
**North West Leicestershire District Council
Sustainability Appraisal
Appendix B: Site Options Assessment**

Prepared by:
ClearLead Consulting Ltd

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It should be noted that any recommendations identified in this report are based on information provided by the Client and as gathered for the SA. In absence of information to the contrary, ClearLead Consulting Limited will use the information provided to complete the report.

VERSION CONTROL RECORD				
Issue	Description of Status	Date	Reviewer Initials	Authors Initials
1	Final	10/10/2022	JM	HAG/JM
2	Revision	31/01/2023	JM	KT/LD
3	Final	29/3/2023	JM	KT/JM/LD

Cluster Name		Albert Village																
Settlement Tier		Sustainable Village																
		SA objectives																
Site capacity	Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
264	Main Street / Occupation Road, Albert Village	AV1/EMP67	+	-	-	++	?	+	?	-	?	0	-	-	+	0	-	-
24200	Swains Park	EMP18	0	0	-	0	+	+	++	-	-	0	?	?	+	0	0	?

Summary of potential Significant Positive effects identified for the cluster

SA4: Site AV1 will provide 264 new dwellings and it is assumed that at least 5% of this would be affordable. As a mixed-use site, the development of AV1 will provide good quality homes that meet the needs of residents while improving access to services and jobs, thereby reducing the need for long distance commuting.

Summary of potential significant negative and uncertain effects identified for the cluster

SA5: Site AV1/EMP67 is located more than 400m from the sustainable boundary and outside the limits of development.
 SA7: Site AV1/EMP67 is being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known.
 SA9: An uncertain effect has been identified for AV1 as the site lies adjacent to commercial/industrial use which could affect future residents.
 SA12: An uncertain effect has been identified for Site EMP18 until ecological surveys have been undertaken as it is within the River Mease SAC Catchment Area and there is potential for presence of Great Crested Newts.
 SA13: A potential significant negative has been identified for site AV1, as development of the whole site will not respond to the existing scale of the village and could therefore affect the landscape character.
 SA13: Site EMP18 scores uncertain, due to landscape sensitivity being unknown.
 SA17: Site EMP18 is within a Mineral Safeguarding Site identified in the Minerals and Waste Local Plan and has been previously used in association with the nearby mineral extraction operation therefore an uncertain effect has been identified until further site investigations have been undertaken.

Summary of recommendations identified for the cluster

SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.
 SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

Potential cumulative effects identified for the cluster

Cluster Name		Appleby Magna																
Settlement Tier		Sustainable Village																
		SA objectives																
Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
(Remainder) West of Measham Road, Appleby Magna	AP1	-	++	-	++	0	++	-	-	0	0	-	-	-	0	0	0	
Church Street, Appleby Magna	AP3	-	++	-	++	0	++	-	-	0	?	-	-	-	-	0	0	
Rear of Didcott Way and North of Church Street, Appleby Magna	AP6	-	++	-	++	0	++	-	-	0	?	-	-	-	-	0	0	
Jubilee Business Park, Appleby Magna	AP10	-	++	-	++	0	++	-	-	0	?	+	++	0	0	0	0	
West of Measham Road, Appleby Magna	AP13a	-	++	-	++	0	++	-	-	0	?	-	-	-	0	0	0	
East of Measham Road, Appleby Magna	AP13b	-	++	-	++	0	++	-	-	0	-	-	-	-	0	0	0	
North East of Measham Road, Appleby Magna	AP13c	-	++	-	++	0	++	-	-	0	?	-	-	-	0	0	0	
Land at Old End, Appleby Magna	AP15	-	+	-	+	0	++	-	-	0	?	?	-	-	0	0	0	
Land East of Appleby Magna	AP16	-	++	-	++	0	++	-	-	0	?	-	-	-	0	0	0	
40 Measham Road, Appleby Magna	AP17	-	++	-	++	0	++	-	-	0	-	+	+	0	0	0	0	
Land at Botts Lane, Appleby Magna	AP18	-	++	-	++	0	++	-	-	0	?	-	-	-	0	0	0	
Land at Snarestone Road, Appleby Magna	AP19	-	++	-	++	0	++	-	-	0	?	-	-	+	0	0	0	
Part Dingle Farm, adjacent Junc. 11 of M42, Appleby Magna	AP20/ EMP92	-	?	?	?	?	?	?	-	?	?	-	-	-	0	0	0	
Land off Top Street (Redhill Farm) Appleby Magna	EMP20	0	0	?	0	+	++	++	-	0	?	-	-	-	0	0	0	
Land Adj (NE) of J11 A42 Tamworth Road	EMP83	0	0	?	0	+	++	++	-	0	?	-	-	-	0	0	0	
Land at J.11 of A42 between A42 and Tamworth Road	EMP84	0	0	?	0	+	++	++	-	0	-	-	-	-	0	0	0	

