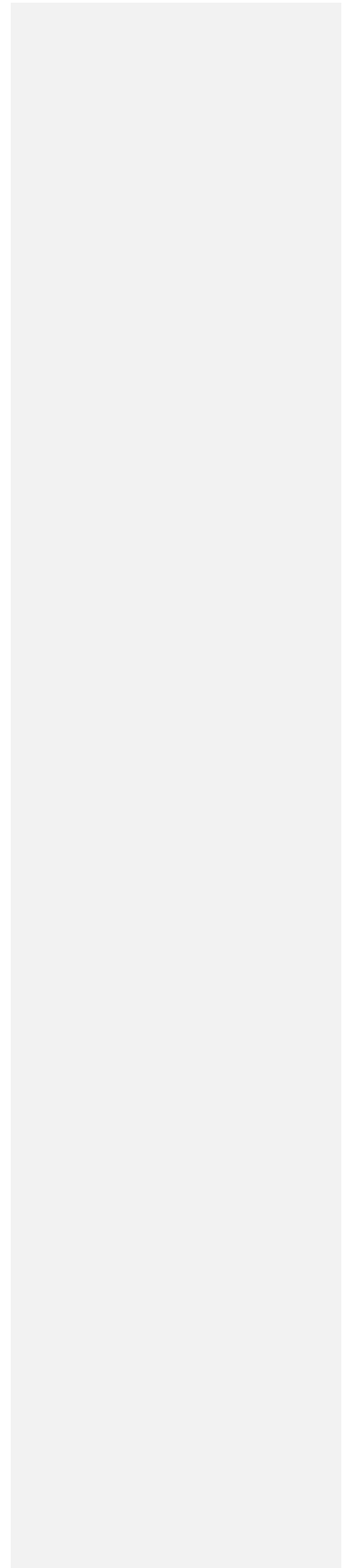


Appendix 4

Sustainability appraisal of the strategic distribution options



## 1 Introduction

- 1.1 This paper looks at the options put forward for how the Core Strategy should distribute the **housing** growth around the district. There are three main sources of these options produced at different stages of plan preparation showing the iterative process of finding the most suitable distribution option for the submission core strategy.
- 1.2 The sources of the options are:
- As they are presented in the Further Consultation version of the Core Strategy in 2008, this provides the options for distributing the Regional Spatial Strategy housing figure around the district (section 2 of this paper)
  - Various iterations of housing distribution discussed at Cabinet and reported in Cabinet Reports
  - The preferred distribution as reported in the Core Strategy (section xx of this paper).
- 1.3 At Further Consultation Stage a sustainability appraisal reporting contains the appraisal of the four main options, plus consideration of additional possibilities for distributing development. This assessment is repeated in full in section 2 of this paper. This SA stage allowed useful investigation of what differing levels of growth for each town may mean for delivering sustainable development to each area and the wider district.
- 1.4 None of the options was taken forward exactly as it appeared at Further Consultation as the preferred choice for submission. The most similar is Option 3, although there have been reductions in the overall quantity of housing.
- 1.5 This paper also contains a full assessment of the preferred option based on general assumptions about development. It is preferable at this stage to look in a broad way at growth options, rather than getting involved in the specifics of the impacts on particular site, as this allows for comparison between options.
- 1.6 A complete SA of the distribution of the options as considered by Cabinet is not part of this paper, although section xx does consider the differences in these options from the preferred option.
- 1.7 The Council plan-making team have completed their own SA of all of the options considered. The relative sustainability benefits of each option was also an integral part of refining options and selection of the preferred choice, this means some elements of this informal process are not document. The Council's in-house SA is part of the wider SA process, even though it is not explicitly part of the plan.

The SA can be found in the background papers to the Core Strategy preparation on the Council's website. The options are shown in table 1.1

**Table 1.1: Options considered for the distribution of development**

OPTIONS FOR DEVELOPMENT DISTRIBUTION	Further Consultation Options 2008				Cabinet options			RSS	Submission
	Option 1	Option 2	Option 3	Option 4	October 2009	March 2011	October 2011	Indicative distribution based on submission split	Preferred Option
<b>Coalville</b>	9800	8000	5400	7700	6500	4398	5000	6503	4950
<b>Ashby-de-la-Zouch</b>	500	2400	1800	500	1000	785	1400	1836	1400
<b>Castle Donington</b>	500	350	1200	1000	1000	785	1000	1709	1300
<b>Ilkeston</b>	100	100	1000	1000	500	393	500	727	550
<b>Kegworth</b>	50	75	800	400	300	233	450	587	450
<b>Measham</b>	50	75	800	400	400	313	450	727	550
<b>Rest of district</b>	None given	None given	None given	None given	500	393	900	663	500
<b>Total</b>	11000	11000	11000	11000	10200	7300*	9700	12750*	9700

\* although actually 8000 with 700 distributed to other settlements

## 2 Further Consultation Options sustainability appraisal

2.1 This section presents the findings of the sustainability appraisal of the options that were considered during the Further Consultation stage of the North West Leicestershire Core Strategy. This section repeats Appendix 3 of the SA Report of the Further Consultation Core Strategy in full. Therefore, the appraisals in this section refer entirely to the Further Consultation draft and not as the plan appears now.

<b>Option 1 – The Coalville focus option</b>	
This option focuses almost all development in Coalville (89%) with Ashby and Castle Donington each with 500, Ibstock 100 and Kegworth and Measham 50 dwellings each.	
<ul style="list-style-type: none"> <li>• focuses development in the Coalville, the only sub-regional centre in the District</li> <li>• would see a rapid expansion of Coalville</li> <li>• housing allocation in other towns is likely to see population levels fall in these settlements (housing unlikely to meet natural growth or falling household size)</li> </ul>	
Accessibility	<p>This option has the potential to create new ‘sustainable communities’ on the edge of Coalville’s existing urban area. If new urban extensions are carefully planned and properly delivered they could help create new mixed use areas that have good access to a range of services, for example schools, health and community facilities. Achieving greater access to work will depend on suitable levels of employment land allocation and uptake. Without housing being matched by jobs it could create undesirable residential neighbourhoods that have poor access to local employment and are dependent on longer distance, out-commuting for work, for example to Loughborough or Leicester, or the existing and planned employments areas in the north of the district.</p> <p>Early outputs from the PTOLEMY transport study indicate that this option is likely to reduce the existing self-containment levels for work commuting (down to only 57% from 62%). The study indicates that by 2026 there may be over 11,000 more workers living in Coalville than jobs (in 2006 this was only around 1000 more). Improvements to access to the M1 will also increase long-distance commuting.</p> <p>The remaining five rural towns may see a drop in population. This could put existing businesses and community facilities at risk in these areas. The critical mass of population may no longer be achievable, particularly for private businesses, and may result in their closure, putting access to jobs and services for existing and future residents at risk. Also, people working in businesses in these towns may not</p>

