>

		Roost
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 822m to Listed Building</p> <p>A= Located only 72m south-west of a Scheduled Monument</p> <p>G= Over 2.9 km to Registered Park or Garden (no overlap)</p> <p>G= 892m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>A= There is potential for the site to have effects on the existing heritage asset due to close proximity and a lack of screening between the sites. Mitigation may be likely.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	A= The site is an extension of existing units. Moderate potential of achieving suitable mitigation through screening.
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	G= Site 100% brownfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas</p> <p>G= Only 15% overlap with ALC Grade 3 area (0.88ha)</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G = 608m to A or B road
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	G= Site is outside of a minerals consultation area

Site ID	E24	Site name	Land west of South Leics Ind Est, Ellistown
Site Description			
The site is currently Greenfield and accessed off Moor Lane and is surrounded by an existing industrial estate to the east, sports ground to the south and allotments to the west and to the north open countryside. The entire site is covered by flood zone 1 and has good public transport links with a regular bus service.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A=the site is considered potentially available and achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= Given the current use of the area for industrial purposes it is unlikely development will cause any further adverse effects on the local environment/ amenities which are not already experienced. Allotment units, however, lie to the west of the site which may have to be given some consideration.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 616m to Bus Stop with a regular bus service (5 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	G= It is unlikely that development will have a negative impact on the biodiversity of the site.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G= Over 6.6 km to the nearest SAC</p> <p>G= Over 44 km to SPA</p> <p>G= 2.4 km to SSSI</p> <p>G= 1.3 km to existing LWS, 142m to a candidate LWS, and 1999m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (471m) , Bat Roost (359m) and GCN pond (336m).</p> <p>R= The site is located 0m from a Probable GCN newt pond</p> <p>G= Over 3.8km from the River Mease Catchment area</p> <p><u>Overall</u></p> <p>R= The site contains a probable GCN pond. Should this be confirmed there is potential for significant effects (or requirement for substantial mitigation).</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 633 m to Listed Building</p> <p>G= Over 2.6 km to Scheduled Monument</p> <p>G= Over 5.8km to Registered Park or Garden (no overlap)</p> <p>G= 764m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effects on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low potential to achieve mitigation against development</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= Site is largely Greenfield</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>A= There is, however, 100% overlap (1.45ha) with ALC Grade 3</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G = Over 2.1 km to A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>G= Site is outside of a minerals consultation area</p>

Site ID	E25	Site name	Land off Beveridge Lane, Ellistown
Site Description			
The site is currently Greenfield immediately to the north of the site there is B2/B8 site currently under construction, there is a Brickworks and Pipeworks to the immediate south and associated mineral workings to the west; Railway to immediate to the east, with large –scale employment uses beyond (Interlink estate).			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=The site is potentially available and potentially achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G=Given the proximity of the site to an existing, large scale industrial unit, development is not thought to cause any adverse effects on local amenity
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No

Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 906m to Bus Stop with a regular bus service (6 per hour)
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site is bordered with hedgerow vegetation, however it is unlikely that the development will result in negative impacts against biodiversity
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the 	<p>G= Over 7.9 km to the nearest SAC</p> <p>G= Over 43 km to SPA</p> <p>G= Over 1.9 km to SSSI</p> <p>G= 2.7 km to existing LWS, 748m to a candidate LWS, and 2.3 km to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (517m) , Bat Roost (1.4km) and GCN pond (834m). 569m from Probably GCN pond.</p> <p>G= Over 5.1km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have</p>

	River Mease Catchment	significant effects on any European, National or local biodiversity or geodiversity assets
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 1.1 km to Listed Building</p> <p>G= Over 2.4 km to Scheduled Monument</p> <p>G= Over 7.2 km to Registered Park or Garden (no overlap)</p> <p>G= Over 2.3 km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effects on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G= High. Small extension to existing industrial estate. Potential to mitigate / unlikely effects
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	R= 100% Greenfield
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>A= There is, however, 100% overlap (1.68ha) with an ALC Grade 3 area</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G = 989m to A or B road
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	A= Site is within a minerals consultation zone (Brick Clay). Extraction may occur as part of an adjoining larger site (E8).

Site ID	E26	Site name	South of Interlink Park, Bardon
Site Description			
<p>The site is currently a Greenfield site in agricultural use, the site is bound by a large scale employment site to the north and freight railway line to the west, with an employment site currently under construction for B2/B8 to the immediate west of the railway. Minerals workings to the east and agriculture and a consented solar farm, to the south of the site.</p>			
















Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered available and achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= A rail track runs around the northern border of the site. Given the surrounding industrial units which are located in close proximity, development of the site is not thought to cause any significant negative impacts on neighbouring areas.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No

Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 450 m to Bus Stop with a regular bus service (4 per hour)
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	A= The site encompasses a significant amount of grassland, and has a concentration of trees in the east and south. It is likely that development will have a moderate effect on local biodiversity assets.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the 	<p>G= Over 8.1km to the nearest SAC</p> <p>G= Over 42 km to SPA</p> <p>G= Over 1.6 km to SSSI</p> <p>G= 2.7 km to existing LWS, 995m to a candidate LWS, and 1.8 km to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (101m) , Bat Roost (1.1 km) and GCN pond (1km). 780m from Probable GCN Pond.</p> <p>G= Over 5.3 km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have</p>

	River Mease Catchment	significant effects upon any European, National or local biodiversity or geodiversity assets.
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= Over 1 km to Listed Building</p> <p>G= Over 1.9 km to Scheduled Monument</p> <p>G= Over 7.2 km to Registered Park or Garden (no overlap)</p> <p>G= Over 2.5 km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effects on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= Extension of exiting industrial estate, but size is likely to have some impact on local landscape. Moderate potential of achieving mitigation.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R= site is largely greenfield.</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>R= There is 100% overlap of the 29.61 acre site with an ALC Grade 3 area</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>R= The site is located only 7m from an A or B road</p>
Potential effect on mineral resources	<p>Site is outside of a minerals consultation area</p> <p>Site is within a minerals consultation area but is unlikely to be appropriate for extraction</p> <p>Site within minerals consultation area</p>	<p>A= Site overlaps with two minerals consultation areas (Brick clay to the west, Igneous to the east).</p>

Appendix D: Appraisal of individual Local Plan policies

North West Leicestershire Local Plan: SA Report

S1	Future housing and economic development needs	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
																

By planning for a minimum of 10,700 dwellings, it is likely that the full housing needs (10,700) arising in the District will be met in full. A large proportion (9100) of these needs are already committed and deliverable, which means that the likelihood of development being delivered should be higher (than if planning consent had to be sought). The housing target in the Local Plan is some 3,700 higher than that identified in the SHMA in a 'policy off' scenario. The Council consider that it is appropriate to increase the housing target to take account of local economic growth and other factors such as the delivery of affordable housing. Planning for this higher level of housing ought to help to ensure that in-commuting is reduced and better match local job opportunities to housing delivery and thus results in a **significant positive effect for SA objective 1 (Housing)**. The provision of new homes over the plan period is also likely to support health and wellbeing through ensuring there are sufficient homes for the population. A **not significant positive effect** is predicted (SA2), as the majority of housing is already committed. The effect on communities (SA3) and town centres (SA6) is considered to be **neutral** as housing will largely be delivered in edge of settlement locations. The predicted effects of Policy S2 on Biodiversity (SA10) landscape (SA12) soil (SA13) heritage (SA11) pollution (SA15) are considered to be **neutral**, as the majority of planned development is committed and these issues will have been addressed in the applications. However, although there is no identified need to deliver more housing than the identified target of 10,700, it is likely that further planning proposals will come forward. There will, therefore, be a need to manage the scale of to ensure that cumulative effects on these factors do not accrue. Policy S2 makes provision for 96ha of employment land up to 2031. This will help to ensure that appropriate job opportunities are provided to support local population growth. A **not significant positive effect** is predicted for economy (SA4) and employment (SA5), because most of this employment land is already committed and anticipated to come forward. Of the 10,700 dwellings planned for by Policy S2, the majority has already been 'committed' and it is assumed that there are no significant issues relating to flooding at any of these developments (or these would have been picked up or mitigated through the planning process). Further development will be directed by the settlement hierarchy, but there are some areas that would be constrained by flood risk where development may need to be mitigated or avoided such as Castle Donington and Kegworth in the north; thus a **neutral effect** is predicted for flooding (SA 9). Although new development could lead to higher energy demand, the energy efficiency of homes is determined by building regulations, and the Plan has little scope to affect this; thus a **neutral effect** is predicted for low carbon energy (SA8). Development is also likely to lead to increased car trips, which has the potential to increase congestion on strategic highways routes and also through town centres. However, the majority of this development has already been committed, so the effects of the Plan on travel (SA7) are limited in this respect.

S2	Settlement Hierarchy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↑	↑	↔	↑	↔	↑	↔	↔	↔	↔	?	?	?	↑	↔
<p>The distribution of housing and employment is to a large extent already determined by those sites that have planning permission, or where resolution to grant permission has been established. The location of this committed development does accord with the settlement hierarchy set out in policy S2 which seeks to direct development to the larger settlements better served by community facilities and transport links. In this respect, housing needs are likely to be met where they arise, and where housing is closer to jobs and services. As a large proportion of the housing needs have already been 'accounted for' by 'committed sites', control over further development will be need to ensure the level of housing is appropriate to each settlement. While the settlement hierarchy policy should achieve this objective, it would have a not significant positive effect in terms on provision of housing (SA2) and employment (SA4) in accessible locations. Policy S2 identifies a general principle that settlements higher up the hierarchy will take most growth and type of development proposed would be more appropriate to the scale and character of these settlements. This policy ought to ensure that new development is directed towards the settlements that have sufficient health and community services and facilities to meet the needs of an increased population, including the Principal Town (Coalville), Key Service Centres (Ashby de la Zouch and Castle Donington) and Local Service Centres (Ibstock, Kegworth and Measham). This policy would help to maintain health and wellbeing, particularly when delivered alongside Policy IF1, which sets out the need to deliver community infrastructure (including health services) required to support new development. A not significant positive effect is predicted for health (SA2). There would also be a not significant positive effect by supporting the viability of town centres (SA6). Whilst S2 may help to encourage use of public transport and reduce the length of trips (by directing growth to areas that are better served by bus services, shops and services), it also presents the possibility of increased congestion, particularly in larger centres such as Coalville, which already suffer from peak-time congestion issues. Overall, a neutral effect is predicted on travel (SA7) as the level of car use is expected to continue at a similar level in spite of the proposed distribution of development by Policy S2. Further development will be directed by the settlement hierarchy, but some areas constrained by flood risk may need to be mitigated or avoided such as Castle Donington and northern parts of Kegworth. A neutral effect is predicted in terms of flood risk (SA9) as it should be possible to avoid areas of flood risk. At this time, there is no evidence to suggest that district heating schemes would come forward in the urban areas, so the effects of the policy are considered to be neutral in terms of low carbon energy (SA8). The spatial strategy is to direct new development towards existing settlements, encouraging the efficient use of land. There is also support for appropriate brownfield development in urban and rural areas. A not significant positive effect is predicted (SA13). Although there is no identified need to deliver more housing or employment than would be delivered by those sites identified in the Plan, it is likely that further planning proposals will come forward. Hence, to ensure that cumulative effects on built and natural heritage (SA11) landscape (SA12) and biodiversity (SA10) do not accrue these aspects will require management at a project level. At this stage, the effects of the broad strategy on these factors are considered to be uncertain. The pressure to release further land ought to be low given that the full objectively assessed housing need is being met through the Local Plan allocations, and therefore, it should be possible to resist development on sensitive sites. Further growth to Coalville, Castle Donington and Kegworth could put pressure on the AQMAs, as the predominant mode of travel is the private car. Although significant further housing and employment growth is unlikely; additional impacts on air quality could result without management of the risks. Hence an uncertain effect has been recorded at this stage to reflect this issue for pollution (SA15).</p>																

S3	Countryside	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↑	↑	↑	↔	↔	↑	↔	↔	↔	↔	↔	↔	↑	↑	↑
<p>Policy S3 allows for housing to be delivered in rural areas / the countryside at an appropriate scale and form. A not significant positive effect is predicted on the housing baseline (SA1) is as these effects would be very localised and small in magnitude, and the majority of housing would be directed to the main settlements. Policy S3 sets out the need to protect the areas of North West Leicestershire that are designated as Countryside on the Policies Map for "the sake of its intrinsic character and beauty, the diversity of its landscape and to ensure it may be enjoyed by all". The implementation of this measure ought to ensure that the wellbeing of the population of North West Leicestershire and surrounding areas is protected through ensuring that areas of countryside are available for their enjoyment. A not significant positive effect is predicted on health and wellbeing (SA 2). The policy also states that development in the countryside should only be permitted where it will "not seriously undermine the vitality and viability of existing town and local centres". This should lead to a not significant positive effect, helping to maintain the existing vitality of towns and villages (and community spirit) (SA3 and SA6). Policy S3 does allow for small scale development in the countryside that could support local jobs. However, the effects on the economy (SA 4 and SA5) are considered to be neutral as they will be small scale. Policy S3 is inherently positive for biodiversity as it seeks to protect the countryside from significant levels of development, which should help to protect areas of wildlife value. However, the effects of the policy are neutral, as these principles are already embedded into the NPPF. Where new development is located outside of the existing settlements, Policy S3 highlights the need for the countryside to be protected including the diversity of its landscapes and for such proposals to demonstrate that the appearance and character of the landscape will be safeguarded and enhanced. This would have neutral effect, as these principles are embedded in the NPPF, but the Local Plan defines the areas of countryside and provides the policy context (and the need to refer to key local evidence) for these areas. A significant positive effect is predicted, as substantial areas of landscape (SA12) and agricultural value (SA13) will be protected. Policy S3 identifies the need to protect the heritage located within the countryside and also emphasises that development in the countryside will only be approved where the industrial heritage and local distinctiveness (in addition to a range of other factors) is safeguarded and enhanced. Implementation of this policy should help to ensure that development proposals are located and designed with this objective in mind. A neutral effect is predicted to the baseline, as protection and enhancement of built heritage would be necessary anyway to satisfy the principles of the NPPF. Policy S3 allows for the development of waste and minerals facilities in the countryside, which is positive, as these are often suitable locations for such facilities. A not significant positive effect is predicted (SA14). Policy S3 highlights the need for proposals for development in the countryside to ensure that rivers and watercourses are safeguarded and enhanced. This would help to protect water amenity. A not significant effect is predicted with regards to pollution (SA15).</p>																

D1	Design of new development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy D1 encourages development to achieve a good standard of design; which includes the principle of delivering housing that is adaptable to the lifetime needs of occupiers. This will help to improve the quality of future housing, which could have positive effects on housing, with knock on effects on health and wellbeing. **Not significant positive effects** are predicted (SA1 and SA2) for housing, health and wellbeing, given that the majority of development is already ‘committed’, and housing quality is influenced mainly by Building Regulations and market factors. Good design will help to improve the appearance of areas, including town centres, which is considered to be a not significant positive effect. There is unlikely to be any effect on community development (SA3). Well-designed developments can be more expensive, but can also help to attract businesses to an area. However, this is not considered to be a significant factor in securing investment in North West Leicestershire, and overall a **neutral effect** is predicted for the economy and employment (SA4 and SA5). Policy D1 emphasises the need to create well-connected developments that are easy to get around and encourage sustainable and active modes of travel. This could reduce the need to travel by car, although the effects would be **not be significant**, as the majority of development is already committed, and is reliant on current transport networks and patterns of travel. Policy D1 could have positive implications for climate change mitigation (SA8) as it states that development should take account of sustainable design and provide a ‘greener footprint’. The likelihood of this occurring would be largely determined by market factors though, as the Plan does not set specific standards for sustainability. Good design, ought to be positive in terms of protecting the historic and natural environment (SA10-SA15). However, Policy D1 does not set out any specific measures that would lead to significant changes to the baseline for any of these factors. A **neutral effect** is predicted (for SA10-SA15), but it is acknowledged that these factors are picked up in other Plan policies.