Summary of potential Significant Positive effects identified for the cluster

SA4: All except EMP20, EMP83 and EMP84 propose the provision of over 10 new dwellings (minimum), this will support the housing needs of the district.
 SA6: Sites AP1, AP3, AP6, AP10, AP13a, AP13b, AP13c, AP15, AP16, AP17, AP18 and AP19 are part of, or within 400m from a sustainable boundary.
 SA7: Sites EMP 20, EMP83 and EMP84 will offer employment use.
 SA14: Site AP10 is previously developed, greenfield land supporting land-use efficiency.

Summary of potential significant negative and uncertain effects identified for the cluster

SA2: Sites AP1, AP3, AP10, AP13a, AP13b, AP13c, AP15, AP16, AP17, AP18, AP19 have poor access to schools, local services and GP surgeries.
 SA3: AP20/ EMP92, EMP20, EMP83 and EMP84 it is uncertain whether these employment sites will contribute to community cohesion considering the infrequent public transport routes, and distance from employment areas.
 SA5: AP20/EMP92 is being promoted for a mix of employment and housing and until the site details are known it is difficult to predict if the site will achieve all the SA sub-objectives.
 SA6: Sites AP20/EMP92, EMP20 and EMP83 are located outside a settlement tier and more than 400m from a sustainable boundary and outside the limits to development area.
 SA7: Site AP20/EMP92 is proposed for housing or employment therefore an uncertain effect has been identified for SA7 until its end use is known.
 SA8: All sites are not within 800m of frequent public transport, with a requirement of private transport to access services.
 SA11: All sites except AP13b and EMP84 have scored uncertain for SA11 due to flood zone constraints, and green infrastructure commentary combined.
 SA11: Sites AP13b and Ap17 are part located within Flood Zones 2 and 3.
 SA12: All sites are within the River Mease Catchment Area.
 SA12: Sites AP17, AP18, AP19 and EMP20 impact on biodiversity and geodiversity is not yet known, survey is required.
 SA13: AP15 is located adjoining the limits to development on non PDL, therefore an uncertain effect has been identified.
 SA13: Ap1, Ap3, Ap6, Ap13a, Ap13b, Ap16 and Ap18 are located on greenfield land adjoining the Limits to Development and settlement boundary where development is likely to alter the current landscape character.
 SA14: AP1, AP3, AP6, AP12/ EMP20, AP13a, AP13b, AP13c, AP16, AP20/ EMP92, EMP20, EMP83 and EMP84 are greenfield and not previously developed land and are over 1 hectare in size.
 SA15: Site AP3, AP6, AP18 -located adjacent or near to the Appleby Magna Conservation Area. to several Grade II Listed Buildings and to a Scheduled Monument. There is also considered potential for archaeology within the site (AP3) that requires further investigation. Site EMP20 is located in close proximity to a Grade I Listed Building.

Summary of recommendations identified for the cluster

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.
 SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.
 SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.
 SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.
 SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.
 SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.
 SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.
 SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

Potential cumulative effects identified for the cluster

SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.
 SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.
 SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.
 SA15: There is potential for a negative cumulative effect as a result of development of several sites in combination which lie within or adjacent to heritage assets and their settings.