	<p>be able to access necessary local housing, therefore increasing the likelihood of increased in-commuting into these towns for work (including from Coalville).</p> <p>This option puts sustainable access and achieving greater live-work self-containment at risk. This is contrary to sustainable development principles and could have adverse impacts on the environment, health and wellbeing.</p>
Housing	<p>This option would provide a large amount of housing in Coalville, making housing in this town more affordable. In the remaining five towns, house prices are likely to be relatively more expensive due to the limited supply and possible increase in demand. This option is the most likely of all four to give rise to problems of affordability for North West Leicestershire.</p>
Community	<p>Coalville would inevitably see a change in character from rapid expansion. This could help support a more vibrant town centre with new facilities, although with possibly a very different community character. If the social infrastructure is in place to support the growing town then impacts could be mainly positive.</p> <p>This option also presents the opportunity to create new communities as part of new urban extensions to the town. The rapid growth of the extensions will need to be carefully planned, with social infrastructure phased into delivery to help build sustainable communities with a neighbourhood focus.</p> <p>For the other five towns, impacts are likely to be less positive, with a strong possibility of shrinking of local populations (especially in Ibstock, Castle Donington and Measham) resulting in a changing character. Changes could result from services or businesses closing and increasing affordability issues. Low levels of development in these settlements will mean correspondingly low levels of developer contributions. This could have some adverse impacts on delivery of social infrastructure in the Rural Towns, particularly where current deficiencies have been identified.</p>
Biodiversity, landscape and land/soil	<p>This option would see the majority of development as greenfield growth around Coalville. All sites around Coalville are part of the National Forest and this will need to be a consideration of development, ensuring that new trees and open spaces are integral to any new development.</p> <p>Several sites around Coalville are near areas of biodiversity importance, including <i>north of Thringsone</i> near a Site of Special Scientific Interest (SSSI) 'Grace Dieu and High Sharpley', which is an area of broadleaved, mixed and yew woodland that is in an unfavourable status. The site to the <i>South West of Coalville</i> shares a border with a Local Nature Reserve 'Snibston Grange', and also the site <i>Greenhill Farm</i> which is also near Carnwood Lodge National Nature Reserve. Both these designations will need to be considerations of proposed development of these sites.</p>

	<p>By focusing the majority of housing growth on one town, this limits the choice of sites available. The risk is that this means that some sites have to be developed that have a more sensitive environment than others elsewhere. Appendix 4 of the Further Consultation is an assessment of the housing sites, but does not include Coalville sites, giving no overall picture of the relative suitability of Coalville sites in comparison to others.</p> <p>Less development in Measham and in Ashby-de-la-Zouch is likely to be better in protecting the River Mease Special Area of Conservation (SAC) from harm related to development by avoidance of over-abstraction of water for new development, as well as the direct impacts of development on the water environment. This option is unlikely to provide the level of developer contributions needed to upgrade the Packington waste water treatment works. This may put the SAC at pollution risk, as water use in existing homes and infill development will put the existing works that are already at capacity under increased pressure.</p> <p>Some soils around Coalville are of Grade 2 quality and therefore it will be important to ensure that development of sites takes this into account.</p>
Built environment and historic heritage	<p>The very high growth in Coalville will change the whole shape of the town. Therefore, there is the risk that new development could harm the built character, but there is also the opportunity for careful planning to delivering new, higher quality urban areas for the town. This could use the principles of sustainable layout and design to create new urban neighbourhoods that brings benefits to new and existing residents. This could include promoting movement routes that encourage walking and cycling, sustainable construction, renewable energy and public open space provision.</p> <p>At specific sites in Coalville, proximity to historic assets need to be taken into account. This includes near <i>Greenhill Farm</i>. There are Rabbit Warrens on Warren Hill and by <i>south west of Coalville</i> there is Snibston Colliery, both of which are scheduled monuments.</p> <p>This option also misses out opportunities for housing development to help deliver renewal and regeneration of the other towns, especially where they are currently suffering from a poor quality urban environment. The gradual decline in population could also lead to changes in the character of these areas.</p>
Air	<p>These impacts relate closely to the impacts identified under accessibility. There is the potential for this option to create some types of greater self-containment in Coalville. However, as the PTOMELY results show, there is the risk that where there is housing and employment mismatch in the town, and improvements to M1 access, there could be a large increase in out-commuting for work. This will have inevitable adverse impacts on air quality related to increased car use, with negative impacts related to reducing carbon emissions, air pollution and health and wellbeing. Therefore, housing growth must be better matched with job growth, as well as other service provision, and improvements to public transport links.</p>

	<p>Decline or static populations in the other five towns could also have adverse impacts related to commuting. Lower numbers of resident workforce will result in more people travelling into these towns for work.</p> <p>Overall, this option does not perform well in terms of air quality and avoiding a contribution to climate change.</p>
Water quality and supply	<p>Water supply issues are of serious concern in the District. In particular there is a water supply shortage in the Ashby and Measham area. However, this option avoids locating large amounts of new housing in these towns and this supports making the best use of available water.</p> <p>Under all options, measures will have to be put in place to limit potable water use in new homes and businesses, using all water sources more efficiently. This could include the use of grey water recycling in all new homes.</p> <p>The Snarrow waste water treatment works in Osgathrope to the north of the District is also identified as High Risk<sup>1</sup>. Therefore, new housing in the district will need to be supported by improvements to capacity at the waste water treatment works.</p>
Flood	<p>To the south and the south east of Coalville there is some risk of flood adjacent to the River Sence that flows through the area. Therefore, vulnerable development including housing should not be built in this part of the site, but it does not mean development cannot proceed.</p> <p>This option means that sites that are shown to have quite a high risk of flood will not need to be developed. These sites are at the <i>rear of Upton Close, Castle Donington</i> and the northern section of <i>Adjoining Cott Factory, Kegworth</i>.</p> <p>To avoid increasing the risk of flood on and off-site, all new development should be designed to incorporate sustainable urban drainage measures, including limiting water run-off to greenfield levels or lower if possible.</p>
Energy	<p>This option is likely to include large new development sites. The development of larger 'urban extensions' may present greater opportunities for the delivery of low carbon heat and power. This can be as part of district or community heat and power schemes, which may be more financially viable and integrated into large development sites to be delivered by a single developer, rather than in multiple smaller schemes. It may also be possible to set specific policy for higher targets to be met on strategic sites.</p>
Economy	<p>To achieve greater self-containment the new jobs and home provision in the District's towns need to be well matched. This means that under this option the majority of new employment will have to be directed to the Coalville area. This is not necessarily the option that is</p>

<sup>1</sup> Environment Agency (200?) *RSS8 Housing options appraisal – EA Paper on Water Quality*

	<p>being pursued by the Core Strategy, and therefore there is a strong likelihood that new jobs will not be very accessible to new homes. This could adversely impact on peoples' ability to access local jobs that meet their needs, as well as provide new employers with a local workforce.</p> <p>It is not clear what the overall impact on the District, as a whole, would be from pursuing this option.</p>
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<b>Option 2 – Coalville focus with significant amount in a rural town (Ashby-de-la-Zouch)</b>
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<p>This option still sees the majority of development in Coalville, but also a larger proportion in Ashby, but less in Castle Donington and marginally more in Kegworth and Measham.</p>
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| <ul style="list-style-type: none"> <li>• focuses development in Coalville, the only sub-regional centre in the District</li> <li>• would see a rapid expansion of Coalville</li> <li>• housing development in Ashby would see the a proportional rise in its role in the District, acting as the second major centre</li> <li>• housing allocation in other towns is likely to see population levels fall in these settlements (housing unlikely to meet natural growth or falling household size)</li> </ul> |
|---|