D2	Amenity	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy D2 is predicted to have a protective effect on the amenity of existing and future communities. Although the measures proposed in the policy are likely to be considered anyway, the policy should ensure that amenity does not deteriorate. Whilst this is beneficial for health and wellbeing (SA2), pollution (SA15) and landscape (by reducing light pollution) (SA12) the effects of the policy in isolation is not predicted to be significant for any of the SA objectives.

D3	Telecommunications	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy D3 is predicted to have a protective effect on a number of sustainability factors including biodiversity (SA10), landscape (SA12), heritage (SA11) and health and wellbeing (SA2), the effects of the policy in isolation is not predicted to be significant for any of the SA objectives. The policy is not considered likely to have a detrimental effect on the ability of telecommunications providers to maintain and expand services.

H1	Housing allocations: planning permissions	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H1 sets out the sites that have already received planning permission and are anticipated to supply a significant part of the proposed housing target. The impact of the Local Plan is thus constrained potentially to some reserved matters. For this reason, **neutral effects** are predicted across all the SA Objectives with the exception of a **not significant positive effect** for housing (SA1) as the policy states that support would be given to these sites should permissions expire, helping to provide even greater certainty that these sites will be supported over the plan period.

H2	Housing allocations: resolutions	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H1 sets out the sites where it has been resolved that planning permission will be granted, and are anticipated to supply a significant part of the proposed housing target. The impact of the Local Plan is thus constrained potentially to some reserved matters. For this reason, **neutral effects** are predicted across all the SA Objectives with the exception of a **not significant positive effect** for housing (SA1) as the policy states that support would be given to these sites should permissions expire, helping to provide even greater certainty that these sites will be supported over the plan period.

H3	Housing allocations: new allocations	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H3 will help to ensure that housing is delivered in an accessible location (Ashby de la Zouch) in-line with the settlement hierarchy. H3 will also deliver affordable housing in an area of relatively high house prices compared to the District average. A **significant positive effect** on housing (SA1) is predicted, with positive effects for health and wellbeing by improving access to housing (SA2). The policy requires provision of walking and cycling connections to Ashby town centre which ought to ensure good access to local services from this development. This is considered to be a **not significant positive effect** on the town centre (SA6) and communities (SA3) as the effects would be localised to Ashby, and would not benefit all communities in North West Leicestershire. Policy H3 could have a temporary positive effect by providing opportunities for local employment on the construction of new homes at the Money Hill Allocation. As the effects are considered to be small scale, and job opportunities may not all be taken by local residents, a **not significant positive effect** is predicted for employment (SA5). New development in Money Hill, Ashby de la Zouch is expected to increase car trips, especially as public transport links are not frequent outside of peak hours. Whilst this would have a **not significant negative effect** on travel (SA7) and air quality (SA15), the policy will also promote walking and cycling links, and the site is generally well linked to the town centre, which could help to offset increased in car travel. The strategic housing allocation has a low risk of fluvial flooding within Flood Zone 1, hence a neutral effect is predicted on flooding (SA9). While Policy H3 increases the total housing provision in Ashby de la Zouch over the plan period to 3,127 dwellings, it is expected that this can be accommodated by the Packington waste water treatment works as the headroom capacity has increased following closure of a major dairy. The HRA establishes that the effects on the River Mease SAC would not be significant. Any further development that comes forward (as directed by the settlement hierarchy) would need to be managed to ensure that capacity is not exceeded. There is potential for **not significant negative effects** on the character / openness of the settlement edge to the north east of the town (SA12). The landscape settlement assessment establishes that the potential for mitigation is 'moderate' in this area. Policy H3 also requires enhancement of green infrastructure. As a result, potential negative effects are not anticipated to be significant. While development will lead to the loss of agricultural land classified as Grade 3, this is considered to be a **not significant negative effect** on land (SA13) as it would not exceed the threshold for consulting with Defra when a significant loss of agricultural and may occur (20hectares). The Ashby de la Zouch Conservation Area (incorporating listed buildings along Wood Street) is located towards the south of the strategic site. Despite this, planning applications for the site would be considered in relation to He1, and hence a **neutral effect** is predicted in this respect for the built environment (SA11). However, the site is visible from atop of Ashby Castle and its development could have adverse effects on the setting of the Castle. Development has already been committed on Money Hill, so further development would add to this effect. The policy does however recognize these issues and seek for the setting of the Castle and the Conservation Area to be factored into proposals. Nevertheless, a not significant negative effect is predicted, as change is inevitable.

The site appraisal identified that there are potential local wildlife sites that could be affected by development. Development would, nevertheless, be required to adhere to policies in the Local Plan seeking to avoid effects on biodiversity and enhance green infrastructure, which is potentially positive. Consequently an uncertain effect is identified at this stage on biodiversity (SA10).

H4	Affordable Housing	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H4 will ensure that affordable housing will be provided through new development, as far as is viable, and having regard to the needs within particular settlements. This will have a **not significant positive effect** on housing (SA1) and wellbeing (SA2) in ensuring that local residents have greater access to affordable housing. It should also help people to remain living in communities, which ought to have a **not significant positive effect** on community identity (SA3). The policy highlights that the provision of affordable housing on new housing developments will be required where a certain threshold is met (as specified in the policy wording). The requirement to deliver affordable housing is lower in areas where there are lower land values such as Coalville and Ibstock, which will help to allow sites in these settlements to remain viable; having a not significant positive effect on the economy (SA4), by not acting as a barrier to regeneration. The policy is likely to result in a **neutral effect** on the natural and built environment (SA8-SA15), as it expected that the potential no mitigate negative effects would not be influenced by housing affordability. However, development costs associated with affordability may make it less viable to secure enhancements.

H5	Rural exception sites for affordable housing	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H5 allows for affordable housing (and where necessary market housing) as an exception in rural areas. This ought to have a positive effect for villages communities and contribute to a **not significant positive effect** for housing (SA1), health (SA2) communities (SA3) and village centres (SA6). The policy will allow residents to remain in local centres, which is positive for supporting these communities. The overall effects are not considered to be significant, as it is unlikely that significant amounts of housing would be developed through this policy. Due to the small number of properties that may be involved, the effects on the rural economy and employment (SA4, SA5) are considered to be **neutral**. The effects on environmental factors such as biodiversity, landscape, heritage and pollution would be dependent upon the sites brought forward. It is assumed that these would be small scale in nature though and could be appropriately managed through plan policies. A **neutral effect** is predicted for SA7-SA15.

H6	House types and mix	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↑	↔	?	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Policy H6 seeks to provide a mix of housing types, size and tenures in all new housing developments in order to meet the identified needs of the community. The policy should lead to a **significant positive effect** in terms of housing (**SA1**) as it will help meet the established housing need type as identified in the SHMA, Older People's Housings Needs Study, local surveys and parish plans whilst also ensuring viability and deliverability. In this instance the policy is seen as a significant positive as it builds upon the NPPF's requirements of planning for a mix of housings, using objectively assessed data and setting thresholds. The threshold for delivering the mix of housing is set at 10 dwellings, which ought to ensure the viability of smaller housing schemes is not affected, where it may be more cost effective to build the same types of housing.

The mix of housing types should also lead to a **not significant positive effect** on communities (**SA3**) as the area will be able to cater for the needs of local people. There is the potential for positive effects on employment if the housing type is aligned to work in the area, such as smaller dwellings suitable for young professionals, although the effect on employment (**SA5**) is currently **uncertain**, as the housing provision will be largely developer led. The policy has good intentions in terms of providing a need for all in the community, there will need to be an emphasis on monitoring and implementation to ensure that the policy is upheld and in fact does ensure the required mix of housing is provided even developer interests are not supportive. Due to the specific nature of the policy, it is unlikely to effect the **remaining SA criteria**.

H7	Provision for Gypsies and Travellers and Travelling Showpeople	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↑	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Policy H7 identifies how the accommodation needs of Gypsies and Travellers and Travelling Showpeople between 2012 and 2031 will be met. The policy states that proposals for new sites or extensions to existing sites are to be: located in or near an existing settlement which has access to a range of services and welfare facilities and public transport: and compatible with landscape, environment and biodiversity as well as the physical and visual character of the area. Inclusion of these measures is likely to ensure that: inhabitants of the new sites/ extensions should have access to health and community services. Also, the landscape, environment and biodiversity in North West Leicestershire ought to be protected for the enjoyment of the population. This policy would have a **not significant positive effect** in housing (**SA1**) and health (**SA2**). Providing formal pitches is supportive of the Gypsy and Traveller community, which is considered to be a **not significant positive effect** on this community (**SA3**). The policy is unlikely to have an effect on the economy (**SA4**), nor would it create employment (**SA5**) or effect town centres (**SA6**). The effects on travel are also considered to be **neutral**, as the amount of additional pitches that would be made available would not be substantial enough to affect congestion levels. Plan policies are considered suitable to mitigate potential effects on flooding, biodiversity, landscape and heritage. Therefore, neutral effects are predicted for **SA10, SA11, SA12, SA13** and **SA14**. The size and number of sites is not considered to be significant enough to have cumulative effects upon these environmental factors. The policy will reduce the likelihood of illegal sites, which may not be as well regulated in terms of waste and could increase the risk of pollution. This policy will therefore have a not significant positive effect on pollution (**SA15**).

Ec1	Employment provision: permissions	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Policy Ec1 sets out the sites that have planning permission and form a significant part of the allocated employment land being. As this development has already been tested through the development management process and permitted, the Local Plan has limited opportunity to bru influence over the effects of this development (where full permission may need to be sought, there is potential to influence but change, so **neutral effects** are predicted across all SA Objectives with the exception of SA4 and SA5. A **not significant positive effect** has been predicted for economy and employment (**SA4 / SA5**) as the policy states that support would be given to these sites should permissions expire, helping to provide even greater certainty that these sites will be supported over the Plan period.

Ec2	Employment provision: New allocations	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↑	↑	↔	↑	↔	↔	↔	↔	?	↓	↓	↓

Policy Ec2 promotes a mixed use development in Ashby de la Zouch, helping to ensure that employment opportunities are created in the town and helping to offset the effects of recent factory closures. A **significant positive effect** is predicted for the economy (**SA4**) and employment (**SA5**), with positive effects on health and wellbeing (**SA2**) as a result of job creation. A **not significant positive effect** in reducing the need to commute for local residents (**SA7**) is anticipated. The policy highlights the need for development to provide appropriate vehicular access, as well as cycling and walking links which should help to ensure good access to jobs, essential services and local retail, potential giving rise to a **not significant positive effect** on travel (**SA7**). Money Hill is not at risk of fluvial flooding, hence a **neutral effect** is predicted on flooding (**SA8**). With regard to landscape, Policy Ec2 highlights the need for development to include measures to minimise the impact upon the adjoining housing development proposed under Policy H3a as well as the wider landscape. Policy Ec2 would help to mitigate potential negative effects on landscape (**SA12**), by providing appropriate landscape provision on the allocated site north of Ashby de la Zouch. **Not significant negative effects** are predicted on landscape and soil (**SA12, SA13**). Negative effects are not considered to be significant as they would not be widespread and it is expected that mitigation could be secured to reduce the effects on landscape character (as stated in the Landscape Character Assessment). The Ashby de la Zouch Conservation Area is located towards the south of the proposed site and Ashby Castle is located to the south. A **not significant negative effect** is predicted (**SA11**). It is anticipated that development could be screened from heritage assets and would be unlikely to directly affect the character of the Conservation Area. However, views from atop of Ashby Castle could be adversely affected in the short and long term. Policy clauses have been added to Ec2 to ensure that these issues are considered, and so effects are not predicted to be significant. Policy Ec2 sets out the need for new development to incorporate provision of cycle and walking links to the adjoining housing proposed development under Policy H3a. This is not expected to alter air pollution levels given the quantum change in vehicle movements that would be required to achieve this. Therefore, a **neutral effect** on pollution is predicted (**SA15**). The site appraisal identified that there are potential local wildlife sites that could be affected by development. Development would, nevertheless, be required to adhere to policies in the Local Plan seeking to avoid effects on biodiversity and enhance green infrastructure, which is potentially positive.