Cluster Name	Ashby de la Zouch
Settlement Tier	Key Service Centre

Site capacity	Site Addresses	Site Reference	SA objectives																
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
1953	Money Hill, Ashby	A5	-	-	-	++	?	++	?	-	-	?	-	+	-	0	?		
836	Packington Nook, Ashby	A7	-	-	+	++	?	++	?	++	-	-	-	-	-	0	?		
46	North of Moira Road, Shellbrook, Ashby	A25	-	-	-	++	0	++	-	++	0	0	-	-	-	0	0		
493	South of Moira Road, Ashby	A26	-	-	+	++	0	++	-	++	0	0	-	-	-	0	0		
60	South of Burton Road, Ashby	A27	-	+	+	++	0	++	-	++	0	0	-	-	-	0	0		
51	The Paddocks, Willesley Road, Ashby	A28	-	-	-	++	0	-	-	-	0	0	-	-	-	0	0		
11	Land at 178 Burton Road, Ashby	A30	-	+	+	++	0	++	-	++	0	0	-	-	-	0	?		
553	Land at Junction 12 of the A42, Ashby	EMP05	-	-	?	0	+	-	++	-	0	0	-	-	-	0	?		
11480	Former Ashby Aquatics, Nottingham Road	EMP38	0	0	?	0	+	-	++	+	0	0	-	-	-	0	?		
6836	Land at Dents Road	EMP46	0	0	?	0	+	++	++	+	?	0	-	++	0	0	?		
45960	Land at Corkscrew Lane	EMP80	0	0	?	0	+	-	++	-	?	0	-	-	-	0	?		
11400	Land at Nottingham Road, Ashby	EMP86	0	0	?	0	+	-	++	-	?	0	-	-	-	0	?		
155000	Land East of Ashby	EMP87 -Area 1	0	0	?	0	+	-	++	-	?	0	-	-	-	0	?		
105160	Land East of Ashby	EMP87 -Area 2	0	0	?	0	+	-	++	-	?	0	-	-	-	0	?		
1040	Land East of Ashby	EMP87 -Area 3	0	0	?	0	+	-	++	-	?	0	-	-	-	0	?		

Summary of potential Significant Positive effects identified for the cluster
<p>SA4: All residential sites are greenfield with site A5 providing 1953 dwellings, A7 providing 836, A14 providing 39, A25 providing 46, A26 providing 493, A27 providing 60, A28 providing 51, A30 providing 11. It is assumed that 30% of these will be dedicated to affordable housing.</p> <p>SA6: Sites A5, A7, A25, A26, A27, A30 and EMP46 are adjoining or within a key service centre and have the potential to enhance the vitality and viability of the existing town centre.</p> <p>SA7: Sites EMP05, EMP38, EMP46, EMP80, EMP86 and EMP 87 (areas 1, 2 and 3) will provide new employment growth and employment opportunities.</p> <p>SA8: Sites A25, A26, A27 and A30 have good access to transport and good access to services. This has the potential to reduce the need to travel and increase numbers of people walking, cycle or using the bus.</p> <p>SA13: Located on PDL and within the settlement area, site EMP46 has the potential to lead to a significant positive effect on the current townscape.</p> <p>SA14: Located on PDL, sites A14 and EMP46 will support SA14 by ensuring land is reused and redeveloped.</p>
Summary of potential significant negative and uncertain effects identified for the cluster
<p>SA2: Site A5, EMP05 and A28 have poor access to schools, GP surgery, pharmacy and other services.</p> <p>SA5 and SA7: Site A5 is a mixed use site already allocated for development in the adopted Local Plan.</p> <p>SA5 and SA7: Site A7 is a mixed use site therefore an uncertain effect has been recorded.</p> <p>SA6: Sites EMP05, EMP80, EMP87 (Areas 2 and 3) are over 400m to the sustainable boundary and outside the limits to development.</p> <p>SA8: Sites EMP05, A28, EMP80 and EMP87 (areas 1, 2 and 3) are not within 800m of public transport and do not have good access to local services which could increase the need to travel by private vehicle.</p> <p>SA9: Sites EMP38, EMP46, EMP80, EMP86 and EMP87 (Areas 1-3) it is uncertain whether these employment sites will contribute to pollution in the area.</p> <p>SA11: Site A5 has some flood risk on site therefore an uncertain effect has been recorded.</p> <p>SA12: All sites are located within the National Forest and the catchment of the River Mease SAC.</p> <p>SA13: Sites A7, A14, A25, A26, A27, A28, EMP05, EMP80, EMP86 and EMP87 (area1, 2 and 3) lie outside the settlement area and are not PDL, there is potential for them to detract from the districts landscape and townscape character. EMP38 lies outside the settlement area and part of the site is PDL therefore an uncertain effect has been recorded.</p> <p>SA14: Located on greenfield land, sites A5, A7, A25, A26, A27, A28, EMP80, EMP86 and EMP87 (area1, 2 and 3) are over 1 hectare in size and will not ensure the effective and efficient use of land.</p> <p>SA17: A potential uncertain effect has been identified for sites A30, EMP38, EMP80, EMP86 and, EMP87 (area 1, 2 and 3) which are located within a coal safeguarding zone, Site A18 is also located within a coal, sand and gravel safeguarding zone. Site A5 resides partially within a coal safeguarding zone, whilst site A7 is partially within a coal, sand and gravel safeguarding zone.</p>
Summary of recommendations identified for the cluster
<p>SA1: For housing sites it is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.</p> <p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.</p> <p>SA8: It is recommended that all Local Plan policies require all developments to reduce the need to travel by ensuring sustainable travel access to and from the site.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12.</p> <p>Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the districts landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>
Potential cumulative effects identified for the cluster
<p>SA17: With site A30, EMP38, EMP80, EMP86 AND EMP87, A5, A7 and EMP05 either within or partially within a coal safeguarding zone, there may be a potential cumulative effect if all sites are developed.</p> <p>SA2: The development of several sites in combination will increase pressures on the local education infrastructure, health services and community facilities, creating additional needs. This could lead to adverse cumulative impact on provision of education for local children.</p> <p>SA6: The development of sites in combination within a cluster could lead to a significant amount of development surrounding Ashby de la Zouch which could increase footfall into its centre. This could, in turn, enhance the vibrancy and vitality of the centre and therefore could lead to a potential positive cumulative effect.</p> <p>SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.</p>