Accessibility	<p>This option has the potential to create new 'sustainable communities' on the edge of Coalville existing urban area. If new urban extensions are carefully planned and properly delivered it could help create new mixed use areas that have good access to a range of services, for example schools, health and community facilities.</p> <p>Growth in Ashby-de-la-Zouch could help support the services and facilities of this town, and therefore accessibility.</p> <p>Achieving greater access to work will be depended on suitable levels of employment land allocation and uptake in both Coalville and Ashby. Without housing being matched by jobs it could create undesirable residential neighbourhoods that have poor access to local employment and are dependent on longer distance out-commuting for work, for example to Loughborough or Leicester, or the existing and planned employments areas in the north of the district.</p> <p>Early outputs from the PTOLEMY transport study indicate that this option may help create some better self-containment for jobs in Ashby.</p>
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	<p>Data indicates that under this option there may be more people living in Ashby working there also (38% to 46%). However, employment growth is still expected to be lower than growth in the workforce, and this 46% figure is still quite low in terms of self-containment.</p> <p>Despite slightly lower housing growth in Coalville (down 1800) it remains likely that job provision in the town would not match housing growth. This could possible result in lower self-containment for Coalville, with more workers than jobs in the town. Improvements to access to the M1 will also increase long-distance commuting.</p> <p>The remaining four rural towns are could suffer a drop or stagnation of population. Castle Donington in particular would see little growth, 350 homes in total to 2026, which could be as little as 20 homes a year. This could put existing businesses and community facilities at risk in these areas. The critical mass of population may no longer be achievable, particularly for private businesses, and may result in their closure, putting access to jobs and services for existing and future residents at risk. People working in businesses in these towns may not be able to access necessary local housing, therefore increasing the likelihood of increased in-commuting into these towns for work (including from Coalville).</p> <p>This option may be slightly preferable for job access to option 1, as it provides greater self-containment in Ashby. However, this option also risks the creation of patterns of development that encourage commuting for work, with the risk of low access to employment for new residents. There is also the possibility that reducing the role of other towns will reduce the availability of services in these areas, further reducing accessibility.</p>
Housing	<p>This option would provide a large amount of housing in Coalville and growth in Ashby, making housing in these two towns relatively more affordable. In the remaining four towns house prices are likely to be relatively more expensive due to limited supply and possible increasing demand. This option is the most likely of all four to give rise to problems of affordability.</p>
Community	<p>Coalville would inevitably see a change in character from rapid expansion, growth at Ashby would be more limited than at Coalville. However, the growth level in both towns could still result in some changes to the community character. The growth could help support a more vibrant town centre with new facilities. If the social infrastructure is in place to support the growing town then impacts could be mainly positive.</p> <p>This option also presents the opportunity to create new communities as part of new urban extensions to Coalville, and possible Ashby if all development was located in one expansion site. The rapid growth of the extensions will need to be carefully planned, with social infrastructure phased into delivery to help build sustainable communities with a neighbourhood focus.</p> <p>For the other five towns impacts are likely to be less positive, with a gradual shrinking of local populations resulting in a changing character. Changes could result from services or businesses closing and increasing affordability issues. Lower levels of development in</p>

	<p>these settlements will mean correspondingly low levels of developer contributions. This could have some adverse impacts on delivery of social infrastructure in the Rural Towns, particularly where current deficiencies have been identified.</p>
<p>Biodiversity, landscape and land/soil</p>	<p>This option would see the majority of development as greenfield growth around Coalville. All sites around Coalville and Ashby-de-la-Zouch are in National Forest and this will need to be a consideration of development, ensuring that new trees and open spaces are integral to any new development.</p> <p>Several sites around Coalville are near areas of biodiversity importance. Including <i>north of Thringstone</i>, that is near a Site of Special Scientific Interest (SSSI) 'Grace Dieu and High Sharpley', an area of broadleaved mixed and yew woodland that is in an unfavourable status. The site to the <i>South West of Coalville</i> shares a border with a Local Nature Reserve 'Snibston Grange'. Also the site <i>Greenhill Farm</i> is also near Carnwood Lodge National Nature Reserve. Both these designations will need to be considerations of proposed development of these sites.</p> <p>Sites around Ashby-de-la-Zouch all are within the catchment of the River Mease that is designated as a Special Area of Conservation for its international importance for nature conservation. Development on any of the sites around the town has the potential to have adverse impacts on the Mease. This could be through direct impacts on water quality from tributaries flowing through the proposed development site and also from impacts on water flows in the river which are related to water use and abstraction. Any development in these areas would need to undergo site specific 'appropriate assessment'. An HRA screening has been prepared for the Further Consultation document. Measham is also effected by the same issues, and this option only puts 75 dwellings in the town, making adverse impacts unlikely or minimal.</p> <p>Focusing on two towns rather than one allows some of the landscape and biodiversity impacts of development to be distributed around the District. However, the quantity of development remains high in Coalville meaning the majority of impacts will be experienced here. Policies will need to be in place to ensure biodiversity and landscape enhancement is part of any proposed development scheme.</p> <p>Some soils around Coalville are of Grade 2 quality and therefore it will be important to ensure that development of sites takes this into account.</p>
<p>Built environment and historic heritage</p>	<p>The very high growth in Coalville and large new expansions to Ashby-de-la-Zouch will change the whole shape of these towns. Therefore, there is the risk that new development could harm the built character, but there is also the opportunity for careful planning to deliver new, higher quality urban areas for the towns. This could use the principles of sustainable layout and design to create new urban neighbourhoods that bring benefits to new and existing residents. This could include promoting movement routes that encourage walking and cycling, sustainable construction, renewable energy and public open space provision.</p>

	<p>At specific sites in Coalville, the proximity to historic assets need to be taken into account. This includes near <i>Greenhill Farm</i>. There are Rabbit Warrens on Warren Hill and by <i>south west of Coalville</i> there is Snibston Colliery, both of which are scheduled monuments.</p> <p>On the opposite side of the road from <i>East of Leicester Road</i> in Ashby is the Ashby Castle and Associated Formal Gardens scheduled monument, the character of this area will need to be a consideration of development proposals on the site. New development in Ashby-de-la-Zouch will have to respect the central conservation area, in particular the south of <i>Money Hill</i> and <i>East of Leicester Road</i> sites.</p> <p>This option also misses out on opportunities for housing development to help deliver renewal and regeneration of the other three towns, especially where they are currently suffering from a poor quality urban environment. The gradual decline in population could also lead to changes in the character of these areas.</p>
Air	<p>These impacts relate closely to the impacts identified under accessibility. There is the potential for this option to create some types of greater self-containment in Ashby-de-la-Zouch. However, as the PTOMELY results show that high levels of housing growth in Coalville may result in reduced self-containment of the town and increase in travel needs and distances. This will have inevitable adverse impacts on air quality related to increased car use, with negative impacts related to reducing carbon emissions, air pollution and health and wellbeing. Therefore, housing growth will need to be better matched with job growth, as well as other service provision.</p> <p>In Ashby-de-la-Zouch this option could see some growth in self-containment for living and working, helping to reduce car movement in the town and elsewhere. Impact on air quality is therefore likely to be positive.</p> <p>Decline or static populations in the other five towns could also have adverse impacts related to commuting. Lower numbers of resident workforce will result in more people travelling into these towns for work.</p> <p>Overall, the air quality impacts of this option related to car travel remain poor, although possibly better than for option 1.</p>
Water quality and supply	<p>Water supply issues are of serious concern in the District. In particular there is a water supply shortage in the Ashby and Measham area. Therefore, this option has the potential to have an impact on water supply in the Ashby area, especially as the Packington waste water treatment works that serve the towns are identified as High Risk by the Environment Agency of exceeding capacity due to housing expansion in the area. This has a particular risk for waste quality in the River Mease SAC.</p> <p>The Snarrow waste water treatment works in Osgathrope to the north of the District is also identified as High Risk. Therefore, new housing in the district will need to be supported by improvements to capacity at the waste water treatment works.</p> <p>Under all options measures, will have to be put in place to limit potable water use in new homes and businesses, using all water sources more efficiently. This could include the use of grey water recycling in all new homes.</p>

Flood	<p>The south at the <i>south east of Coalville</i> has some risk of flood immediately adjacent to the River Sence that flows through the site. Therefore, vulnerable development including housing should not be built in this part of the site, but it should not mean development cannot proceed.</p> <p>In Ashby the site <i>south of Ashby</i> areas along brook/drain that runs through the site that are at risk of flood, vulnerable development will have to be located away from this area. Very small parts of the sites in <i>Money Hill</i> and <i>East of Leicester Road</i> are also shown to be at risk of flood.</p> <p>This option means that sites that are show to have quite a high risk of flood will not need to be developed. These sites are <i>rear of Upton Close, Castle Donington</i> and the northern section of <i>Adjoining Cott Factory, Kegworth</i>.</p> <p>To avoid increasing the risk of flood on and off-site, all new development should be designed to incorporate sustainable urban drainage measures, including limiting water run-off to greenfield levels.</p>
Energy	<p>This option is likely to include large new development sites. The development of larger ‘urban extensions’ may present greater opportunities for the delivery of low carbon heat and power. This can be as part of district or community heat and power schemes, which may be more financially viable when integrated into large development sites to be delivered by a single developer, rather than in multiple smaller schemes. It may also be possible to set specific policy for higher targets to be met on strategic sites.</p>
Economy	<p>To achieve greater self-containment the new jobs and home provision in the District's towns need to be well matched. This means that under this option, the majority of new employment will have to be directed to the Coalville area and with additional employment at Ashby. This is not necessarily the option that is being pursued by the Core Strategy, and therefore there is a strong likelihood that new jobs will not be very accessible to new homes. This could adversely impact on peoples’ ability to access local jobs that meet their needs, as well as to provide new employers with a local workforce.</p> <p>The very low levels of housing at Castle Donington and Kegworth could also impact on a locally available workforce for any expansion of the East Midlands Airport and the possible new regional distribution centre.</p> <p>It is not clear what the overall impact on the District, as a whole, would be from pursuing this option.</p>