Ec3	Existing Employment Areas	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑

Ec3 seeks to retain key employment sites in and around the Principal Towns and Key Service Centres. This will have a not significant positive effect on the economy (**SA4**) and employment opportunities (**SA5**) by ensuring that existing employment areas are retained. The effects are not considered to be significant, as these locations are already established for employment uses, and it is unlikely they would be suitable for housing. Employment areas were assessed independently in 2010, and to be considered a Primary Employment Area the site would have scored favourably in terms of accessibility by both road and public transport. As a result, the policy to retain Primary Employment Areas will maintain the current position in terms of accessibility to jobs. The effect is therefore considered to be neutral for travel (**SA7**). The existing employment areas would be suitable for waste management facilities; which helps to ensure there are suitable premises to support increasing levels of recycling and reuse. This is considered to be a not significant positive effect for natural resources (**SA14**). Neutral effects are predicted on environmental factors, as the employment sites are already established and expansion onto surrounding land is not anticipated.

Ec4	East Midlands Airport	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↓

Policy Ec4 and the growth of the airport is unlikely to have an effect on housing (**SA1**) as the development is for different uses. A not significant positive effect is predicted for economy (**SA4**) and employment (**SA5**), as redevelopment for employment could provide jobs, which is a key contributor to wellbeing. Consequently, a not significant positive effect on health and wellbeing is anticipated (**SA2**), provided that measures to reduce impacts on residents such as noise and air quality as stated in clause [b] and [c] of the policy are actioned. Policy Ec4 will have no effect on town centres (**SA6**) or community development (**SA3**). The policy does provide opportunities for controlled expansion however which will further boost job opportunities to the north of the District. The safeguarding zone around the airport will limit some development; however this is beyond the control of the Local Plan due to the Aviation Policy Framework aerodrome safeguarding. A not significant positive effect is predicted for the local economy, as growth at the airport is driven by other factors. Policy Ec4 states that any growth to East Midlands Airport should be accompanied by improvements for travel (**SA7**) such as public transport access and other measures that will reduce the level of airport-generated road traffic (per passenger). This could help to mitigate congestion and traffic on the road, so that the overall effect on the baseline is neutral. There is unlikely to be an effect on flooding (**SA9**), as the airport is not at risk of fluvial flooding. Whilst the airport is a primary contributor to greenhouse gas emissions, the Local Plan has very limited potential to influence emissions from air travel. Nevertheless, Policy Ec4 does seek to improve public transport links to the airport, which could help to reduce emissions from road traffic. A neutral effect is predicted on climate change/low carbon energy (**SA9**), as the policy would only be likely to mitigate further increases in emissions / traffic. There is unlikely to be an effect on biodiversity (**SA10**), the landscape, and soil (**SA11 and 12**) or the built and historic environment (**SA13**) due to the proposed airport expansion as the area is already developed. Furthermore, the policy requires heritage assets within the vicinity of the airport to be protected and enhanced. Policy Ec4 in combination with other development factors may lead to a **not significant negative effect** on natural resources (**SA14**) due to increased use of materials, particularly during construction. In terms of the pollution (**SA15**), the policy outlines the need for measures to reduce noise and air quality, which will help to mitigate against the increased activity at the airport which could increase pollutants. The residual effect on the baseline is likely to be neutral.

East Midlands	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
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Ec5	Airport Safeguarding	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
		<p>Policy Ec5 is unlikely to have an effect on a number of policies, due to the location of development or the nature of the safeguarding zone. This means a neutral effect for housing (SA1), health and wellbeing (SA2), community development (SA3), travel (SA7), flooding (SA8), low carbon economy (SA9), landscape and soil (SA11 and SA12), the built and historic landscape (SA13) and pollution (SA15). The safeguarding zone around the airport will limit some development; however this is beyond the control of the Local Plan due to the Aviation Policy Framework aerodrome safeguarding. Policy Ec5 prevents the enhancement of certain wildlife habitats that will attract birds within 13km of the airport. This could restrict the creation of habitats that attract birds (which is supported in Policy En1). However, these restrictions would exist in the absence of the Plan so a neutral effect is predicted on biodiversity and geodiversity (SA10). Policy Ec5 states that certain proposals within the safeguarding Area of East Midlands Airport will be required to consult and ensure that there would be no adverse impacts on the safety of the Airport. These potential restrictions could have a negative effect on the natural resources (SA14) baseline position by reducing opportunities to extract aggregate resources in this area, as well as limiting the scale of waste management activities (which can attract birds). However, despite these issues, the effects of this policy have been determined to be neutral, as these restrictions would apply in the absence of the Local Plan.</p>														

Ec6	East Midlands Airport Public Safety Zones	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
<p>Policy Ec6 could have positive implications in terms of protecting human health and allowing economic activity (such as car parking and storage). However, a neutral effect is predicted on all SA objectives due to the fact that any development would be small scale in nature and the restrictions in the Public Safety Zones would apply in the absence of the Local Plan due to the Civil Aviation Authority regulations and Public Safety Zones Circular 01/2010 .</p>																

Ec7	Donington Park	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↔	↔	↔	↔	↔	?	↔	↔	↑	↔
<p>Policy Ec7 supports the expansion of Donington Park, which will help to cement the race track as a national and international visitor attraction. The extension would be likely to lead to an increase in economic activity and employment opportunities (SA4 and SA5) that could benefit residents, and support increased spending locally. A significant positive effect is predicted for economy (SA4) and employment (SA5) as the racetrack could contribute to the sub regional economy. Policy Ec7 highlights that any proposal that comes forward for development at Donington Park will need to incorporate public transport access improvements that will reduce event traffic. This however is likely to be only a neutral effect on travel (SA7) as expansion in itself would lead to increased traffic. The extension to the park would fall within the Donington Park SSSI Impact Risk Zone. This could potentially lead to disturbance to biodiversity (SA10) and wildlife, but at this stage these effects are considered to be uncertain and would be explored at project level. Policy Ec8 highlights that any proposal that comes forward for the western extension to Donington Park will need to incorporate a landscaping scheme that mitigates the effects of the development on the local landscape (SA11). This will help to ensure that there is a neutral effect on the baseline position. Policy Ec7 sets out a requirement for the development of Donington Park to incorporate measures to reduce the number of local residents affected by the racetrack’s operation and expansion. This policy should help to mitigate any potential impacts on amenity from noise pollution (SA15), therefore a neutral effect is predicted. A not significant effect is predicted for the built and historic landscape (SA13) as the policy requires the need to respect the parkland and racing heritage of the site. Policy Ec7 is unlikely to have an effect on a number of SA objectives due to the nature of development and the fact it would be confined to Donington Park. This means a neutral effect for housing (SA1), health and wellbeing (SA2), community development (SA3), town centres and villages (SA6), flooding (SA8), low carbon economy (SA9), soil (SA12), natural resources (SA14).</p>																

Ec8	Town and Local Centres: Hierarchy and Management of Development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↑	↑	↑	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔
<p>Policy Ec8 provides a focus on town and local centres, and that retail development and other town centres uses will be expected to be located within the designated centres. The policy opens up an additional 7,300 sqm of retail floorspace in Coalville. This should help to boost the local economy (SA4) and job opportunities (SA5), leading to a significant positive effect. Town and local centre specific policies ought to support the vitality of the Key Settlements (SA3 and SA6) too, leading to a significant positive effect. Policy Ec8 identifies that new retail and town centre uses should protect and enhance the built and historical assets of the town centres (Coalville and Ashby de la Zouch) and local centres (Castle Donington, Ibstock, Kegworth and Measham). Implementation of this policy is likely to ensure that new retail and town centre uses are designed and located to ensure that the built and historical assets (SA11) in close proximity are protected and enhanced. A neutral effect on the baseline is predicted, as the potential for harm to the historic environment is not considered to be significant. Due to the focus on town centres, there is considered to be a neutral effect on the remaining SA objectives; housing (SA1), health and wellbeing (SA2), low carbon energy (SA8), flooding (SA9), biodiversity (SA10), landscape (SA12), land and soil (SA13), natural resources (SA14) and pollution (SA15). Ensuring that town centres remain the focal point for retail should help to encourage less car use compared to out of centre development. However, car use is likely to be the main mode of travel to town centres as well. A not significant positive effect is predicted (SA7).</p>																

Ec9	Town and Local Centres: Thresholds for Impact Assessments	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↑	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔

Policy Ec9 complements Policy Ec8 and requires proposals outside of town and local centres to be accompanied by an impact assessment to ensure the vitality of existing town centres are not compromised. This should lead to a **not significant positive effect** on communities and cohesion (**SA3**) as well as ensuring the vitality of existing town and local centres (**SA6**).

The **remaining SA criteria** are unlikely to be effected by the policy due to its scale and specific nature. The policy therefore will have a **neutral** effect on those.

Ec10	Town and Local Centres: Primary Shopping Areas – Non-Shopping Uses	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↑	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔

Policy Ec10 supports the use of upper floors in town centre properties for residential use, which will help to deliver housing in accessible locations. A **not significant positive effect** is predicted, as only a small amount of housing (**SA1**) would be anticipated in town centres. Policy Ec10 requires shops to be the predominant ground floor use in designated Primary Shopping Areas. It does acknowledge that some residential development would be suitable to add vitality at night, although this should be limited to the first floor of buildings. This should lead to a **not significant positive effect** for the town centres (**SA6**). Ensuring that the primary shopping areas remain predominantly in retail use ought to have a positive effect on the built environment by protecting its function and character in these areas. Conversely, it is possible that units could become vacant if there is no demand for retail uses, which would be negative for the built environment. Overall, a **neutral effect** is predicted on the built environment (**SA11**).

The **remaining SA objectives** are unlikely to be effected by the policy due to its specific nature. The policy therefore will have a **neutral** effect on those.

Ec11	Town and Local Centres: Primary Shopping Areas - Takeaway Balance	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Policy Ec11 sets out measures aimed at controlling the development of takeaways within the town and local centres throughout the District. Implementation of this policy should have a **not significant positive effect** on health (**SA2**) as by controlling the development of take aways, this could contribute to a reduction in the levels of unhealthy eating; thus contributing to a healthier population. The policy also seeks to ensure takeaway clusters don't form which could lead to increased littering and disturbance in town and local centres as well as contribute towards obesity. Whilst this has positive implications, it would still only likely result in a **neutral** effect on the communities baseline (**SA3**), as community cohesion is attributable to a range of other factors. The remaining SA criteria are unlikely to be effected by the policy due to its specific nature. The policy therefore will have a **neutral effect on all other SA objectives**.

Ec12	Local Centres	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↓	↑	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔

Policy Ec12 states that “*planning permission will only be granted for the loss of shopping and other main town centres uses...if the premises have been vacant for at least 6 months with evidence of marketing*”. Whilst losing local services is not ideal, and could lead to a **not significant negative effect** on communities (**SA3**); appropriate action to allow regeneration should ultimately lead to a **not significant positive effect** on the economy (**SA4**) by ensuring that businesses can locate in town centres if appropriate and so that units do not become vacant for long periods of time, which is a **not significant positive effect** for town centres (**SA6**). The **remaining SA criteria** are unlikely to be effected by the policy due to its specific nature and hence a **neutral effect** is predicted.

Ec13	Tourism development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Policy Ec13 states it will “*maximise the potential of tourism in the District and increase tourist opportunities for visitors*”. This policy should contribute to an increase in the number of visitors into towns and villages; bringing increased investment and employment opportunities in visitor related facilities. This should create local job opportunities to support attractions and should also lead to increased spending in the district, particularly in rural areas. The se positive effects would be anticipated to localised rather than providing wider job creation; hence a not significant positive effect is predicted for the economy (**SA4**) and employment (**SA5**). Areas of development for tourism and culture could contain areas of local importance for biodiversity, which could put increased visitor pressure on wildlife habitats and species. However, the policy seeks to manage visitor pressure, so a neutral effect is predicted for biodiversity (**SA10**). The policy highlights that sustainable tourism will be supported providing that it is of a scale appropriate to the local landscape and its surrounding environment. This will help to ensure that there is a **neutral effect** on landscapes (**SA12**) as suitable mitigation is considered likely to be secured. Increased visitors will also generate a greater number of car trips, although the policy does intend to promote sustainable modes of transport, so a **neutral effect** has been recorded for travel (**SA7**). Due to the specific nature of the policy a **neutral effect** is predicted for **all other SA objectives**.

IF1	Development and Infrastructure	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↑	↑	↑	↑	↑	↑	↔	↑	↑	↔	↔	↔	↑

Policy IF1 sets out the need to deliver community infrastructure (including health services) required to support new development. It identifies the type of infrastructure that would be required to support new development. This policy should have a **not significant positive effect** in terms of ensuring sufficient health care facilities (**SA2**) are delivered as part of new development over the plan period. Securing community facilities, transport improvements and environmental enhancements could all have a **not significant positive effect** on the function and appearance of town and local centres (**SA6**) and the ability for communities to engage in activities (**SA3**) too. In terms of transport, this includes highways, footpaths, cycleways, public transport and associated facilities. This policy would contribute towards enhancing transport connections over the Plan period. It will have a **not significant positive effect** towards improved accessibility in the district (**SA7**). This ought to ensure that residents have good access to education, training and job opportunities (**SA4**) and (**SA5**). Securing superfast broadband will also help to reduce the need to travel and improve the business offer of key employment sites. The policy states “*development will be supported by, and make contributions to as appropriate, the provision of new physical, social and green infrastructure in order to mitigate its impact upon the environment*”. In the list of accompanying factors, no reference is made to low carbon energy (**SA8**) infrastructure, so a **neutral effect** would be anticipated. In terms of flooding the policy is likely to have a **not significant positive effect** by ensuring new development is supported by adequate infrastructure, whilst not increasing flood risk (**SA9**). However, the precise nature of effects will be dependent upon schemes that are consented. Policy IF1 could have a **not significant positive effect** on biodiversity (**SA10**) as it highlights that green infrastructure may be required to support new development. This might take the form of open space or planting in the National Forest, which could help to address issues of habitat fragmentation. The effects are considered to be not significant, because green infrastructure enhancements may not be secured for all developments, especially if there are other development costs that affect viability. The policy could include contributions towards the expansion or improvement of waste management facilities, which will allow for higher rates of recycling and reuse to be maintained (**SA14**). A **not significant positive effect** is predicted. The policy ensures that utilities are upgraded to support development, this will be important to prevent pollution to the environment (**SA15**). This also includes the provision of cycle and public footpath links. This could reduce the amount of air pollution resulting from travel through encouraging people to travel via cycle or on foot. However, in the context of affecting air quality, the effects of this policy would be insignificant. The policy is likely to have a **neutral effect** on housing (**SA1**), landscape (**SA12**) and land and soil (**SA13**), as these issues are likely to be covered through a combination of the NPPF (high quality homes, conserving and enhancing natural environment) and individual planning applications.