Cluster Name		Bardon																
Settlement Tier		Sustainable Village																
		SA objectives																
Site Reference		SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
Site capacity	Site Addresses																	
	Barralochen Farm, East Lane	EMP58	0	0	+	0	+	-	++	+	-	0	?	+	--	-	0	0
	Land South of South Lane	EMP81	0	0	+	0	+	++	++	+	-	0	?	--	-	0	0	0
7600m2	Land South of Interlink Way south	EMP23	0	0	-	0	+	++	++	-	-	0	--	+	--	0	0	0
24330m2	Land to West of Regs Way	EMP34	0	0	+	0	+	++	++	+	-	?	--	+	--	-	0	0

Summary of potential Significant Positive effects identified for the cluster	
<ul style="list-style-type: none"> •SA6: Site EMP81 is located within the Principal Town Settlement Tier. •SA7: All sites will provide employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district. •SA8: All sites are within 800m of a bus route and sites EMP58 and EMP81 have a PROW running through them. 	
Summary of potential significant negative and uncertain effects identified for the cluster	
<ul style="list-style-type: none"> •SA1: All sites have poor access to recreation facilities and services. Informal recreation is over 1200m walking distance and formal recreation over 2000m walking distance. SA11: Site Emp34 has had some flood risk in the past and has the River Since running across the southern part of the site. SA12: Sites EMP58 and EMP81 are within 100m of a Local Wildlife Site and Site EMP81 is within 400m of a Regionally Important Geological Site (RIGs). There is also potential for badgers and Great Crested Newts on site. Surveys would need to be undertaken to determine the biodiversity and geological value of the site therefore an uncertain effect has been identified at this stage. SA13: Site EMP81 is greenfield and is located outside of the current settlement boundary. •SA14: Site EMP58 is over 1 hectare in size and a greenfield site. 	
Summary of recommendations identified for the cluster	
<p>SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. For housing sites if there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.</p> <p>SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>	
Potential cumulative effects identified for the cluster	
<p>SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.</p> <p>SA9: The development of sites in combination within a cluster could increase levels of air, light and noise pollution which could adversely affect new and existing communities</p> <p>SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.</p>	