<b>Option 3 – Coalville focus with a significant amount in two of the Rural Towns</b>	
This option still sees the majority of development in Coalville, although the least of all four options. Ashby and Castle Donington and to a lesser extent Ibstock are each to receive more new housing that should result in their growth. Levels of housing in Kegworth and Measham are also higher. This is the most dispersed option of housing growth.	
<ul style="list-style-type: none"> <li>• The most dispersed option, although Coalville remains the focus with more than double the housing of the next largest settlement</li> <li>• Housing in Ashby is less than under option 2</li> <li>• Housing in Castle Donington is highest under this option, significantly higher than for option 1 or 2, although only 200 homes more than for option 4</li> <li>• Ibstock, Kegworth and Measham all would see a level of housing that is likely to support their continued function and some population growth, particularly for Ibstock</li> <li>• This option is the closest to a 'business as usual' approach with all settlements more or less receiving a pro-rata proportional share of new dwellings.</li> </ul>	
Accessibility	<p>This option sets housing growth at levels in all towns that would allow their continued growth and development. This option could therefore help would support the continued viability of the town centres of all of the six towns.</p> <p>Coalville remains the focus of the majority of development, with 5400 homes proposed for the town, slightly reducing the proportion of dwellings in this town from current levels by 2026. This quantity of development is still likely to be able to support a new mixed use sustainable urban extension to the town, if a single location for growth is chosen. New urban extensions could include new accessible local services such as schools, open spaces, jobs and shops, and the level of development should be sufficient to support new public transport.</p> <p>Similarly for Ashby and Castle Donington development levels could be sufficient to deliver smaller urban extensions, although these could still be of a level to support some accessible services.</p> <p>The PTOLEMY study has shown that this quantity of housing in Castle Donington could help to improve the local trip containment as new homes could be supported by jobs in the nearby East Midlands airport. However, this is from a very low starting point of only 6% self-containment. Self-containment of trips in Kegworth is also increased under this option. The slightly increased proportion of new homes in Kegworth and Castle Donington by 2026 from current levels will help provide accessible homes near areas of planned employment</p>

	<p>expansion.</p> <p>Trip containment for Kegworth also increases, indicating greater self-containment for work.</p> <p>The lower level of homes delivered in Coalville and Ashby can only help to reduce out-commuting as this option is most likely to better match workforce growth with job growth.</p> <p>This option is most likely to see more accessible jobs for new residents, but as with all options, the predicated jobs growth does lag behind the housing growth. This means there will always be out-commuting for work.</p>
Housing	<p>This distribution of housing is most likely to help meet housing needs throughout the District of all of the four options. This approach to growth should help make sure house prices are not artificially increased in any settlement simply by lack of supply.</p>
Community	<p>The overall growth in any one settlement is less than for other options. This means changes to community character will not be as great as under some of the other options. This option should also allow for the continued natural growth and change of all of the six named towns, helping to preserve the demographic and social mix in all these areas that contributes to character.</p> <p>There is less opportunity to create sustainable, new neighbourhoods in new urban extensions under this option. However, this may still be possible in Coalville if the majority of growth is located in one extension.</p> <p>Development at these quantities should also help in the continued support of viable town centres, this is likely to be important in maintaining the character and identity of these settlements.</p>
Biodiversity, landscape and land/soil	<p>This more dispersed distribution of development is also most likely to help distribute adverse impacts across the District. For instance, not all potential urban extensions will need to be developed, allowing those locations where adverse impacts will be least to be prioritised for development.</p> <p>The main biodiversity impacts relate to the potential effects of development in and around Ashby and Measham on the River Mease Special Area of Conservation (designated for its international importance for nature conservation).</p> <p>Of all four options this would see the most development at Measham. The three sites proposed for development are all within 500m of the designated area, and Ashby sites have tributaries of the River Mease flowing through them. Therefore, development has the potential to have direct impacts on water quality. Information from the Environment Agency also shows that this area suffers from over abstraction of water. Therefore, additional water abstraction in Measham and Ashby to supply development could have a detrimental impact on the River Mease SAC. Further details of possible impacts on the River Mease SAC are shown in the Habitats Regulations</p>

	<p>Assessment. The quantity of development under this option may also allow for development contributions to pay for waste water treatment works upgrades to increase capacity, this will help reduce adverse water quality impacts on the SAC.</p> <p>All the six settlements, with the exception of Kegworth and Castle Donington are in the National Forest. This does not necessary preclude development, but it will have to be a consideration of development proposals.</p> <p>Several sites around the district are near areas of biodiversity importance. Including <i>north of Thringstone</i>, that is near a Site of Special Scientific Interest (SSSI) 'Grace Dieu and High Sharpley', an area of broadleaved mixed and yew woodland that is in an unfavourable status. The site to the <i>South West of Coalville</i> shares a border with a Local Nature Reserve 'Snibston Grange', also the site <i>Greenhill Farm</i> is also near Carnwood Lodge National Nature Reserve. Both these designations will need to be considerations of proposed development of these sites.</p> <p>There are Grade 2 agricultural soils in the District, and some locations will may need further analysis to identify the quality of soils. In particular development near Coalville, Castle Donington and Ibstock.</p>
<p>Built environment and historic heritage</p>	<p>This option would see growth distributed throughout the District. This should enable new development to be used in the regeneration and renewal of towns centres where necessary. In some instances the quantity of development will have the potential to bring major changes to the built character of towns, such as in Coalville and possibly in Ashby and Castle Donington.</p> <p>Urban extensions will need to be carefully planned to deliver new higher quality urban areas for the town. This could use the principles of sustainable layout and design to create a new urban neighbourhood that brings benefits to new and existing residents. Including promoting movement routes that encourage walking and cycling, and sustainable construction.</p> <p>At specific sites in Coalville proximity to historic assets need to be taken into account. This includes near <i>Greenhill Farm</i>. There are Rabbit Warrens on Warren Hill and by <i>south west of Coalville</i> there is Snibston Colliery, both of which are scheduled monuments.</p> <p>On the opposite side of the road from <i>East of Leicester Road</i> in Ashby is the Ashby Castle and Associated Formal Gardens scheduled monument, the character of this area will need to be a consideration of proposed development here. New development in Ashby-de-la-Zouch will have to respect the central conservation area, in particular the south of <i>Money Hill</i> and <i>East of Leicester Road</i> sites.</p> <p>In Castle Donington the site <i>rear of Upton Close</i> is within 200m of the Enclosure Castle and 600m of Hemington Chapel, both of which are scheduled monuments.</p>
<p>Air</p>	<p>These impacts relate closely to the impacts identified under accessibility. The PTOMELY Assessment of this option reveals that it is the most likely to contribute to greater self-containment of towns for jobs and homes. This could help in reducing car use and the associated</p>