IF2	Community and cultural facilities	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↑	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Policy IF2 highlights that the loss of key community services and facilities, defined as “services required to meet the everyday needs of communities”, will be resisted unless certain criteria are met. The policy supports the improvement and if necessary the provision of community services and facilities and requires new development to provide or contribute to community facilities. This policy should have a **not significant positive effect** on the wellbeing (SA2) of the local population through ensuring that key community services and facilities are provided over the plan period. In some instances, this could lead to the improvement of facilities or provision of new facilities in communities that allows groups to meet and build stronger relationships. Consequently, a **significant positive effect** is predicted for communities (SA3). This retention and enhancement of community facilities should also contribute towards the creation of attractive environments for living and working, which can have a positive effect in retaining young workers. A **not significant positive effect** is predicted for employment (SA5), as it is unlikely that community facilities alone would be a key influential factor. Whilst some infrastructure enhancements are already committed, there would be potential for further improvement through development contributions from new development. The policy is likely to have a **neutral effect** on the remaining SA objectives as new community facilities would not be expected to large scale, or be developed in areas of biodiversity (SA10) or landscape (SA12) value. The retention of existing facilities would have a **neutral effect** on such factors.

IF3	Open Space, Sport and Recreation facilities	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↑	↔	↑	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔

Policy IF3 sets out the need to provide open space, sport and recreation facilities as part of new development of 50 or more dwellings. This should help to protect and enhance the natural environment and open space which is predicted to have a **not significant positive effect** in terms of promoting healthy lifestyles in the district (SA2). The effects of this policy in isolation are not significant because the provision of open space alone will not ensure that levels of health improve. Open space and recreational facilities ought to contribute towards the creation of attractive environments for living and working, which can be positive in retaining young workers and reducing the needs to travel to access leisure and open space. A **not significant positive effect** is predicted for employment (SA5) and travel (SA7) as this is only one of many influential factors on these SA objectives. The policy could make a minor contribution to improvements in wildlife habitats through the protection and enhancement of open space and recreational land. However, the emphasis of this policy is on meeting the needs of communities, so it is expected that enhancements to biodiversity would be limited and therefore a **neutral effect** predicted for biodiversity (SA10). The policy is predicted to have a **not significant positive effect** on the community (SA3), as the requirement for community infrastructure such as playing fields with major housing development, is something which the existing and new residents can benefit from. The policy is likely to have a **neutral effect** on the remaining SA objectives as the provision of open space is unlikely to be at the detriment of the historic environment (SA11), landscape (SA12), soil (SA13), biodiversity (SA10), pollution (SA15) or natural resources (SA14).

IF4	Transport Infrastructure and new development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↑	↑	↔	↔	↓	?	?	?	↓	↔

Policy IF4 highlights that new development will be expected to contribute towards improvements to the provision of cycle links and public footpaths within and beyond sites to create a network of cycleways/footpaths across the district including linkages to key green infrastructure. Provision of these pedestrian/cycle linkages is likely to have a **not significant positive effect** in terms of promoting the use of active travel (SA7) throughout North West Leicestershire. Whilst the policy could lead to improvements to cycle and walking links, the likelihood of changing travel behaviours is considered to be low, as range of other factors are important and car use is high in the district. Whilst there is no specific reference to town centres or communities in the policy, the enhancement of strategic and local road improvements, public footpaths, cycle routes, and public transport services will enable greater connectivity to local service centres and town centres (SA6) (thus supporting local shopping/spending). This is likely to lead to an indirect **not significant positive effect**. Policy IF4 seeks to ensure that development will “incorporate safe and accessible connections to the transport network to enable travel choice for residents and commuters”. The policy emphasis on effective movement should result in a positive effect for North West Leicestershire, as people will be able to move effectively and create good linkages between residential development and employment areas. This enables greater self-sufficiency, with money, goods and services retained locally. This is likely to lead to a **not significant positive effect** on employment (SA5) and economy (SA4). Policy IF4 would have mixed effects on biodiversity (SA10). On one hand, the provision of pedestrian and cycling links to green infrastructure would be positive (in terms of improving access to wildlife). However, it is important to ensure that any links do not lead to fragmentation or disturbance of habitats. In addition, the policy has the potential for **not significant negative effects** as a result of strategic and local road improvements. In terms of the built and natural heritage, landscape and soil (SA11, SA12, SA13), the policy has the potential to have negative effects as a result of development associated with road improvement schemes. However, these schemes are required to support new development and would be likely to come forward anyway. The policies relating to infrastructure and services are considered unlikely to have a significant effect provided they are implemented alongside Policy He1. At this stage an **uncertain effect** is predicted. Infrastructure development will lead to a **not significant negative effect** on natural resources (SA14) due to increased use of materials, and waste generation during construction. For the remaining SA objectives, a **neutral effect** is predicted as transport infrastructure would not be expected to have an effect on housing, community cohesion (SA3), health and wellbeing (SA2) or energy generation (SA8).

IF5	The Leicester to Burton Line	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	?	?	↔	?	↔	↔	↔	?	↔	↔	↔	↔

Policy IF5 will make a positive contribution towards improved accessibility in the district (**SA7**) by supporting the reinstatement of passenger train services on the Leicester to Burton Line and refusal of development which would prejudice the route. If this scheme comes forward, it would help to ensure that residents have good access to education, training and job opportunities. Whilst this could be the case, the effects on the economy (**SA4**) and employment (**SA5**) remain **uncertain** as unless development came forward there would be no change to the baseline position. The policy would be expected to have a **neutral effect** on housing (**SA1**), health and wellbeing (**SA2**), communities (**SA3**), flood risk (**SA9**) and energy generation (**SA8**) as there is no direct relationship between rail links and these factors. Opening the rail line to passenger services would involve reinstating stations at Coalville, Ashby and Moira, which would not be expected to have an effect in terms of landscape (**SA12**), soil (**SA13**) or natural resources (**SA14**), as these stations already exist. The stations and associated buildings, such as at Ashby represent buildings of local heritage value, and these could be affected by the re-opening. This could be positive, in that it ensures effective management of these buildings, but there may also be potential for loss of buildings if they are not suitable to support a passenger service. It is likely that design would be sympathetic. An **uncertain effect (SA11)** has been identified to reflect these factors and the uncertainty about whether the scheme can be successfully implemented. New stations could create increased noise and traffic as people access the stations, but the levels would not be anticipated to be significant. Uncertain effects have been recorded on pollution (**SA15**) to reflect these factors.

IF6	Ashby Canal	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↑	↔

Policy IF6 promotes the restoration of the Ashby Canal, which would provide a green gateway to the National Forest. Provision of these pedestrian/cycle linkages is likely to have a **not significant positive effect** in terms of promoting the use of active travel throughout North West Leicestershire (**SA7**). Whilst the policy could lead to improvements to cycle and walking links, the likelihood of changing travel behaviours is considered to be low, as range of other factors are important and the canal would be more likely to be used for recreational uses rather than commuting or access to services; hence the effects are not considered significant. Policy IF6 identifies the importance of facilitating the delivery of restoration works to the Ashby Canal. Such measures would be likely to have a **not significant positive effect** on the amenity value of rivers and lakes in terms of enhancing the quality of the local environment, which is positive for pollution (**SA15**) and health and wellbeing (**SA3**). The policy is also likely to have positive implications for heritage by protecting the historic route for restoration, unless it is demonstrated that the historic route is no longer appropriate. The policy is likely to have a **neutral effect** on the **remaining SA objectives** due to its specific and localised nature.

IF7	Parking provision and new development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔

Policy IF7 on parking, whilst to some extent encouraging car use, does ensure adequate provision is made for future development. The policy states it is important that car parking is sensitively designed so not to be obtrusive and thus avoid congestion. The policy aims to reduce car parking provision where proposed developments have, or are proposed to have, good access to other modes of transport. By proactively planning for car usage, but helping reduce it where possible, this policy may have a **not significant positive effect** on travel (**SA7**). Providing suitable parking in town centres would help to support their attractiveness for retail, although it could lead to more congested centres, which would have negative implications in terms of the character of the built environment (**SA11**), and amenity (**SA15**). On balance a **neutral effect** is predicted for these SA objectives. The policy is also likely to have a **neutral effect** on landscapes (**SA12**), soil (**SA13**), biodiversity (**SA10**) and natural resources (**SA14**) as parking provision would form part of the wider development, which would already see a change in land use. The effects of the associated housing would be more likely to have effects on environmental factors rather than parking.

EN1	Nature Conservation	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↑	↑	↔	↑	↔

Policy En1 outlines the need for proposals for new development to conserve, restore and enhance biodiversity. In turn, this could have a positive effect by protecting landscapes where biodiversity assets (including Sites of Special Scientific Interest, LNRs and LWSs) contribute towards the landscape character (SA12). A **not significant positive effect** is predicted, as some areas of landscape value may not be important for biodiversity. The policy is broadly reflective of the principles in the NPPF. Nevertheless, a **not significant positive effect** is predicted for biodiversity (SA10) as the policy provides local context which should flood to the protection and enhancement of biodiversity habitats of local importance. Policy En1 encourages the use of Sustainable Urban Drainage Systems (SUDs) to create wetland and marshland habitats, which should have a **not significant positive effect** in contributing to managing flood risk (SA9). The policy will help to create more attractive surroundings for new housing too, and whilst the requirement to enhance green infrastructure and natural habitats may add to development costs, this is unlikely to affect viability. With this in mind, a **neutral effect** is predicted on housing (SA1). By protecting and enhancing the natural environment and open space, the policy would likely have a **not significant positive effect** on health and wellbeing (SA2), by ensuring access to natural greenspace. The policy will have a **neutral effect** on community development (SA3), employment (SA4/5), town centres (SA6) and travel (SA7) as there is a weak correlation between biodiversity protection and these factors. Protection and enhancement of biodiversity habitats could conflict with the need to extract minerals or manage waste (SA14). However, the effects are **uncertain** at this strategic level and ought to be dealt with adequately at project level.

EN2	River Mease Special Area of Conservation	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	?	↔	↔	↔	↔	↑	↑	↔	↔	↔	↔

Policy En2 relates to the River Mease as a Special Area of Conservation (SAC), and whilst it may restrict development, it is unlikely to affect the delivery of housing to meet identified needs across the District (SA1). This is because the majority of housing has already been accounted for through the allocations in policies H1-H3 and the SHLAA (2014) also demonstrates that there is capacity to develop further sites outside of such sensitive areas. A **neutral effect** is therefore predicted. On the other hand, controlling development in the River Mease Catchment could restrict employment opportunities (SA5) for locating certain employment uses (that generate discharges) in key settlements such as Ashby and Measham. At this stage, the effects are **uncertain** as employment needs are being met elsewhere and there is no pressing need for new development. Policy En2 states that new development applications will need to include detailed information about drainage, which demonstrates effective flood management practice, this ought to have positive implications for flooding (SA9), but the effects are not considered to be significant, as flood management would largely be dealt with through other policies. The policy ensures plays an important role in ensuring that future development complies with the Water Management Plan for the River Mease Catchment, and therefore a **significant positive effect** is predicted for water quality (SA15) and biodiversity (SA10). The policy could prohibit certain waste disposal facilities in the River Mease Catchment Area if there was the potential for negative effects on water quality for example. However, the existing waste strategy for Leicestershire recognises the sensitivity of the River Mease and does not seek to focus strategic facilities in this area. Therefore, a **neutral effect** is predicted for natural resources (SA14). A neutral effect is predicted for town centres (SA6), low carbon energy (SA8), historic environment (SA11) and Landscape (SA12) as there is no direct link between these factors and the protection of water quality in the River Mease.

EN3	The National Forest	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↑	↔	↔	↔	↔	↑	↔	↑	↔	↔

Policy En3 seeks to support economic diversification in the National Forest which could involve new sustainable visitor attractions as well as small scale employment opportunities. These policies could help to support the viability of Sustainable Villages such as Moira, Ravenstone and Heather and Key Service Centres such as Measham and Ibstock, having a **not significant positive effect** on the economy (SA4) and employment (SA5) and town centres (SA6). The policy is likely to help to increase woodland cover in 'The National Forest', which could have a **not significant positive effect** on biodiversity by improving linkages between wooded areas and reducing fragmentation. The policy also seeks to attract more visitors into the 'Heart of the National Forest' and take greater advantage of the opportunities from the woodland economy. This could have a **not significant positive effect** in bringing people closer to nature, and encouraging sensitive management of the environment. Increased visitors could potentially have negative effects on wildlife through disturbance, but policies En1 and Ec15 state that there will be a need to mitigate the effects of increased visitor numbers on wildlife, hence the effects are considered to be neutral. The policy identifies that the Council will work with the National Forest Company and other local authorities and partners to achieve woodland cover targets within the National Forest, having a **not significant positive effect** in terms of enhancing the quality of the local landscape (SA12). The policy is likely to have a **neutral effect** on the remaining SA objectives due to its specific focus.