Cluster Name		Battram																
Settlement Tier		Sustainable Village																
Site capacity	Site Addresses	Site Reference	SA objectives															
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.		
	Land at Wood Road, Battram	EMP91	0	0	+	0	+	0	++	+	0	0	?	-	-	0	0	?
Summary of potential Significant Positive effects identified for the cluster																		
SA7: The site has a proposed employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district.																		
Summary of potential significant negative and uncertain effects identified for the cluster																		
SA13: This proposed development is on greenfield land, with a distance of between 400-800m from a sustainable settlement boundary and is likely to have an adverse effect in relation to landscape character. SA14: The site is over 1 hectare in size and is greenfield land. SA12: This site is greenfield land, with mature trees and hedges. Surveys would need to be undertaken to determine the biodiversity and geological value of the site. SA17: This site is located within a mineral safeguarding zone, Part Brick Clay, therefore an uncertain effect has been identified.																		
Summary of recommendations identified for the cluster																		
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.																		
Potential cumulative effects identified for the cluster																		

Cluster Name		Belton																	
Settlement Tier		Sustainable Village																	
Site capacity	Site Addresses	Site Reference	SA objectives														SA15	SA16	SA17
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14				
12	Belton Farm, Church Street,	Be2	++	+	+	++	0	-	0	-	-	-	-	-	-	-	0	0	0
1365	Land East of Hallamford Road and South of Ashby Road	Be3	-	-	-	++	0	-	0	-	-	-	-	-	-	-	-	0	0
5970	Land west of Belton and north of B5324	Be4	-	-	-	++	0	-	0	-	-	-	-	-	-	-	0	0	0
			<p align="center">Summary of potential Significant Positive effects identified for the cluster</p> <p>SA1: Site Be2 is in close proximity to formal and informal recreation whilst being in walking distance to local amenities which has the potential to promote the health and wellbeing of the district's population. SA4: All sites are greenfield sites and will provide 12, 1365 and 5970 new dwellings respectively. It is assumed that at least 20% of these dwellings will be affordable.</p>																
			<p align="center">Summary of potential significant negative and uncertain effects identified for the cluster</p> <p>SA1: Sites Be3 and Be4 have poor access to recreational space and are over 1km walking distance to formal and informal recreation. SA2: Sites Be3 and Be4 have poor access to health services, education, employment, community services or facilities. SA6: Sites Be3 and Be4 are located outside the settlement tier 'sustainable villages' and outside the Limits to Development. SA8: All sites do not have current satisfactory vehicular access and are over 800m to public transport. SA9: Site Be3 abuts the M1 which may cause severe noise and air pollution to future residents if the site were to be developed here. SA11: Sites Be3 and Be4 fall part within Flood Zone 3 where there is potential for a high risk of flooding which could have a negative effect on green infrastructure. SA12: Sites Be2 and Be4 are located in the SSSI impact risk zone for Pasture and Asplin Wood SSSI and Breedon Cloud Wood and Quarry SSSI and Site Be3 is located within the impact risk zone for Oakley Wood SSSI. Site Be3 is located within a Local Wildlife Site and site Be2 is located adjacent to a Local Wildlife Site. SA13: Development of all sites particularly the larger sites Be3 and Be4 will significantly detract quality of the district's landscape and townscape character due to their greenfield nature, size and location in the countryside. SA14: All sites are Site Be2 and Be3 are both greenfield sites. SA15: Site Be4 includes a Grade II Listed Building (Hillpark Farmhouse).</p>																
			<p align="center">Summary of recommendations identified for the cluster</p> <p>SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA9: It is recommended that Local Plan policy includes a requirement to ensure that all development should be designed to minimise their impact on amenity and pollution. SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>																
			<p align="center">Potential cumulative effects identified for the cluster</p>																