	<p>air quality impacts. However, there is an overall reliance on car travel for all trips in the District, and many trips are made over long distances and this could be exacerbated by M1 access improvements. Therefore, strategies need to be in place to help make sure more trips in future are by car alternatives, although lack of train stations in the District does make this difficult.</p>
Water quality and supply	<p>Water supply issues are of serious concern in the District. In particular there is a water supply shortage in the Ashby and Measham area. Therefore, this option has the potential to have an impact on water supply in the Ashby area, especially as the Packington waste water treatment works that serve the towns are identified at High Risk by the Environment Agency of exceeding capacity due to housing expansion in the area. This has a particular risk for waste quality in the River Mease SAC.</p> <p>The Snarrow waste water treatment works in Osgathrope to the north of the District is also identified as High Risk. Therefore, new housing in the district will need to be supported by improvements to capacity at the waste water treatment works.</p> <p>Under all options measures will have to be put in place to limit potable water use in new homes and businesses, using all water sources more efficiently. This could include the use of grey water recycling in all new homes.</p>
Flood	<p>The proposed locations for greenfield expansion are relatively low risk of flood, with a few exceptions.</p> <p>The sites at greatest risk, and that may need developing under this option, are at the <i>rear of Upton Close, Castle Donington</i> and the northern section of <i>Adjoining Cott Factory, Kegworth</i>.</p> <p>Also at risk are sites to south at the <i>south east of Coalville</i> has some risk of flood immediately adjacent to the River Sence. In Ashby at the site <i>south of Ashby</i>, along brook/drain that runs through the site are at risk of flood. Therefore any areas of development will be vulnerable, so must be located away from this area. Very small parts of the sites in <i>Money Hill</i> and <i>East of Leicester Road</i> are also shown to be at risk of flood.</p> <p>To avoid increasing the risk of flood on and off-site all new development should be designed to incorporate sustainable urban drainage measures, including limiting water run-off to greenfield levels.</p>
Energy	<p>This option is likely to include large new development sites. The development of larger 'urban extensions' may present greater opportunities for the delivery of low carbon heat and power. This can be as part of district or community heat and power schemes, which may be more financially viable integrated into large development sites to be delivered by a single developer, rather than in multiple smaller schemes. It may also be possible to set specific policy for higher targets to be met on strategic sites.</p>



Economy	<p>To achieve greater self-containment the new jobs and home provision in the District's towns need to be well matched. This option distributes development more equally around the District, reflecting the existing role of settlements. This may mean that more people under this option have access to local employment.</p> <p>The focus of new development in the Castle Donington and Kegworth area should help support economic growth in and around the airport, helping to provide a local workforce to meet needs in the area.</p>
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<b>Option 4 – Coalville focus with significant amount in two rural towns</b>	
<p>Despite being referred to in its title as the same as Option 3, this option sees more development in Coalville. Ashby has a much reduced role from Option 3, Castle Donington and Ibstock would receive 1000 new homes. The role of Kegworth and Measham is also reduced from Option 3 but remains higher than under Option 1 or 2.</p>	
<ul style="list-style-type: none"> <li>• Under this option Coalville is still the major focus of development, receiving 7-8 times the quantity of development of the next tier of settlement (Ibstock and Castle Donington)</li> <li>• Housing in Ashby is reduced to the same levels as under Option 1</li> <li>• Housing in Castle Donington and Ibstock should help to allow the continued growth of these towns in terms of population.</li> <li>• Ashby, Kegworth and Measham all would see a level of housing that is likely to mean their role shrinks, with housing at levels only to provide for a natural reduction in population size and little or no growth</li> </ul>	
Accessibility	<p>This option sets housing growth at levels in Coalville, Castle Donington and Ibstock that should allow their continued growth and development. This option could therefore help would support the continued viability of the town centres in these three towns.</p> <p>Coalville remains the focus of the majority of development, with 7700 homes proposed for the town. Therefore, this retains the possibility of creating new mixed use sustainable urban extension to the town in a single location for growth is chosen. New urban extensions could include new accessible local services such as schools, open spaces, jobs and shops, and the level of development should be sufficient to support new public transport.</p> <p>It may also be possible in Ibstock and Castle Donington to create new urban extensions provide locally accessible services, and possibly</p>

	<p>new mixed use development, therefore improving access.</p> <p>No PTOLEMY assessment results were available for this Option. However, based on the assessment of other options it is likely that the large quantity of development in Coalville is likely to result in more workforce than jobs and therefore a large amount of out-commuting for work. For the other towns the limited supply of new homes may help to better match job and home growth, reducing the need and distance people commute. The focus on Castle Donington could help to improve the local trip containment as the closest town to the East Midlands airport and possible regional distribution centre.</p>
Housing	<p>This option would provide a large amount of housing in Coalville as well as a large amount in Castle Donington and Ibstock. This development will help meet peoples' needs for housing in these towns. However, in the other three towns housing may be less available, which could result in prices increasing due to lack of supply.</p>
Community	<p>Coalville would inevitably see a change in character due to rapid expansion. Growth at Castle Donington and Ibstock would be more limited than at Coalville. However, the growth level could still result in some changes to the community character. In all three towns this growth could help support a more vibrant town centres with new facilities. If the social infrastructure is in place to support the growing town then impacts could be mainly positive.</p> <p>For the other three towns impacts are likely to be less positive, with the level of housing unlikely to be of the quantities to support the continued natural growth and change of settlements. There is the risk that the quantity of housing will reduce the affordability of homes, and change the social and demographic character of communities.</p>
Biodiversity, landscape and land/soil	<p>This option would see the majority of development as greenfield growth around Coalville. Several sites around Coalville are near areas of biodiversity importance. Including <i>north of Thringstone</i>, that is near a Site of Special Scientific Interest (SSSI) 'Grace Dieu and High Sharpley', an area of broadleaved mixed and yew woodland that is in an unfavourable status. The site to the <i>South West of Coalville</i> shares a border with a Local Nature Reserve 'Snibston Grange', also the site <i>Greenhill Farm</i> is also near Carnwood Lodge National Nature Reserve. Both these designations will need to be considerations of proposed development of these sites.</p> <p>There are no nature conservation designations in proximity of Castle Donington or Ibstock.</p> <p>Coalville and Ibstock are in the National Forest and this will need to be taken into account in any development proposals.</p> <p>Focusing on three towns, rather than one, allows some of the landscape and biodiversity impacts of development to be distributed around the District. However, the quantity of development remains high in Coalville meaning the majority of impacts will be experienced here.</p>

	<p>Policies will need to be in place to ensure biodiversity and landscape enhancement is part of any design scheme.</p> <p>This option limits development in Measham and in Ashby-de-la-Zouch and therefore may be preferable options for protecting the River Mease Special Area of Conservation from harm related to development. This includes the need to avoid over-abstraction of water for new development, as well as the direct impacts of development on the water environment.</p> <p>Some soils around Coalville, Castle Donington and Ibstock are of Grade 2 quality and therefore it will be important to ensure that development of sites takes this into account.</p>
Built environment and historic heritage	<p>This option would see growth distributed throughout the District. This should enable new development to be used in the regeneration and renewal of towns centres where necessary. In some instances the quantity of development will have the potential to bring major changes to the built character of towns, such as in Coalville and possibly in Ibstock and Castle Donington, and therefore needs to be sensitively planned.</p> <p>Urban extensions will need to be carefully planned to deliver new higher quality urban areas for the town. This could use the principles of sustainable layout and design to create a new urban neighbourhood that brings benefits to new and existing residents. Including promoting movement routes that encourage walking and cycling, and sustainable construction.</p> <p>At specific sites in Coalville proximity to historic assets need to be taken into account. This includes near <i>Greenhill Farm</i>. There are vestiges of Rabbit Warrens on Warren Hill and by <i>south west of Coalville</i> there is Snibston Colliery, both of which are scheduled monuments.</p> <p>In Castle Donington the site <i>rear of Upton Close</i> is within 200m of the Enclosure Castle and 600m of Hemington Chapel, both of which are scheduled monuments.</p>
Air	<p>These impacts relate closely to the impacts identified under accessibility. There has been no PTOMELY Assessment yet of this option. However, based on the other options assessments it is likely that this options would result in more commuting trips from Coalville, with many more workforce than available jobs. This is likely to give rise to increased car travel and associated sustainability impacts. There is an overall reliance on car travel for all trips in the District, and many trips are made over long-distances and this could be exacerbated by M1 access improvements. Therefore, strategies need to be in place to help make sure more trips in future are by car alternatives, although lack of train stations in the District does make this difficult.</p>
Water quality and	<p>Water supply issues are of serious concern in the District. In particular there is a water supply shortage in the Ashby and Measham area. Therefore, this option has the potential to have an impact on water supply in the Ashby area, especially as the Packington waste water</p>