EN4	Charnwood Forest Regional Park	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↑	↔	↔	↔	↔	↑	↑	↑	↔	↔

Policy En4 seeks to support economic diversification in the Charnwood Forest which could involve new sustainable visitor attractions as well as small scale employment opportunities. These policies could help to support the viability of Sustainable Villages such as Moira, Ravenstone and Heather and Key Service Centres such as Measham and Ibstock. Therefore, a **not significant positive effect** is predicted on economy (**SA4**) and employment (**SA5**) and town centres (**SA6**). Policy En4 will help to protect the character of Charnwood Forest (which may correspond with the protection of wildlife habitats). The policy also specifically refers to the need to protect and enhance the biodiversity value of the Forest, with a particular focus on indigenous habitats such as lowland heathland and deciduous woodland. This policy could therefore have a **significant positive effect** on the biodiversity value of this area (**SA10**) by securing enhancements through developer contributions. Policy En4 states that “Within Charnwood Forest the Council will work with partners to protect and enhance the landscape, natural history and cultural heritage of the Charnwood Forest Regional Park (CFRP)”. The policy highlights the need for new development within the CFRP to respect the character and appearance of the area in terms of design and materials used and also identifies that priority will be given to proposals that maintain the traditional working landscape of the forest. These measures will help ensure that the objectives for the CFRP are implemented, leading to a **not significant positive effect** on landscapes (**SA12**). Further to this, the policy would help to protect and enhance the heritage value of Charnwood Forest Regional Park when new proposals come forward in the park (including new recreational facilities and new access to the park by non-vehicular means). A **not significant positive effect** is predicted on the built environment (**SA11**) and as enhancement could be secured as a result of developer contributions. The policy is likely to only have a **neutral effect** on housing (**SA1**), health (**SA2**), community development (**SA3**), natural resources (**SA14**), pollution (**SA15**), energy (**SA8**), and flood risk (**SA9**) as no strong correlation between the policy and these objectives has been identified.

EN5	Areas of Separation Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↑	↔	↑	↔	↔

Policy En5 could be seen as restricting development in the Areas of Separation. However, it is unlikely to affect the delivery of housing to meet identified needs across the District as the majority of housing has already been accounted for through the allocations in policies H1-H3 and the SHLAA (2014) also demonstrates that there is capacity to develop further sites outside of such sensitive areas. This is likely to result in a **neutral effect** on housing (**SA1**). It is likely that Policy En5 will help to protect areas of open green space, which may have a positive effect for biodiversity in areas where wildlife is prominent, including ponds and hedgerows. A **not significant positive effect** is predicted as the features protected are likely to be of local value, and positive effects would not be widespread. Policy En5 highlights that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Areas of Separation. In the absence of this policy, the landscape value of these areas might not be recognised quite as much, and the character of the area could be eroded. Implementation of this policy therefore ought to have a **significant positive effect** in terms of protecting the character of the local landscape (**SA12**). This ought to have knock-on positive effects on wellbeing and amenity as local communities can access open space for recreation. Consequently, a **not significant positive effect** is predicted for health (**SA2**) and amenity (**SA15**). The policy is likely to only have a **neutral effect** on the **remaining SA objectives** due to its specific and localised nature.

EN6	Land and air quality	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Policy En6 highlights the need for proposals for development on land that is (or suspected of being) subject to land instability issues or contamination, or is located within the Coal Mining Development Referral Area or within or close to an Air Quality Management Area or close to a known source of noise will be supported where: a planning application is accompanied by a detailed investigation and assessment of the issues; and appropriate mitigation are identified to avoid adverse impacts. This policy is reflective of National Planning Practice Guidance in relation to what is required to be submitted relating to land and air quality as part of planning applications. Therefore, there would be a **neutral** effect in relation to pollution (**SA15**) and on land and soil (**SA13**). It is likely the policy would have a **not significant positive effect** in terms of protecting the health of the local population though (**SA2**), in particular with the protection of air quality for proposals for development on land close to an Air Quality Management Area. The policy is likely to have a **neutral** effect on the **remaining SA objectives** due to its specific nature.

He1	Conservation and enhancement of North West Leicestershire's historic environment	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↔	↑	↔	↔	↔	↔	?	↔	↑	↔	↔

Policy He1 seeks “to ensure the conservation and enhancement of North West Leicestershire’s historic environment”. The attractiveness of towns and villages is partly accounted for by the character of the built environment, and therefore the policy should have a positive effect in terms of maintaining and enhancing the character of settlements (and hence the attractiveness to visitors). The policy is considered to have a **not significant positive effect** on town centres (**SA5**) and the local economy (**SA4**), as it largely reflects the principles in the NPPF, which would ensure a degree of protection for the historic environment anyway. The effects are also considered temporary, because development could incrementally change the character of settlements. Application of Policy He1 will help to ensure that new housing is attractive and fits the character of the settlement where it is built. Although better quality, sensitive design can be more expensive, this is not anticipated to have a significant effect on the ability to deliver new housing or on the sites identified in policies H1-H3, therefore a **neutral** effect on housing (**SA1**) is predicted. Policy He1 reflects guidance outlined in paragraph 126 of the NPPF, but provides local context. It incorporates measures that would help ensure that proposals for new development conserve and enhance the historic environment. Such measures include the need for proposals for new development: to conserve and enhance the significance of heritage assets; retain buildings, features and spaces that form part of the significance of heritage assets and their settings; contribute to the local distinctiveness, built form and scale of heritage assets; and to demonstrate a clear understanding of the significance of heritage assets and their wider context. Consequently **not significant positive effects** are anticipated on the built environment (**SA11**) as a result of implementing this policy. The policy is likely to have positive implications on health (**SA2**) and communities (**SA3**), by preserving community identity, but a **neutral effect** is predicted as these links are indirect and the effects would likely be small scale. Neutral effects are predicted on travel (**SA7**), low carbon economy (**SA8**), natural resources (**SA14**), landscapes (**SA12**), biodiversity (**SA10**) and pollution (**SA15**) as there is no strong link between these factors and protection or enhancement of the built environment. Protecting and enhancing heritage assets could include measures to make buildings and features more resilient to flood risk. However, this is not explicit in the policy, so it is **uncertain** whether there would be effects in terms of flooding (**SA9**). It may be beneficial to clarify that where heritage assets are at risk of flooding, that protection and enhancement should explore measures to reduce this risk as appropriate.

He2	Shopfront design	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔

The policy is likely to have a positive effect upon the protection of town centre character, as well as making premises safer, which could have benefits for businesses and create perceptions of a safer / more attractive environment. The effects upon communities and businesses are not predicted to be significant though and would be hard to demonstrate. Therefore, negligible effects are predicted for all SA objectives. Improvements to the physical appearance of shopfronts would be a more tangible result of this policy, and so a not significant positive effect is predicted for the built / historic environment (**SA11**).

Cc1	Renewable Energy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↑	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔

Policy Cc1 identifies the Council’s approach to considering proposals for renewable and low carbon energy. The policy outlines that planning applications should demonstrate what the economic, social and environmental benefits are for those communities closest to the proposed facility. This is expected to have a positive effect on communities, as there is a need to ensure that any schemes will have ‘benefits’ for local residents due to low carbon energy schemes. This would lead to a temporary **not significant positive effect** on communities (**SA3**). The effects are not considered to be significant, as market factors will determine the amount of low carbon energy schemes that come forward, and it may not always be possible to link scheme benefits to local communities. Policy Cc1 is broadly reflective of NPPF. However, it is clear in national policy that wind turbines should not be granted permission unless they are in areas identified as potentially suitable for wind in a local or neighbourhood plan. Given that the Plan has identified such areas, this ought to have a not significant positive effect with regards to low carbon energy production (**SA8**).

Although the policy supports renewable energy schemes (which could have an adverse effect on biodiversity whilst operational – for example wind turbines can affect the flight paths of birds), it is clear from the policy that schemes would need to take into account potential environmental impacts. These would be a matter for statutory regulations and therefore would happen despite the Plan. As a result, the effects on biodiversity (**SA10**) are therefore considered to be **neutral**. The policy states that applications for renewable and low carbon energy generation will be supported provided they do not cause a significant adverse impacts on (amongst a range of factors) the district’s landscape. Implementation of this policy should ensure that landscape is considered while preparing proposals for such development and thus a **neutral effect** on landscapes (**SA12**) is predicted. Policy Cc1 will ensure that the potential impact on the historic environment is considered as part of preparing proposals for renewable and low carbon energy generation. The Policy is reflective of the NPPF, and is not expected to have a significant further influence in terms of the level of protection afforded to the historic environment (**SA11**); hence a **neutral effect** is predicted. The policy outlines that planning applications for renewable and low carbon energy generation will be supported provided they do not cause unacceptable adverse effects on (amongst a range of factors) the integrity of the water environment, and upon residential amenity (including noise and light pollution). Although this policy is positive in terms of minimising pollution, these principles are set out in the NPPF/NPPG and would be a requirement of development anyway and thus the effects of on pollution (**SA15**) are **neutral**. It is not likely that renewable energy developments would affect the ability to deliver housing needs across the district (i.e. low carbon energy schemes would not render potential housing sites unattractive as areas of potential are not correlated with areas where housing would be directed) hence a **neutral effect** is predicted for housing (**SA1**). A **neutral effect** on the economy (SA4, SA5) is predicted as the policy does not provide the policy context to support low carbon energy any more than the NPPF does. There is no correlation with the policy and SA objectives relating to travel (SA7), flooding (**SA9**) and town centres (**SA6**) and thus a **neutral effect** is predicted.

Cc2	Water :Flood risk	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↓	↑	↑	↑	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔

Policy Cc2 sets out the Council’s approach to minimising the risk and impact of flooding. The policy reflects guidance and policy set out in the NPPG and NPPF in terms of requirements for submission of a Strategic Flood Risk Assessment as part of development proposals. In addition, the policy stipulates that development should not lead to an increase in flooding on or offsite, nor an increase in surface water run off rates. This is considered to be a **not significant positive effect** on flood risk (**SA9**). This attenuation could add to development costs on brownfield land (which is typically less viable) making it more difficult to bring forward housing on certain sites within settlements. This is a potential **not significant negative effect** on housing delivery overall (**SA1**). However, viability is a factor that is considered in the policies, which would mitigate this negative effect by allowing flexibility to achieve a lower target. With the policy seeking to improve flood management in the District, it could have a **not significant positive effect** on health and wellbeing (**SA2**) and the local economy (**SA4**) by reducing the risk of flooding to vulnerable communities (**SA3**) and businesses. The policy is predicted to have a **neutral** effect on travel (**SA7**), low carbon energy (**SA8**) and natural resources (**SA14**) as the baseline for these SA objectives would not be expected to be affected by flooding. There is potential for biodiversity (**SA10**) Heritage (**SA11**) and landscapes (**SA12**) to benefit from flood protection measures (for example, through protection), but effects are considered unlikely given that the focus of flood management is on people and property.

Cc3	Water: Sustainable Urban Drainage Systems	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔

Policy Cc3 identifies the need for development proposals to manage surface water drainage through Sustainable Drainage Systems (SuDS). The policy emphasises the need to link SuDS into wider initiatives to improve water quality. The provision of SuDS as part of new development should help ensure that water quality is protected and improved through the provision of appropriate drainage. Implementation of these policies ought to help ensure that water amenity and quality are protected in terms of flooding from sewers. However, the effects would not be significant given that these are requirements set out in the NPPF and NPPG and likely to occur anyway. As a result it is likely the policy would have a **neutral** effect on **all SA objectives** except biodiversity as discussed below. For biodiversity, requiring the use of SuDS in new development could involve the creation of habitats such as ponds and reed beds, which could have a **not significant positive effect** on local biodiversity (**SA10**).

IM1	Implementation and monitoring of the Local Plan	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Implementation of the Local Plan and monitoring of it's effectiveness is important to help identify whether predicted effects are occurring or not. It also helps to identify unexpected effects, improving the potential to take mitigating action. In this respect, policy IM1 is positive for each of the SA objectives at it may lead to further action being taken to mitigate negative effects or to implement enhancements that were not previously identified in the SA. A **neutral effect** has been recorded, as no effects have been identified at this stage. The effects on the baseline would also be mostly attributable to the implementation of the Local Plan policies (i.e. monitoring helps to ensure that these policies are being implemented effectively).

Appendix E Scoping Report

Appendix F: Consultation feedback from the interim SA Report

The table below sets out a schedule of comments received at Regulation 18 Consultation relating to the interim SA Report. The Council's response is included to demonstrate how this feedback was taken into consideration.