Cluster Name		Coalville Urban Area																
Settlement Tier		Principal Town																
Site Capacity	Site address	Site Reference	SA objectives															
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA10 Ensure the District is resilient to the impacts of climate change.	SA11 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA12 Conserve and enhance the quality of the District's landscape and townscape character.	SA13 Ensure land is used efficiently and effectively	SA14 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA15 Protect water resources and ensure they are used efficiently.	SA16 Ensure the efficient use of natural resources, including reducing waste generation.
34	Glebe Road, Thringstone	C16	++	-	-	++	0	++	-	-	0	-	-	+	0	0	0	
348	Land rear of Thornborough Road, Whitwick	C18	-	-	-	++	0	++	+	+	0	-	-	-	0	-	?	
1,140	Stephenson Green, Whitwick	C19	++	-	-	++	0	++	+	+	0	0	-	-	0	0	?	
13	Meadow Lane, Coalville	C20	++	-	-	++	0	++	-	+	0	0	-	+	0	0	0	
26	Land rear of Bardon Road, Coalville	C21	++	-	+	++	0	++	+	+	0	?	-	+	0	0	0	
14	Farm Lane / Towns End Lane, Donington le Heath	C25	++	-	-	++	0	++	+	+	0	0	-	-	-	0	?	
38	Land at Wolsey Road, Coalville (either)	C28	++	+	+	++	0	++	+	++	0	0	-	+	+	?	?	
17	Fretsom's Field, Lily Bank, Thringstone	C42	++	-	-	++	0	++	-	+	0	0	-	-	-	0	0	
36	Church Lane, Whitwick	C44	++	-	-	++	0	++	-	+	0	-	-	-	0	0	?	
41	Thornborough Road Allotments, Whitwick	C45	-	-	-	++	0	++	-	+	0	-	-	-	0	0	?	
266	Broom Leys Farm, Coalville	C46	++	++	?	++	0	++	+	++	0	?	-	-	0	0	0	
342	Land at Redhill Farm, New Swannington	C47	++	-	-	++	0	++	+	+	0	0	-	-	0	0	?	
283	South of Church Lane, New Swannington	C48	-	-	-	++	0	++	-	+	0	0	-	-	?	0	?	
108	Jack's Ices, North of Standard Hill, Coalville	C50	-	-	-	++	0	++	-	+	0	?	-	-	0	?	0	
47	South of Loughborough Road, Whitwick	C57	-	-	-	++	0	++	-	+	0	0	-	-	0	0	0	
11	Adj. 191 Loughborough Road, Whitwick	C58	-	-	-	++	0	++	-	+	0	0	-	-	0	0	?	
24	Land off Forest Road, Hugglescote	C59	++	-	+	++	0	++	+	++	0	0	-	+	0	0	0	
10	Church View, Rose Nursery, Hugglescote	C61	++	-	+	++	0	++	+	++	0	-	-	+	0	0	0	
10	Workspace 17, Highfield Street, Coalville	C62	-	-	+	++	0	++	+	+	0	0	-	++	++	?	0	
21	Land at The City of Dan, Whitwick	C63	++	-	-	++	0	++	-	+	0	-	-	-	0	0	0	
14	R/O Hilary Crescent, Whitwick	C64	-	-	-	++	0	++	-	+	0	0	-	-	0	0	?	
20	Holy Hayes, Rosslyn Road, Whitwick	C65	-	-	-	++	0	++	-	+	0	-	-	-	0	0	0	
95	Land at Waterworks Road, Coalville	C67	++	-	?	++	0	++	+	+	0	?	-	+	0	0	0	
35	Rear of 224a-228 Bardon Road, Coalville	C72	++	-	+	++	0	++	+	+	0	?	-	+	0	0	0	
168	Land off Kirton Road, Coalville	C73	-	-	?	++	0	++	-	+	0	?	-	-	0	0	0	
64	Land at Lily Bank, Thringstone	C74	++	-	?	++	0	++	-	+	0	-	-	-	0	0	0	
32	Land at Townsend Lane, Donington le Heath	C75	++	-	+	++	0	++	+	+	0	0	-	-	-	0	?	
431	Land off Meadow Lane, Coalville	C76	++	-	?	++	0	++	-	+	0	?	-	-	0	0	?	
91	Land off Talbot Lane, Whitwick	C77	-	-	-	++	0	++	-	+	0	0	-	-	0	0	?	
22	Land rear of 274 Church Lane, Whitwick	C78	-	-	-	++	0	++	-	+	0	0	-	+	0	0	?	
11	Land off Townsend Lane, Donington le Heath	C79	++	-	-	++	0	++	+	+	0	0	-	-	-	0	?	
50	Land north of Church Lane, Whitwick	C81	-	-	-	++	0	++	-	+	0	0	-	-	0	0	?	
53	Greenhill Farm, Greenhill Road, Coalville	C82	-	-	?	++	0	++	-	++	0	0	-	?	-	0	0	
50	186, 188 and 190 London Road, Coalville	C83	+	+	+	++	0	++	+	+	0	?	-	+	0	0	0	
430	Richmond Road, Donington le Heath	C85	++	-	-	++	0	++	-	+	0	-	-	-	-	0	?	
17	Land off Howe Road, Whitwick	C86	++	-	-	++	0	++	-	+	0	-	-	?	-	0	?	
5949m2	Motors Ltd	EMP21	0	0	+	0	+	++	++	++	0	0	-	++	++	0	0	