supply	<p>treatment works that serve the towns are identified at High Risk by the Environment Agency of exceeding capacity due to housing expansion in the area. This has a particular risk for waste quality in the River Mease SAC.</p> <p>The Snarrow waste water treatment works in Osgathrope to the north of the District is also identified as High Risk. Therefore, new housing in the district will need to be supported by improvements to capacity at the waste water treatment works.</p> <p>Under all options measures will have to be put in place to limit potable water use in new homes and businesses, using all water sources more efficiently. This could include the use of grey water recycling in all new homes.</p>
Flood	<p>The proposed locations for greenfield expansion are at relatively low risk of flood, with a few exceptions.</p> <p>The sites at greatest risk, and that may need developing under this option, are <i>rear of Upton Close, Castle Donington</i>. Also at risk are sites to south at the <i>south east of Coalville</i> has some risk of flood immediately adjacent to the River Sence.</p> <p>To avoid increasing the risk of flood on and off-site all new development should be designed to incorporate sustainable urban drainage measures, including limiting water run-off to greenfield levels.</p>
Energy	<p>This option is likely to include large new development sites. The development of larger 'urban extensions' may present greater opportunities for the delivery of low carbon heat and power. This can be as part of district or community heat and power schemes, which may be more financially viable integrated into large development sites to be delivered by a single developer, rather than in multiple smaller schemes. It may also be possible to set area specific higher targets for low carbon energy on strategic sites.</p>
Economy	<p>To achieve greater self-containment the new jobs and home provision in the District's towns need to be well matched. This option may limit accessibility to jobs, particularly in the Coalville area.</p> <p>The focus of new development in Castle Donington should help support economic growth in and around the airport, helping to provide a local workforce to meet needs in the area.</p>

2.2 There was a previous stage of consultation where options were considered. At the *Additional Consultation Core Strategy (2007)* two other main options were considered. These were rejected prior to the preparation of the *Further Consultation (2008)*.

## **2007 Additional consultation options**

### **Option 5 – The dispersed option**

This option would be to further disperse development beyond that covered by the current Option 3 and would have included allocating land for development in some of the larger villages.

The main implications for sustainable development from this approach to distribute development would be related to the long-term patterns of development that this could give rise to. It may encourage very dispersed development. Under this option no single settlement would be the primary focus of development and would possibly include developing in locations where there is poor existing access to a good range of services and facilities. This pattern of development would make delivering new public transport routes difficult, with the dispersed patterns of new development requiring complicated bus routes. Therefore, this option is likely to have performed poorly in relation to sustainability objectives of access, air quality, and health, resulting from increase car travel.

This option would also have resulted in quite a large amount of development in Ashby and possibly Measham with potentially adverse impacts on the River Mease SAC.

### **Option 6 – New settlement**

This option would be to create a new settlement in North West Leicestershire to accommodate a large amount of the new development.

Such a settlement would need to be of quite a large threshold size to provide the necessary critical mass of population to support new services, such as a viable town centre, schools, employment health and leisure centres, public transport routes and other facilities. Without the critical mass of population the new settlement could become a commuter town providing predominantly housing to meet employment needs elsewhere, contrary to the principles of creating a sustainable community and sustainable access.

A new settlement would also need a large amount of land take to provide all the housing, employment and services necessary for its successful functioning. This could have greater impacts on the environment than a single large or several smaller urban extensions.

Development in the District is already very dispersed, and adding a new town would exacerbate this. For instance, creating problems in setting up new functional public transport routes to connect the town to all nearby towns and cities, and further disjointing where people live and work.

A potential benefit of this option for sustainable development would be the opportunity to develop in a location where there would be minimal environmental impact, in terms of landscape and biodiversity – or if there is a large previously developed site outside a settlement in need for redevelopment. A new settlement could also be located next to existing or planned employment growth areas, where existing towns in the area are constrained in terms of suitable locations for growth. However, given that many of the locations for extensions have quite low environmental sensitivity, benefit could also be gained from carefully planned expansions around an existing core.

### 3 Sustainability appraisal of the preferred distribution of development Core Strategy

- 3.1 This section looks at the sustainability implications of the preferred distribution of options as they are proposed, this is in keeping with the policy appraisal of policy CS16 of the Core Strategy.
- 3.2 In addition, this section considers the relative impacts of this policy compared to the options that were considered earlier. This appraisal now reflects the quantity of development that is being proposed also. This is significantly reduced from the amount that was assessed at Further Consultation options – now at 9700 to 2031 instead of 11000 (not including rural) to 2026. The implications of this change are referred to at the end of this section and in main report text.

<b>Preferred Options – Core Strategy Policy</b>	
<p>This is the preferred option for the distribution of development set out in the Core Strategy. This split sees Coalville get just over 50% of the housing growth. Ashby and Castle Donington would get a similar level of growth to each other, despite their existing very different sizes. The remaining Rural Centres would get a small number of new homes.</p> <p>This option also gives a figure for the rural area, which would see also a small growth.</p>	
<ul style="list-style-type: none"> <li>• Growth in Coalville is likely to require one or more urban extensions of a significant scale. There is the potential to create an urban extension with a new local centre and mix of uses, including employment.</li> <li>• Housing growth is set to rapidly increase in Castle Donington. In 2009 there was under 10% of total housing in the district in the village and it will increase in size by almost half. There is potential for a development to deliver new services to meet increased demands from residents, as well as to give support the town. There is also the potential for greater self-containment for jobs and homes.</li> <li>• Ashby, Measham and Ibstock would be expected to get proportionally less housing than their current share</li> <li>• If housing is only delivered to the figures given in the policy rural housing development would have to slow considerably.</li> </ul>	
Accessibility	<p>This option has the potential to create new ‘sustainable communities’ on the edge of Coalville existing urban area, as well as in Castle Donington. In both these settlements, as long as development is not disbursed between lots of small extensions, planning urban extensions to meet growth needs could help create new mixed use areas that have good access to a range of services. For example,</p>

	<p>new local centres with schools, shops and community facilities could be delivered to support access to service and reduce car reliance.</p> <p>In Castle Donington the desired housing growth could help improve self-containment of the village. The area currently has about a quarter of all jobs in the district but only 10% of all the homes. Supported by better cycle paths and footpaths new homes could have good and equitable access to a range of jobs.</p> <p>Growth in Ashby-de-la-Zouch could help support the services and facilities of this town, and therefore accessibility.</p> <p>Achieving greater access to work will be depended on suitable levels of employment land allocation and uptake in both Coalville and Ashby. Without housing being matched by jobs it could create undesirable residential neighbourhoods that have poor access to local employment and are dependent on longer distance out-commuting for work, for example to Loughborough or Leicester, or the existing and planned employments areas in the north of the district.</p> <p>There remains risk in Coalville and Ashby that job growth will not match housing growth, leading to increasing need to travel long distances to get to jobs. This commuting is likely to favour those who drive, which is not compatible with equitable access for all.</p> <p>The remaining Rural Centres may also see some substantial growth in terms of proportion size, with Kegworth and Measham likely to grow by well over a quarter. Growth in all the Rural Centres would need to be matched by employment growth. In particular, Kegworth that currently acts as a commuter settlement serving Castle Donington and the airport and towns and cities up and down the M1. In Kegworth a step change in local service availability is essential to help improve accessible service and reduce car use in the village. There is a risk that this allocation of housing to Kegworth is incompatible with sustainable and equitable access considerations.</p> <p>This option would see housing growth in the rural area slow. This is compatible with a strategy that seeks to find a long-term layout of development in the district that reduces the need to travel with accessible local services. Few of the rural or sustainable villages really support a level of services that provide 'good access' with only essential services locally available.</p> <p>The particularly benefits of this option for accessibility is associated with more houses in Castle Donington helping to secure greater self-containment. Housing growth levels in Castle Donington and Coalville also gives the potential for large new urban extensions that support locally accessible new services, such as shops and schools. There is a risk that housing growth in Kegworth is too high for this settlement with few accessible local services and where a very high proportion of the workforce commute by car outside the area for work.</p>
Housing	<p>This option would provide a large amount of housing in Coalville and Castle Donington, making housing in these two towns relatively more affordable.</p> <p>In Ashby the 1400 new homes would only see a growth in number of dwellings in the town by about 14% this is a much lower proportional</p>