Summary of comments regarding SA	Council Response
<p>Historic England</p> <p><i>Money Hill</i></p> <p>The site at Money Hill has potential to cause harm to Ashby Castle, its designed landscape and the Parish Church of St Helen (Grade 1). The impacts are not recognised in the SA. An area of ridge and furrow will be lost to the south of the site.</p> <p><i>Appraisal of employment sites</i></p> <p>There is no reference to employment allocations within the strategic site appraisal of the SA or within Appendix C. Appraisal is required.</p> <p><i>Heritage impacts associated with the Airport</i></p> <p>There are heritage assets within vicinity of the airport which are vulnerable to the effects of noise and disturbance. This issue has not been picked up in the SA.</p>	<p><i>Money Hill</i></p> <p>In the absence of a detailed assessment of effects upon heritage assets, the appraisal concentrated on strategic effects, which were predicted to be insignificant.</p> <p>A more detailed assessment has now been carried out, which identified potential effects on the setting of the Castle. These effects have been identified in the SA.</p> <p><i>Appraisal of employment sites</i></p> <p>Sites proposed for employment have been appraised in the SA as part of the corresponding policies. Only one site has been allocated at Money Hill (Ec2) in the consultation draft Plan. The effects are predicted for this policy at Appendix A as well as in the main body of the report. For example at; para 13.1.14 (effects on housing); 13.2.6 / 13.2.18 (health effects); 13.4.4 / 13.4.10 (employment and economy); 13.5.7 (travel); 13.9.9 (landscape and land); 13.10.8 (heritage); 13.12.9 (pollution).</p> <p>The reason that no site appraisal proformas were completed reflects the fact that no reasonable alternative sites for employment were identified (thus there is no need to compare sites using sustainability factors).</p> <p>Site alternatives have subsequently been identified through a 'call for sites', and have been appraised in the SA (see Chapter 10).</p> <p><i>Heritage impacts associated with the Airport</i></p> <p>The SA considers the potential for policy Ec5 to have significant effects upon heritage. This is undertaken in the context of development that is already committed at the airport (i.e. growth to support 10million passengers and 1.2million tonne of cargo). The policy does not lead to growth of the Airport <i>per se</i>; rather it supports development provided that certain policy clauses are adhered to. It is therefore considered that the policy would not have significant negative effects</p>

Summary of comments regarding SA	Council Response
<p><i>Policy Ec8 Donnington Park</i></p> <p>Measures to protect and enhance heritage assets associated with Donnington Park should be included in Policy Ec8. This issue has not been picked up in the SA.</p> <p><i>Policy IF6</i></p> <p>The SA should recognise the benefits of Policy IF6 on culture and heritage.</p> <p><i>Recommendations</i></p> <p>Paragraph 13.10.14 of the SA suggests improvements to the historic environment policy HE1. This could be incorporated into the supporting text.</p>	<p>upon heritage assets (which are some distance from the airport boundary, and therefore would be affected by flight paths and general levels of noise rather than by any physical development in itself).</p> <p><i>Policy Ec8 - Donnington Park</i></p> <p>No significant negative effects are predicted for heritage in the SA and therefore no mitigation measures were identified. It is considered that the policy is positively prepared and would adequately protect and enhance the sites racing and parkland heritage.</p> <p><i>Policy IF6</i></p> <p>The benefits of policy IF6 upon cultural heritage associated with the canal will be reflected in the assessment.</p> <p><i>Recommendations</i></p> <p>Support for the recommendations is noted.</p>
<p>David Bigby (Resident)</p> <p>Comments on there being 'no strategic difference' between the options tested in the SA for distribution of housing.</p>	<p>The SA Report summarises the alternatives assessment at Appendix B on page 101. It is clear from the summary table that there are significant differences between the dispersal option and the other three options.</p> <p>It should be noted that the SA is a decision-aiding tool and not the decision making tool. Although it is difficult to say which of the options A, B or C is the 'most sustainable', the SA does identify where there are likely to be negative and positive effects for each option. This helps to aid the plan preparation by identifying where policies may need to mitigate any negative effects and enhance positives (for whichever option was pursued).</p>
<p>Robert Yates (Resident)</p> <p><i>Housing distribution</i></p> <p>No detailed options for 'spreading the investment' were properly and fully considered (for housing).</p>	<p><i>Housing distribution</i></p> <p>It is assumed that this comment refers to the need to test alternative strategies for housing delivery (<i>to Ashby de La Zouch in this case</i>).</p> <p>Section 7.2 of the interim SA Report sets out what the Council (in collaboration with consultants AECOM) consider to be the reasonable alternatives. A 'dispersal option' was</p>

Summary of comments regarding SA	Council Response
<p><i>Employment distribution</i></p> <p>There is no discussion of the alternative options for employment development (instead of the proposed allocation at Money Hill).</p>	<p>tested that represents a distribution across a wider range of settlements.</p> <p>We consider that this alternative represents an approach were development would be 'spread' more thinly across many areas.</p> <p><i>Employment distribution</i></p> <p>No reasonable alternative sites were identified in the SA for employment provision prior to consultation on the draft Plan. Following consultation a call for sites has been undertaken and a range of employment sites have been identified. These have been tested in the SA.</p>
<p>Kirstie Clifton (Rosconn Group Ltd)</p> <p>The SA inappropriately dismisses the dispersal option on the basis that it would have an adverse effect on the landscape and the built environment, and proposes it would result in an increased reliance on car travel to access jobs and services. Whilst such locations are less accessible than the main Urban Area and Key Service Centres, it is essential that some further housing is provided to support existing services and facilities within these locations, potentially triggering additional functions and economic activities. Indeed, there are suitable locations for additional development that lie outside of the Mease Catchment that are considered sustainable and could potentially have less environmental impact where there is already pressure from committed development.</p> <p>Roscon Group agrees that it is an unreasonable alternative (as defined in the SA) to direct "all" growth to Sustainable Villages. However, the current spatial strategy approach will have a significant negative impact on the role and function of a number of the Sustainable Villages in the District, including Heather.</p>	<p>The Council consider that the SA presents a robust and consistent appraisal of the alternatives. The findings relating to the dispersal option demonstrate that there would be significant negative effects on a range of SA factors, and the rationale for these predictions are presented in Appendix 2.</p> <p>It should be noted that the SA does identify positive effects for the dispersal option too. Indeed, those highlighted in relation to housing choice and support for local services has been identified in the SA (See Appendix 2).</p> <p>It is noted that no further reasonable alternatives have been suggested. The comments relate to the decisions made by the Council, which has been informed by the SA amongst other factors.</p>

Appendix G Consultation feedback from the SA Report (Reg19)

Summary of comments received	Response
<p>The Coal Authority</p> <p><u>Policy Ec2 and Policy H3</u></p> <p>Issues of mineral sterilisation and unstable land do not appear to have been considered as part of the site allocations process.</p> <p>The view of the Coal Authority is that the site allocations should be assessed against available information in respect of mineral sterilisation and unstable land as required by the NPPF.</p>	<p>The Scope of the SA was determined through a scoping process, which invited comments on the SA Framework. Please refer to Appendix E of the SA Report (July 2016). One of the SA Objectives (14: Natural Resources) includes consideration of the potential effects on minerals and sterilisation. These factors have been considered throughout the SA.</p> <p>The site appraisal framework was linked to the SA Framework, and sought to utilise data that was available in an appropriate format for our GIS-based appraisal. Data related to safeguarded areas and mineral resources was not available to us at the time of appraisal.</p> <p>Mineral resources / safeguarded areas are now available in the correct format to be considered through the site appraisal. As part of the iterative SA process all site options have now been considered in terms of their location relative to mineral safeguarded areas. The findings of this work will be set out within the (updated) SA Report to accompany the Local Plan.</p>
<p>Pegasus Planning Group on behalf of Hallam land management</p> <p><u>Policy Hc3</u></p> <p>Potential alternative site options to Hc3 have not been assessed as part of the SA.</p>	<p>The Council considered alternatives for development in Measham through plan-making as demonstrated in the extract below from Background Paper 4, which was published alongside the Proposed Publication Version of the Local Plan.</p> <p><i>“In terms of the potential non-deliverability at Measham of 450 dwelling, it is considered that as this is an issue specific to Measham and the fact that there are other development opportunities of a similar scale in Measham, that it would be appropriate to identify an alternative site in Measham itself”</i></p> <p><i>“We have assessed the various sites in Measham identified in our Strategic Housing Land Availability Assessment (SHLAA). Whilst a number of the sites are quite small and or now have planning permission there are two large areas identified in the SHLAA; one off Atherstone Road (sites M6 and M7) and one off Ashby Road/ Leicester Road (sites M11 and M12). Part of the site off Atherstone Road has the benefit of planning permission already for 77 dwellings. The remainder is largely in use as a brick and pipe manufacturing works. That part which isn’t used for brick and pipe manufacturing abuts directly on to the brickworks and so there would be likely to be amenity issues. Our preference, therefore, is to identify land off Ashby Road/Leicester Road as a reserve site. This site will only be allowed to be developed if the final route for HS2 prohibits the development of land West of High street”</i></p> <p>As set out above, at the time the SA was prepared, the Council determined that there were no reasonable alternatives for development in Measham. A number of proposed site options were too small or already had planning permission and there were amenity issues identified in relation to land off Atherstone Road (sites M6 and M7) given the presence of the operational brick and pipe manufacturing works. Taking the evidence into account, the Council identified sites M11/M12 as reserve sites within the Local Plan under Policy Hc3.</p> <p>Despite the above, in order to address the concerns raised through this representation, further SA work has been carried out to consider alternative site options within Measham. As part of the iterative SA process, seven site options within Measham have been now appraised against the site appraisal</p>

framework (*Though some of these form part of larger parcels of land and given the amount of development required, it is unlikely that smaller sites on their own would be suitable as reserve sites*).

The findings of this work and reasons for selection/ rejection of alternatives will be set out within the SA Report to accompany the Local Plan on Submission.

The representor submitted an alternative appraisal for site Hc3 (Land off Ashby Road/Leicester Road) as part of their representation. While the same method as set out in Section 4.2 of the SA Report (July 2017) was used, it generated different findings for some sustainability criteria.

The differences in the findings between the SA Report (July 2016) and the proforma provided by Pegasus Planning Group are presented in the table below.

Criteria	Appraisal findings SA Report, Appendix C, July 2015	Appraisal findings in alternative submission
Access to local food shop.	Within 1200m	Within 800m
Access to village/community hall	900m	Within 800m
Landscape impact	Moderate potential of achieving suitable landscape mitigation.	High potential of achieving suitable landscape mitigation.

For the two 'accessibility' related criteria, the measurements have been made to the same facilities. Therefore, it is likely that the measurements have been taken from different points or using different methods. We have measured from the centre of sites and then along routes to the nearest facilities. This is an accurate, fair and consistent method. It is not clear how the measurements have been carried out or judgments made in relation to the alternative appraisal.

For the landscape impact category, we have identified moderate potential of achieving suitable landscape, whilst the representor has identified as high potential. To determine this category, we have used the settlement fringe assessment that states it would be difficult to mitigate some effects in this area due to rising landforms. All site options have been considered consistently through the SA process. It is not clear how the judgement has been in the alternative appraisal.

Pegasus Planning Group on behalf of Hallam land management

Policy Hc3

The site promoter has completed their own proforma.

<p>Persimmon Homes</p> <p><u>Assessment of strategic options</u></p> <p>SA objectives should not be grouped because:</p> <p>“the SA process becomes erroneous because the weighting of a particular component can become exaggerated if it is a consideration in more objective assessments than if just considered within its own SA Objective. This then becomes an erroneous weighting and the SA becomes bias”.</p> <p>In specific, this is an issue in the SA in relation to the consideration of ‘Areas of Separation’.</p> <p>Objective 1: Housing</p> <p>In the assessment in Appendix B, the Councils SA Report introduces elements associated with the restrictive nature of the proposed areas of separation in respect of the option for Coalville, both in the likelihood of effects and the significance (<i>upon Objective 1: Housing</i>)</p> <p>Both references are erroneous as the effect of these references are to temper the performance of the Coalville Option against the other options <u>based upon a criteria that is not part of SA Objective 1</u>. Instead it introduces an external factor of areas of separation. It also introduces it as a given restrictive policy akin to a NPPF paragraph 14 (footnote 9) designation. It is not. It is a proposal of the Plan that must be balanced alongside the need to deliver new homes. Thus it has no overriding status to housing delivery and has</p>	<p><u>Grouping SA objectives:</u></p> <p>There is no legal requirement to present an appraisal of effects against each individual objective, nor has there been any objection to this method throughout the SA process to date, which has been subject to consultation at multiple stages including Scoping and several SA Reports (which all set out the methodology, assumptions and presentation of appraisal findings clearly).</p> <p>Grouping SA Objectives under key SA topics helps to make the process proportionate, easier to engage with and avoid duplication in assessment. Each aspect of the SA Framework is still being considered, but the presentation of information is merely different. The SA objectives that have been grouped have close links to one another. No objectives have been weighted despite being grouped, and the appraisal clearly states the nature and significance of effects for each SA topic as well as how these judgements were made.</p> <p><u>The use of ‘Areas of Separation’ as a determining factor of significance under Objective 1</u></p> <p>The main factor for determining the significance of effects upon housing is the ability to meet identified needs in a sustainable way (as sought by SA Objective 1). The conclusions for Option A (focus on Coalville) represent the Council’s concerns that there may be deliverability issues on a number of sites and the presence of sensitive land that may have significant effects if developed. The performance of Option A is predicted to be a significant (minor) positive effect. However, it should be noted that an uncertain positive effect is also recorded to acknowledge the fact that a moderate positive effect could be achieved if deliverability issues were resolved. It is recognised that this could be more clearly set out in the appraisal summary. To address this, the appraisal summary has been updated to ensure that this is clearly set out.</p> <p>Though Areas of Separation are not established policy, they are clearly sensitive locations that ought to be given consideration in assessment of whether broad locations are suitable for strategic housing growth. However, this is only a minor factor that has been identified with regards to the potential effects related to Option A upon housing (SA Objective 1). Furthermore, the SA is a decision aiding tool that informs decision-making, and its’ findings can be utilised by the Council accordingly. The rationale for determining the effects for each Option are clearly set out, and therefore, the Council (and consultees) are able to understand the issues that have been identified and the conclusions that have been reached. Consultation is an opportunity for the approach taken in the SA to be scrutinised and changes made to the appraisal should this be considered necessary.</p> <p><u>The use of ‘Areas of Separation’ as a determining factor of significance under Objectives 12 and 13</u></p> <p>‘Areas of Separation’ have not been used to assess the performance of two SA objectives as suggested by the representation.</p> <p>The appraisal makes use of a variety of factors / receptors to determine the nature and significance of effects with regard to landscape, land and soil. This includes landscape character, agricultural land and land use (i.e. greenfield / brownfield). The overall performance of each option is based upon a consideration of all these factors and their significance in relation to the baseline position associated with each SA objective. This is evident in the appraisals within Appendix B, with findings clearly rationalised throughout.</p> <p>Areas identified as sensitive landscapes and being proposed for designation as Areas of Separation is clearly an important factor to consider in the appraisal.</p>
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no place in the assessment of Objective 1 (Housing).

Objective 12 and 13: Landscape, Land and Soil)

“This objective sets out an assessment of the strategic options on two SA Framework Objectives. It again refers to the areas of separation as a constraint on this objectives.

In the Likelihood of effects it outlines that for the Coalville option the scale of growth is likely to require sites in the areas of separation. Thus this consideration has been weighted against the option again in these two objectives, as well as the objective above (Housing). Thus it influences three objectives rather than a single objective as is required. Therefore it is erroneous”.

Inconsistent comparison

“The assessment is further erroneous in that when assessing Option B for Ashby de la Zouch, it considers mitigation such as landscape considerations. This is not considered for Option A and therefore illustrates bias and an inequitable assessment, which is unlawful. The Council’s own evidence in respect of the Settlement Fridge Assessment illustrates that development of part of the area of separation on the land promoted by Persimmon Homes is entirely capable of mitigation without effecting separation or landscape. Thus the Council’s own evidence illustrates that this can be mitigated and deems the SA assessment erroneous”.

There is inconsistent application of assumptions

The representor suggests that the strategic options have not been compared fairly because Option B has referred to the potential for mitigation, whilst this is not considered for Option A. Furthermore, the Council’s assessment demonstrates that parts of (emphasis added) the proposed Areas of Separation is capable of development with mitigation without significantly affecting landscape or separation.

With regards to the first point, the appraisal does consider the potential for mitigation for each option. It should be remembered that this is a strategic appraisal so no specific measures have been identified for any option. However, the appraisal concludes that the strategic scale of growth for Option A could be more difficult to accommodate without affecting character and Areas of Separation (given their sensitivity, an assumption was made at this high-level appraisal that the effects could be more difficult to avoid and/or mitigate). For Option B, the potential for mitigation is considered to be higher given the nature of site options around the settlement and the proposed scale of growth. We do not consider that the options have been treated differently through the SA, but ultimately there are more uncertainties about the location of growth in Coalville (Option A), and the Council’s concerns about deliverability on some sites could necessitate the development on Areas of Separation (which runs contrary to the emerging draft plan, and would therefore present difficulties).

The potential for some areas/sites within Areas of Separation to be sensitively developed is not a sufficient factor to rule out the potential for significant negative effects. At this strategic level, the precise location and scale of sites has not been established, so it is reasonable to highlight potential effects (in-line with the precautionary principle).

It should also be noted that an uncertain (positive or negative) effect is predicted for Option A to reflect these issues and the potential for enhancement in the National Forest area.

To build upon the strategic appraisals, all reasonable site options were considered against an appraisal framework (see Table 4.3 within the SA Report July 2016) to allow for the sustainability credentials of different site options to be identified and compared. This exercise has allowed the Council to understand the constraints and opportunities within settlements at a finer grain, and this ‘bottom up’ assessment should also be considered alongside the strategic appraisals (‘top-down’).

Considering the full range of reasonable alternatives

We have determined that there are two key points to address with regards to the criticism of the SA/SEA process. Our response addresses both.

1. The assumption that sites with resolution to grant permission should not be considered as part of the baseline position when identifying the reasonable alternatives for delivering the spatial strategy.
2. That sites that do not have planning permission granted (and could potentially be challenged) should be assessed through the SA process against alternative site options (because they should be treated as potential allocations rather than committed development). In particular it is suggested that sites H2c and H2e should be allocated as part of H3 (as well as any other sites that are not in receipt of planning position and beyond the challenge period).

With regards to the first point, it is made clear in the SA Report the reasons why the sites with resolution to permit planning permission should be considered as part of the ‘baseline’ position (see Section 6.2).

<p>The full range of reasonable alternatives has not been considered</p> <p>Sites with resolutions to grant planning permission (i.e. Those in Policy H2) could under 'extreme circumstances' be successfully challenged post issuing of the decision.</p> <p>As such, Policy H2 is an attempt to drive through a process whereby the policy framework for the Local Plan is pre-determined by circumstance.</p> <p>In extreme circumstances, where sites within H2 are successfully quashed, there is no allocation in the Plan against which a revised planning application can be made.</p> <p>There is therefore a necessity to include such sites as allocations in the Local Plan. However, an allocation cannot be parachuted into the plan at this stage simply because it had resolution to grant as this would circumvent the SA/SEA process.</p> <p>The inclusion of any policy in H3 requires them to be tested comprehensively through the SA process to demonstrate that the plan has been informed by a robust SA/SEA process.</p> <p>The SEA/SA strategic alternatives have wrongly assumed that the sites contained within Policy H2 will be granted planning permission free from challenge. Including these in the committed supply is erroneous. This makes the testing of strategic alternatives erroneous as well as specific site options.</p>	<p>Recent case-law (most notably Friends of the Earth Vs. Welsh Ministers, 2015) has established that planning authorities may apply discretion and planning judgement when determining what should reasonably be the focus of alternatives appraisal, recognising the need to apply a <u>proportionate</u> approach and ensure an SA process / report that is <u>focused</u> and accessible.</p> <p>The Council was confident that those sites which the Council had resolved to grant planning permission for would, ultimately, move to permission status and that they would then be developed. Therefore, it would not be necessary, proportionate or reasonable to test strategic alternatives that did not involve these sites as the development on them would form a significant proportion of housing delivery over the plan period</p> <p>The principle of development had been established for these sites, and thus the role of the Local Plan was (<i>assuming confidence that these resolutions would be delivered</i>) to establish which other areas are most appropriate for further development.</p> <p>The current situation demonstrates that these assumptions were justified, with all of the sites listed in Policy H2 having now been issued permission, with the exception of only one site awaiting permission and only one remaining within the challenge period. The Council has acknowledged that H2c will not deliver in its entirety during the plan period, and this has been allowed for in estimating future needs.</p> <p>With this in mind, the alternatives for strategic housing distribution are considered to be wholly reasonable. Furthermore, different levels of growth have been tested, which would (hypothetically) account for the 'extreme circumstances' whereby more housing would need to be delivered to make up the shortfall for sites that could potentially be successfully challenged.</p> <p>With regards to point 2 above, the factors discussed above are also relevant. It would be disproportionate and unreasonable to test sites where the principle of development is strongly established and where there is confidence that such sites will be issued planning permissions before the draft Local Plan has been established. The plan making authority needs to exercise a degree of discretion when determining what the reasonable site options are, which reasonably includes the omission of sites that are contrary to national policy, are critically constrained or that have (or are highly likely) to be granted planning permission. Testing these site options would have led to unnecessary time and resource implications, which runs contrary to the need to streamline the planning system and ensure a suitable Local Plan is in place to guide development and boost housing.</p> <p>The two sites specifically referenced in the representation are discussed further below:</p> <p>Site H2c</p> <p>Site H2c has now been granted planning permission.</p> <p>The planning authority have also acknowledged that H2c (<i>which together with H1q forms a major urban extension</i>) will not deliver in its entirety during the plan period and so an allowance for this has been made estimating future needs.</p> <p>Site H2e</p> <p>Site H2e is acknowledged to have potential deliverability issues due to the proposed route of HS2. However, the Council included a reserve site (H3c) to deal with this issue.</p>
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For H2e, we agree that any reasonable site options should be tested, as this site is allocated within policy H3c. Our response to this issue is dealt with in our reply to the representation made by Pegasus Planning Group on behalf of Hallam Land Management (concerning site options in Measham). The key points are repeated below:

At the time the SA was being undertaken, no reasonable alternatives were identified to H3c, given the Council's own testing of options in Measham and subsequent preference to identify Sites M11/M12 as the most suitable reserve site.

However, in order to address the concerns raised through representations at this stage, further SA work has been carried out to consider alternative site options (to H3c) within Measham. As part of the iterative SA process, seven site options within Measham have now been appraised against the site appraisal framework (*Though it should be noted that some of these form part of larger parcels of land and given the amount of development required, it is unlikely that smaller sites on their own would be suitable as reserve sites*).

As established through existing case law, the development and refinement of alternatives and their consideration through plan-making and SA is an iterative process. It is not unusual for alternatives to be identified and then considered at a later stage of the plan making process as a result of representations or new evidence. As long as the plan is not 'final', the findings of subsequent appraisals can be taken into account without pre-determination or bias.

With regards to site Hc3, we believe there will be no bias, as there will be a period of testing followed by consultation on the findings. The Council will then finalise the plan, making minor or major modifications if deemed necessary.

Appendix H: Reserve site option appraisal proformas

Site ID	M2	Site name	Chapel Street, Measham
Site Description			
Size: 0.76ha			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G = The site is adjacent to open space
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	G = The site is located 300m from the nearest food shop (Tesco Express)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G = The site is 7min by foot or 3 min by public transport to Measham Medical Unit.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G = The site is located in a predominantly urban/residential area, although there is open green space to the west of the site.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = The site is located c.100-200m from the centre of Measham, where there is a church, village hall and community office.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G = 100m to Bus Stop. Service is low frequency (1 per hour / 1 per two hours)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	G = Site is 300m from an employment site
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>A = The site is located 530m walking distance to a Primary School (Measham C of E and 700m to St Charles RC)</p> <p>R = The site is located over 5km to a Secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecology RAG assessment.</u>	<p>There are no designated ecological sites within the site boundary although the hedges and veteran trees around the site represent potential Biodiversity Action Plan habitats. There is potential for bats, badgers and Great Crested Newts to occupy the site and surrounding land/ponds/buildings. Depending on results of Great Crested Newt survey of the nearby pond and bat surveys in buildings on the site, there may be a requirement to mitigate if these species are found on the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p>	<p>G = 858m to the nearest SAC</p> <p>G = Over 50km to SPA</p> <p>G = 858m to an SSSI</p>

	<p>Effects unlikely</p> <ul style="list-style-type: none"> Over 400m from a SSSI, SAC or SPA Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> Within 400m of a SSSI, SAC or SPA Within the River Mease Catchment Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> Contains or adjacent (50m) to a SSSI Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G = 628m to existing LWS</p> <p>A = 80m to a Candidate LWS</p> <p>G = 413m to Potential LWS</p> <p>G = Site is over 700m away from the closest Badger Sett (785m), Bat Roost (1155m) and GCN Pond (2064m). 1350m to Probable GCN Pond</p> <p>A = Within the River Mease Catchment</p> <p><u>Overall</u></p> <p>G = Although the site is in the River Mease Catchment and is close proximity to a Candidate LWS.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A = Adjacent to Listed Building</p> <p>G= Over 2.5km to Scheduled Monument</p> <p>A = Within a Conservation Area</p> <p><u>Overall</u></p> <p>A = Mitigation necessary for likely negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G = High potential to mitigate in keeping with landscape character</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R = The site is predominantly Greenfield land, albeit with some development present</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>A = There is a 100% overlap with ALC Grade 3 land, however this only totals to <1 ha, thus thought to be only a moderate loss</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Development unlikely to have a significant effect on congestion at key junctions</p>

Site ID	M4	Site name	Land off New Street, Measham
Site Description			
Site area: 1.22ha			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G = The site is adjacent to open space
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	G = The site is located 100m from the nearest food shop (Esso express supermarket)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G = The site is 10min by foot or 5 min by public transport to Measham Medical Unit.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G = The site is located next to an existing petrol station in a predominantly urban area, although there is open agricultural space to the north of the site.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = The site is located c.700m from the centre of Measham, where there is a church, village hall and community office.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p>	G = 30m to Bus Stop. Service is low frequency (1 per hour)

	Low frequency bus service more than 800m away	
Access to key employment sites locally	<800m 800m-1200m >1200m	G = Site is 150m from an employment site
Access to schools	Within 500m walking distance of a primary school / scale of development supports new facilities Within 1200m walking distance of a secondary school Within 500-1000m walking distance of a primary school Within 2000m of a Secondary school More than 1000m walking distance from a primary school More than 2000m from secondary school Not relevant to employment sites	A = The site is located 730m walking distance to a Primary School (Measham C of E and 850m to St Charles RC) R = The site is located over 5km to a Secondary school
Fluvial flood risk	Site is located entirely within Flood Zone 1 Some of the site is in Flood Zones 2 or 3 (up to 50%) Most of the site is in Flood Zones 2 or 3 (more than 50%)	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecology RAG assessment.</u>	A - Potential effects on the potential LWS should be possible to mitigate, though there would also likely be a loss of vegetation / tree cover on site, which may be an important habitat for species that utilise the pond.
Proximity to designated biodiversity and geodiversity sites	<u>Measure distance to the following:</u> SSSI European sites Local wildlife sites / priority species Effects unlikely <ul style="list-style-type: none"> Over 400m from a SSSI, SAC or SPA Over 100m from a local wildlife site. Potential effects <ul style="list-style-type: none"> Within 400m of a SSSI, SAC or SPA Within the River Mease Catchment Within 100m of a local wildlife site, priority species or habitats Effects likely <ul style="list-style-type: none"> Contains or adjacent (50m) to a SSSI Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	G = Over 1.2km to the nearest SAC G = Over 50km to SPA G = Over 1.2km to an SSSI G= 641m to existing LWS G = 191m to the north west of a Candidate LWS R = 0m to Potential LWS G = Site is over 900m away from the closest Badger Sett (958m), Bat Roost (1209m) and GCN Pond (1995m). 1739m to Probable GCN Pond. A = Within the River Mease Catchment <u>Overall</u> R = Site is adjacent to a potential Local Wildlife Site (pond containing reeds and used for fishing).
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? 	G = 212m to Listed Building G = Over 3km to Scheduled Monument G = Over 6km to Registered Park or

	<ul style="list-style-type: none"> ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>Garden (no overlap)</p> <p>G = 193m to Conservation Area (no overlap)</p> <p><u>Overall</u> G = It is unlikely that the site will incur negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G = High potential to mitigate in keeping with landscape character</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R = The site is predominantly Greenfield land.</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G = Site is not Grade 1, 2 or 3 (>70%)</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Development unlikely to have a significant effect on congestion at key junctions</p>

Site ID	M5	Site name	Land at Ashby Road, Measham
Site Description			
Site area: 0.39ha			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G = The site is surrounded by agricultural open space on three sides.
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	G = The site is located 180m from the nearest food shop (Esso express supermarket)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G = The site is 12min by foot or 7 min by public transport to Measham Medical Unit.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A = The site is located next to an existing industrial unit, with some small residential development opposite and further up Ashby Lane. The site would also be located along a main road, though homes could be designed to minimise exposure to noise.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G = The site is located c.750m from the centre of Measham, where there is a church, village hall and community office.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p>	G = 160m to Bus Stop. Service is low frequency (1 per hour)