	<p>growth than for any other of the main centres. There is the risk relatively low growth could push up local house prices and insufficient home will be built to fulfil the demand for homes for indigenous population growth and lowering household size.</p> <p>In the remaining Rural Centres delivery of affordable housing is likely to be lower, especially if development comes forward on smaller sites.</p> <p>In rural areas the overall housing requirement may limit supply of rural affordable housing.</p>
Community	<p>Coalville and Castle Donington are most likely to experience a change in community character from rapid growth. The number of households in Coalville is expected to growth by about a third and Castle Donington by a half. Despite the significant amount of growth directed to Ashby this is only growth of 14% of current size and there is the possibility that this could have an impact on actually meeting the needs of the community.</p> <p>In Coalville and Castle Donington growth levels could be beneficial in supporting the town centre and local services with positive impacts on character. If the social infrastructure is in place to support the growing town then impacts could be mainly positive.</p> <p>This option also presents the opportunity to create new communities as part of new urban extensions to Coalville and Castle Donington. The rapid growth of the extensions will need to be carefully planned, with social infrastructure phased into delivery to help build sustainable communities with a neighbourhood focus.</p> <p>Lower levels of development in these settlements will mean correspondingly low levels of developer contributions; this could have some adverse impacts on delivery of social infrastructure in the Rural Centres, particularly where current deficiencies have been identified. However, the need of these centres is not clear and it may simply mean growth maintains current population levels more or less.</p>
Biodiversity, landscape and land/soil	<p>This option would see the majority of development as greenfield growth around Coalville, as well as some greenfield growth in Ashby. All sites around Coalville and Ashby-de-la-Zouch are in National Forest and this will need to be a consideration of development, ensuring that new trees and open spaces are integral to any new development.</p> <p>There are several areas of are ease of biodiversity importance around Coalville. Including <i>north of Thringstone</i>, that is near a Site of Special Scientific Interest (SSSI) 'Grace Dieu and High Sharpley', an area of broadleaved mixed and yew woodland that is in an unfavourable status. The site to the <i>South West of Coalville</i> shares a border with a Local Nature Reserve 'Snibston Grange', also the site <i>Greenhill Farm</i> is also near Carnwood Lodge National Nature Reserve. Both these designations will need to be considerations of proposed development of these sites.</p> <p>Sites around Ashby-de-la-Zouch all are within the catchment of the River Mease that is designated as a Special Area of Conservation for</p>

	<p>its international importance for nature conservation. Development on any of the sites around the town has the potential to have adverse impacts on the Mease. This could be through direct impacts on water quality from tributaries flowing through the proposed development site and also related to water use and abstraction impacting on water flows in the River. Any development in these areas would need to undergo site specific 'appropriate assessment'. An HRA screening has been prepared for Submission Core Strategy document. This indicates that there is capacity at Sewage Treatment works serving Ashby for the time being, although to avoid impacts this will need frequent review.</p> <p>Measham is also affected by the same water quality issues on the River Mease, although capacity at local treatment works is proportionally greater, the level of housing allocated to the village should be able to take place without adverse impacts. However, as with Ashby, development impacts will need to be monitored to ensure adverse impacts are not occurring at the River Mease SAC.</p> <p>The preferred distribution of development disperses development around the district that should help dilute environmental effects in any one area. Furthermore, lower amounts of development in each settlement mean that the more sustainable sites with lower impacts can be selected as the preferred locations of growth. However, the quantity of development remains high in Coalville meaning the majority of impacts will be experienced here. Policies will need to be in place to ensure biodiversity and landscape enhancement is part of any proposed development scheme.</p> <p>Some soils around Coalville are of Grade 2 quality and therefore it will be important to ensure that development of sites takes this into account.</p>
<p>Built environment and historic heritage</p>	<p>The very high growth in Coalville and large new expansions to Castle Donington will change the whole shape of these settlements. Therefore, there is the risk that new development could harm the built character, but there is also the opportunity for careful planning to deliver new higher quality urban areas in each area. This could use the principles of sustainable layout and design to create new urban neighbourhoods that bring benefits to new and existing residents. This could include promoting movement routes that encourage walking and cycling, sustainable construction, renewable energy and public open space provision.</p> <p>At specific sites in Coalville proximity to historic assets need to be taken into account. This includes near <i>Greenhill Farm</i>. There are Rabbit Warrens on Warren Hill and by <i>south west of Coalville</i> there is Snibston Colliery, both of which are scheduled monuments.</p> <p>New development in Ashby-de-la-Zouch will have to respect the central conservation area, in particular to the north of the town.</p> <p>The distribution should consider how housing growth can help stimulate regeneration of Coalville town centre, while protecting the distinctive character of the area.</p>

Air	<p>These impacts relate closely to the impacts identified under accessibility. Wherever it is identified that access would be reduced there would be an associated impact relating to car use therefore air quality.</p> <p>There is the potential for this option to create some types of greater self-containment in Castle Donington. In any of the settlements if new housing is not matched by job growth and the provision of new services it may lead to increased need to travel, especially by car. This will have inevitable adverse impacts on air quality related to increased car use, with negative impacts related to reducing carbon emissions, air pollution and health and wellbeing.</p> <p>Kegworth is particularly characterised by high levels of car commuting in relation to population size. Development in this village is very likely to give rise to additional car trips unless housing is matched by new employment growth to meet the skills of local residents, as well as improved village centre services. Housing may further reduce air quality in areas already suffering poor air quality in the village, identified by designation of Air Quality Monitoring Areas.</p> <p>Reducing the amount of housing in the rural area overall may help to reduce travel trips and distances from these settlements, almost all of these trips are made by car.</p>
Water quality and supply	<p>Water supply issues are of serious concern in the District. In particular are capacity issues and water quality issues at the River Mease SAC resulting from the waste water originating in Ashby, and to some extent Measham. Therefore, this option has the potential to have an impact on water supply in the Ashby area, especially as the Packington waste water treatment works that serve the towns are identified as at risk of exceeding capacity due to housing expansion in the area. However, both the distribution to Ashby and Measham is likely be within existing capacity of the treatment works at least in the medium term, although this will need to be monitored to ensure there is capacity (or no new development) until the end of the plan period.</p> <p>Under all options measures will have to be put in place to limit potable water use in new homes and businesses, using all water sources more efficiently. This could include the use of grey water recycling in all new homes.</p>
Flood	<p>The south at the <i>south east of Coalville</i> has some risk of flood immediately adjacent to the River Sence that flows through the site. Therefore, vulnerable development including housing should not be built in this part of the site, but it should not mean development cannot proceed.</p> <p>In Ashby at the site <i>south of Ashby</i>, along brook/drain that runs through the site are at risk of flood. Therefore any areas of development will be vulnerable, so must be located away from this area.</p> <p>This option means that sites that are show to have quite a high risk of flood will not need to be developed, such as on land near <i>rear of</i></p>