	Low frequency bus service more than 800m away	
Access to key employment sites locally	<800m 800m-1200m >1200m	G = Site is adjacent to an employment site
Access to schools	Within 500m walking distance of a primary school / scale of development supports new facilities Within 1200m walking distance of a secondary school Within 500-1000m walking distance of a primary school Within 2000m of a Secondary school More than 1000m walking distance from a primary school More than 2000m from secondary school Not relevant to employment sites	A = The site is located 980m walking distance to a Primary School (Measham C of E and 1100m to St Charles RC) R = The site is located over 5km to a Secondary school
Fluvial flood risk	Site is located entirely within Flood Zone 1 Some of the site is in Flood Zones 2 or 3 (up to 50%) Most of the site is in Flood Zones 2 or 3 (more than 50%)	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecology RAG assessment.</u>	A – Though there are no designated ecological sites nearby, the site is adjacent to a potential LWS and consists largely of tree cover and scrub. The site screens the potential LWS from the main road and could be used by wildlife.
Proximity to designated biodiversity and geodiversity sites	<u>Measure distance to the following:</u> SSSI European sites Local wildlife sites / priority species Effects unlikely <ul style="list-style-type: none"> Over 400m from a SSSI, SAC or SPA Over 100m from a local wildlife site. Potential effects <ul style="list-style-type: none"> Within 400m of a SSSI, SAC or SPA Within the River Mease Catchment Within 100m of a local wildlife site, priority species or habitats Effects likely <ul style="list-style-type: none"> Contains or adjacent (50m) to a SSSI Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	G = Over 1.4km to the nearest SAC G = Over 52km to SPA G = 1.4km to an SSSI G = 698m to existing LWS G= 373m to a candidate existing LWS A = 18m to Potential LWS G = Site is over 100m away from the closest Badger Sett (834m), Bat Roost (1.3km) and GCN Pond (1.9km). Over 1.8km to Probable GCN Pond. A = Within the River Mease Catchment <u>Overall</u> A = Development within the River Mease catchment
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? 	G = 359m to Listed Building G = Over 3.2km to Scheduled Monument G = Over 6.7km to Registered Park

	<ul style="list-style-type: none"> ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>or Garden (no overlap)</p> <p>G = Over 339m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G = It is unlikely that the site will incur negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G = Moderate high potential to mitigate in keeping with landscape character</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R = The site is predominantly Greenfield land</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G = The site has no overlap with any ALC Grade 1, Grade 2 or Grade 3 land</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G = Development unlikely to have a significant effect on congestion at key junctions.</p>

Site ID	M6	Site name	Land adjacent to Atherstone Road, Measham.
Site Description			
Site area: 34.78			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G = The site is adjacent to open space.
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	R = The site is located 1400m from the nearest food shop (Co-op)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G = The site is 16min by foot or 5 min by public transport to Measham Medical Unit.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G = The site is predominantly existing warehouse/industrial units, unlikely to negatively affect neighbouring areas. With sensitive design, the appearance could be enhanced.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R = The site is located c.1400m from Measham Library and Parish Council
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	R = Yes, employment land still in use
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	R = Low Frequency bus service (1 per 2 hours) c.1400m away

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	G = Site is adjacent to an employment site
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>R = The site is located over 1.5km to a primary school</p> <p>R = The site is located over 5km to a secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecology RAG assessment.</u>	<p>There are no designated ecological sites within the site boundary although the hedges and veteran trees around the site represent potential Biodiversity Action Plan habitats. There is potential for bats, badgers and Great Crested Newts to occupy the site and surrounding land/ponds/buildings. Depending on results of Great Crested Newt survey of the nearby pond and bat surveys in buildings on the site, there may be a requirement to mitigate if these species are found on the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p>	<p>A = 261m to the nearest SAC</p> <p>G = Over 53.6km to SPA</p> <p>A = 261m to an SSSI</p>

	<p>Effects unlikely</p> <ul style="list-style-type: none"> Over 400m from a SSSI, SAC or SPA Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> Within 400m of a SSSI, SAC or SPA Within the River Mease Catchment Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> Contains or adjacent (50m) to a SSSI Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G = 517m to existing LWS</p> <p>R = 0m to Candidate LWS, with 0.11% overlap</p> <p>R = 0m to Potential LWS, with 0.41% overlap</p> <p>A = Site is only 88m from a Badger Sett</p> <p>R = Site is 0m from a Bat Roost</p> <p>G = Site is over 100m away from the closest GCN Pond (488m) and 987m to Probable GCN Pond.</p> <p>A = Within the River Mease Catchment</p> <p><u>Overall</u> R = Development of the site is may threaten a local Bat Roost and Badger Sett, and could compromise a Candidate and Potential LWS. It is also located within the River Mease Catchment.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A = 25m to Listed Building, located to the north east of the site</p> <p>G = Over 1.9km to Scheduled Monument</p> <p>G = Over 7.6km to Registered Park or Garden (no overlap)</p> <p>G = 200m to Conservation Area (no overlap)</p> <p><u>Overall</u> A = The site may affect the setting of local heritage assets. Despite some existing screening from the Listed Building, mitigation may be required.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A = Moderate potential to mitigate in keeping with landscape character</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>G = The site is predominantly Greenfield land with existing development present</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>R = There is a 100% overlap with</p>

	<p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>ALC Grade 3 land, totalling 34.78 ha of land, amounting to a significant loss.</p>
<p>Potential effect on air quality</p>	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>A = The site is located in proximity to a B road. Given the size of the site, it is likely to contribute to increased congestion at certain junctions.</p>

Site ID	M7	Site name	Oaktree House, Measham
Site Description			
Site Area: 0.36ha			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G = The site is adjacent to open space (over Atherstone Road)
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	R = The site is located 1000m from the nearest food shop (Co-op)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G = The site is 13min by foot or 5 min by public transport to Measham Medical Unit.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A = The site is small and would replace existing residential buildings. However, the site is nearby to a large industrial estate, a main road and quarrying activities. Therefore, the potential for amenity impacts for new residential development would exist. It is unclear whether existing residential occupants are affected by amenity concerns though.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A = The site is located c.1000m from Measham Library and Parish Council
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	R = Low Frequency bus service (1 per 2 hours) c.1000m away

Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	G = Site is adjacent to an employment site
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	<p>R = The site is located over 1.5km to a primary school</p> <p>R = The site is located over 5km to a secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecology RAG assessment.</u>	G = Effects would be unlikely given its small scale nature and the fact it is already in use for residential use, and unlikely to hold significant value for biodiversity.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>A = 300m to the nearest SAC</p> <p>G = Over 50km to SPA</p> <p>A = 300m to an SSSI</p> <p>G = 926m to existing LWS</p> <p>G = 351m to a Candidate LWS</p> <p>A = 46m to Potential LWS</p> <p>G = Site is over 300m away from the closest Badger Sett (467m), Bat Roost (321m) and GCN Pond (1827m). 498m to Probable GCN Pond.</p> <p>A = Within the River Mease Catchment</p> <p><u>Overall</u></p> <p>A = Development of the site is in close proximity to protected areas and lies within the River Mease Catchment</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient Monument on the site? ▪ Does the site adjoin a listed building or Scheduled Ancient Monument? ▪ Is there a listed building or Scheduled Ancient 	<p>G = 534m to Listed Building</p> <p>G = Over 2km to Scheduled Monument</p> <p>G = Over 8km to Registered Park or Garden (no overlap)</p> <p>G = 633m to Conservation Area (no overlap)</p>

	<p>Monument close to the site and if so how does the site relate to it?</p> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p><u>Overall</u></p> <p>G = It is unlikely that the site will incur negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Site is very small scale and the effects upon landscape would not be significant.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>A = Site is a mix of Brownfield and Greenfield land. (Residential with some surrounding open space).</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>G = There is a 100% overlap with ALC Grade 3 land, however this only totals to 0.36 ha. Furthermore, the site is not in use for agricultural land, nor could it be given that it is small scale and in use for residential.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G = Development unlikely to have a significant effect on congestion at key junctions. Very small scale.</p>

Site ID	M11	Site name	Land off Leicester Road
Site Description			
Site area: 12ha			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G = The site is surrounded by agricultural open space on three sides.
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	R = The site is located 1200m from the nearest food shop (Tesco Express)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G = The site is 12min by foot or 5 min by public transport to Measham Medical Unit.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A = The site is bordered by residential development to the south, with large swathes of open green agricultural land to the north and east.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A = The site is located c.900m from the centre of Measham, where there is a church, village hall and community office.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G = 350m to Bus Stop. Service is low frequency (1 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	A = Site is 1000m to an employment site
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>R = The site is located 1250m walking distance to a Primary School (Measham C of E and 1500m to St Charles RC)</p> <p>R = The site is located over 5km to a Secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecology RAG assessment.</u>	<p>There are no designated ecological sites within the site boundary although the hedges and veteran trees around the site represent potential Biodiversity Action Plan habitats. There is potential for bats, badgers and Great Crested Newts to occupy the site and surrounding land/ponds/buildings. Depending on results of Great Crested Newt survey of the nearby pond and bat surveys in buildings on the site, there may be a requirement to mitigate if these species are found on the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.</p>

Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> Over 400m from a SSSI, SAC or SPA Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> Within 400m of a SSSI, SAC or SPA Within the River Mease Catchment Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> Contains or adjacent (50m) to a SSSI Loss of Local Wildlife Site. Contains priority species Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G = Over 1.2km to the nearest SAC</p> <p>G = Over 50km to SPA</p> <p>G = Over 1.2km to an SSSI</p> <p>G = 195m to existing LWS</p> <p>G = 447m to a Candidate LWS.</p> <p>G = 238m to Potential LWS</p> <p>G = Site is over 500m away from the closest Badger Sett (549m), Bat Roost (817) and GCN Pond (1273m). 1178m to Probable GCN Pond.</p> <p>A = Within the River Mease Catchment</p> <p><u>Overall</u></p> <p>G = No negative effects predicted although attention should be paid to the site being in the River Mease Catchment</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> Is the site within a conservation area? Does the site adjoin a conservation area? Is there a conservation area within the settlement concerned and if so how does the site relate to it? Is there a listed building or Scheduled Ancient Monument on the site? Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G = 207m to Listed Building</p> <p>G = Over 3km to Scheduled Monument</p> <p>G= Over 6km to Registered Park or Garden (no overlap)</p> <p>G= Over 217m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G = It is unlikely that the site will incur negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A = Moderate potential of achieving suitable landscape mitigation.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R = The site is Greenfield land</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>A = There is a 62% overlap with ALC</p>

	Majority of site is not Grade 1, 2 or 3 (>70%)	Grade 3 land, this totals to 7.52 ha.
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G = Development unlikely to have a significant effect on congestion at key junctions

Site ID	M12	Site name	Land off Ashby Road, Measham
Site Description			
Site area: 3.39ha			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	G = The site is surrounded by agricultural open space on two sides and is within 800m of formal open space.
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	<p>G = The site is located 300m from the nearest food shop (Esso express supermarket)</p> <p>730m from Tesco Express</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G = The site is 13min by foot or 7 min by public transport to Measham Medical Unit.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G = The site is adjacent to existing residential development along Ashby Road, which could be affected by new development. However, screening and layout should help to mitigate these effects. Development would also prevent the use of the site as a regular car boot site, which could be perceived as positive by residents. The site is also surrounded by open agricultural land, so effects on new residents would be unlikely.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A = The site is located c.850m from the centre of Measham, where there is a church, village hall and community office.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G = 350m to Bus Stop. Service is low frequency (1 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p><800m</p> <p>800m-1200m</p> <p>>1200m</p>	G = Site is 200m to an employment site
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>R = The site is located 1170m walking distance to a Primary School (Measham C of E and 1190m to St Charles RC)</p> <p>R = The site is located over 5km to a Secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecology RAG assessment.</u>	Effects unlikely
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p>Effects unlikely</p> <ul style="list-style-type: none"> ▪ Over 400m from a SSSI, SAC or SPA ▪ Over 100m from a local wildlife site. <p>Potential effects</p> <ul style="list-style-type: none"> ▪ Within 400m of a SSSI, SAC or SPA ▪ Within the River Mease Catchment ▪ Within 100m of a local wildlife site, priority species or habitats <p>Effects likely</p> <ul style="list-style-type: none"> ▪ Contains or adjacent (50m) to a SSSI ▪ Loss of Local Wildlife Site. ▪ Contains priority species ▪ Significant development (>1500 dwellings) in the River Mease Catchment 	<p>G = Over 1km to the nearest SAC</p> <p>G = Over 50km to SPA</p> <p>G = Over 1km to an SSSI</p> <p>G = 473m to existing LWS</p> <p>G = 372m to a Candidate LWS</p> <p>A = 66m to Potential LWS</p> <p>G = Site is over 650m away from the closest Badger Sett (686m), Bat Roost (1290m) and GCN Pond (1747m). 1589m to Probable GCN Pond.</p> <p>A = Within the River Mease Catchment</p> <p><u>Overall</u></p> <p>A = Site is within the River Mease Catchment and close proximity to a local wildlife site.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> ▪ Is the site within a conservation area? ▪ Does the site adjoin a conservation area? ▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it? ▪ Is there a listed building or Scheduled Ancient 	<p>G = 272m to Listed Building</p> <p>G = Over 3km to Scheduled Monument</p> <p>G = Over 6km to Registered Park or Garden (no overlap)</p>

	<p>Monument on the site?</p> <ul style="list-style-type: none"> Does the site adjoin a listed building or Scheduled Ancient Monument? Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it? <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G = 250m to Conservation Area (no overlap)</p> <p><u>Overall</u> G = It is unlikely that the site will incur negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A = Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p>
PDL	<p>Site is largely Brownfield (>70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (>70%)</p>	<p>R = The site is Greenfield land</p>
Agricultural land classification	<p>Majority of the site (>70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (>70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (>70%)</p>	<p>G = The site has no overlap with any ALC Grade 1, 2 or 3 land.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G = Development unlikely to have a significant effect on congestion at key junctions</p>