	<p><i>Upton Close, Castle Donington and the northern section of Adjoining Cott Factory, Kegworth.</i></p> <p>To avoid increasing the risk of flood on and off-site all new development should be designed to incorporate sustainable urban drainage measures, including limiting water run-off to greenfield levels.</p>
Energy	<p>This option is likely to include large new development sites. The development of larger 'urban extensions' may present greater opportunities for the delivery of low carbon heat and power. This can be as part of district or community heat and power schemes, which may be more financially viable, integrated into large development sites to be delivered by a single developer, rather than in multiple smaller schemes. It may also be possible to set specific policy for higher targets to be met on strategic sites.</p>
Economy	<p>To achieve greater self-containment the new jobs and home provision in the District's towns need to be well matched. This means that under this option the majority of new employment will have to be directed to the Coalville area. However, new houses at Castle Donington will have good access to existing employment as well as employment growth on committed development sites, helping local access to jobs.</p> <p>In all other areas the plan needs to be clear on how employment growth will take place to match housing and new resident workforce. In some areas there may already be a deficit in local employment and this should be taken into consideration when allocating new employment land. This is not necessary the option that is being pursued by the Core Strategy, and therefore there is a strong likelihood that new jobs will not be very accessible to new homes. This could adversely impact on peoples' ability to access local jobs that meet their needs, as well as provide new employers with a local workforce.</p>

### RSS Growth

3.3 It is also worth considering what the preferred option may mean if the growth levels originally defined by the Regional Spatial Strategy were to be pursued in the Core Strategy. The penultimate column in Table 1.1 gives an indicative representation of the quantity of housing that would be directed to the main settlements based on the current split and if RSS growth was to be pursued.

3.4 It is evident from this that the main implication would be the need for additional land resources to be found to accommodate this growth. The level of growth identified under the preferred option already uses up the urban capacity of the majority of settlements so the additional growth would need to be on peripheral greenfield land. This has the potential for adverse impacts on biodiversity and

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landscape and other effects from the loss of greenfield land, including urban heating and flooding. The exact impacts will depend on the choice of sites for expansion; however, negative effects are likely.

3.5 Additional homes being built will also require additional resource use in their construction and their operation, including water, energy and materials.

3.6 Needing to accommodate larger amounts of housing does mean that there is the potential to deliver larger urban extensions that can support a greater range of new services. These new neighbourhoods can help reduce commuting as people can meet their day to day needs near where they live. More homes are also likely to generate a higher level of developer contributions that can support the delivery of new services and public transport improvements.

3.7 More homes will also mean more affordable homes. Figures indicate that the RSS figure could provide up to 750 additional affordable homes if delivered in accordance with policy.

3.8 The indicative distribution includes additional homes at Ashby de la Zouch and Measham. Delivering this quantity of housing in these settlements may have adverse impacts on the River Mease Special Area of Conservation from decline water quality. Therefore, some of the housing that would otherwise be allocated here would have to be allocated to alternative settlements. This would have further effects on the use of greenfield land in these locations.

~~3.3.9~~ 3.9 Higher growth in housing in some settlements could help support local economies. Castle Donington has a large amount of local jobs and more homes could support provide more local homes, as well as for economic expansion. However, as identified elsewhere in the SA there is the need in most settlements of the district to provide a better balance between jobs and homes. Currently parts of the district experience high levels of commuting by car, with people potentially living quite some distance from where they work. If the growth levels for housing in some settlements permit a large amount of new development this could exacerbate this problem, increasing car use with adverse environmental impacts and impacts on health and wellbeing.

## 4 Other options

4.1 In addition, to the Options presented at the Further Consultation stage options were also considered during preparation of the Core Strategy and submitted to Cabinet for consideration. However, for various reasons, including those relating to planning matters such as insufficient housing capacity these options were all rejected. In this section the SA considers some of the principle sustainability differences that would differentiate these options from the preferred option.

### **October 2009**

- 4.2 This option would require additional land to be developed on Coalville's urban periphery, requiring greenfield land. Therefore, there may be additional impacts on the preferred option relating to the use of land and protection of landscape and biodiversity. This additional growth at Coalville does not reduce significantly the amount of development elsewhere. This housing growth would need to be matched by even more employment growth than other the preferred option and without this would lead to further adverse commuting issues.
- 4.3 Lower levels of growth in Castle Donington could would be less beneficial in terms of reducing commuting levels in the village, and may not represent the best use of land and the village is well suited to growth.
- 4.4 Lower levels of growth in Kegworth may reduce the impact from creating extra commuting.
- 4.5 Other levels of growth are largely the same as for the preferred option.

### **March 2011**

- 4.6 The primary difference of this option is a lower level of growth in every settlement, although there are 700 homes that aren't included in figures and would be distributed around the district. This option is not compatible with meeting the needs of the district and misses opportunities for reducing commuting, for instance substantially increasing housing numbers in Castle Donington. However, this option is not considered reasonable as it well below existing completions rates and is unlikely to meet the housing needs of district.

### **October 2011**

- 4.7 The growth levels of this option are almost identical to the preferred option, with the exception of the rural area where growth is almost double.
- 4.8 The impact of this policy would be increasing dispersal of development to the rural areas, which is largely incompatible with sustainable development. This distributed development would give rise to increase car travel and the rural areas have much poorer access to jobs and services than rural areas, for instance poor bus services and longer distances to travel.
- 4.9 The option could help deliver affordable housing to meet all local needs. However, high levels of housing for lower income groups raises the risk of rural social exclusion as the costs of driving are ever increasing, meaning car ownership may reduce and services become even less accessible.

## 5 The 'business as usual' case

- 5.1 This section considers what would happen if no new development plan was put in place and development occurred to reflect existing trends in development.
- 5.2 Table 5.1 shows the preferred scenario for development and two other options that could represent 'business as usual'. These alternatives are based on a hypothetical scenario where only the preferred growth scenario of 9700 homes is delivered between 2006 and 2031. The two 'business as usual' cases are:
- If growth was distributed to in a proportional way to match the size of existing settlements and distribution of existing housing
  - If growth was distributed to reflect housing completion rates since 2001.

**Table 5.1: 'Business as usual' scenarios**

	Preferred options	Based on existing proportional split of homes	Based on completion rates since 2001
<b>Coalville Urban Area</b>	4950	3349	4209
<b>Ashby-de-la-Zouch</b>	1400	2278	1595
<b>Castle Donington</b>	1300	634	751
<b>Ibstock</b>	550	600	722
<b>Kegworth</b>	450	357	345
<b>Measham</b>	550	473	413
<b>Other</b>	500	2010	1665
<b>TOTAL</b>	9700	9700	9700

- 5.3 It could be argued that the scenario based on proportional split of homes based on current distribution of housing is unrealistic as this is based on historical patterns of development. The split based on the current rates of completions is also misleading as it includes a period of recession that may have impact on build rates in some settlements.
- 5.4 The differences the business as usual approaches to show is the amount of development that would take place in Castle Donington and the rural areas would be hugely different. As noted the approach to speed delivery of homes in Castle Donington has the potential for positive sustainability impacts, in relation to supporting the economy and access to work. Reducing development in the rural area is also compatible with sustainable development, helping to reduce the need to travel for new residents and slowing the unsustainable patterns of development that are currently occurring.
- 5.5 For Coalville growth is above current completions and this is also compatible with more sustainable development. Coalville should be the primary focus of development in the district as it is the main town with greatest potential for self-containment. Growth in Ashby has slowed considerably based on current size and this will be due to the potential impacts on the River Mease SAC, which is reflected in preferred growth options also.
- 5.6 For the remaining settlements the levels of growth are more comparable in the 'business as usual' scenarios as to the preferred options. Indicating that the preferred choice is simply putting development in places where the market requires it and maintaining the roles of these settlements.