Summary of potential Significant Positive effects identified for the cluster

SA1: Sites C20, C25, C28, C40, C46, C59, C61, C72, C75, C76, C79, C85 and C86 have good access to recreation facilities and services.
SA2: C46 has good access to schools, local services and GP's.
SA4: All sites (except C20, C61, C62 and C79 which are small) are large greenfield sites, which propose the provision of over 10 new dwellings (minimum), this will support the housing needs of the district.
SA6: All sites are part of, or within 400m from a sustainable boundary.
SA7: Site EMP21 provides employment use.
SA8: C28/EMP25, C46, C59, C61, C83 and EMP21 have good access to services, with access to frequent public transport.
SA13: Sites EMP21 and C62 located on PDL and and within limits to development.
SA14: C28, C62 and EMP21 are ensuring land is reused and redeveloped, supporting land-use efficiency.

Summary of potential significant negative and uncertain effects identified for the cluster

SA2: Sites C40, C50, C72, C73, C75 and C79 have poor access to local schools, services and GP surgeries.
SA3: C75, C79 and C85 are not close to existing services, or employment areas, and will potentially increase pressure on existing services.
SA3: C46, C67, C73 and C76 it is uncertain whether these employment sites will contribute to community cohesion considering the infrequent public transport routes, and distance from employment areas.
SA11: All sites except C20, C28 and C67 and have scored uncertain for SA11 due to flood zone constraints, and green infrastructure commentary combined.
SA11: Sites C61 and C85 are partly within Flood Zone 3.
SA12: All sites are located within the National Forest and the Coalville Meadows SSSI impact zone (except Site C73 which is within two other SSSI impact zones as noted below). C20 is located within the National Forest, Coalville Meadows SSSI Impact Zone and within 300m from its boundary. Site C25 is a candidate Local Wildlife Site. Sites C21 and C28 are located within the National Forest and Coalville Meadows SSSI Impact Zone and within 100m of a Local Wildlife Site. Site C62 has an area of Tree Preservation Orders (TPOs) in the north-west corner of the site. Similarly, Site C67 has TPOs in the south-west corner of the site. Site C73 is located within two SSSI Impact Zones Bardon Hill Quarry SSSI and Holly Rock Fields SSSI. Site 76 is located adjacent to Coalville Meadows SSSI.
SA13: C50 is located within/adjointing the limits to development but on part PDL, therefore an uncertain effect has been identified.
SA13: Sites C46, C63, C64, C65, C73, C76 are non PDL, there is potential for alteration to the current landscape character. C86 is located on greenfield land adjoining the limits to development, therefore an uncertain effect has been identified.
SA14: C21, C25, C46, C50, C67, C72, C73, C76, C79 and C83 are greenfield and not previously developed land and are over 1 hectare in size.
SA15: C79 the northern part of the site is located in a Conservation Area.
SA16: C28, C50 and C62 require further investigation to determine the impact on water resources, therefore an uncertain effect has been identified.
SA17: C25, C40, C75, C76, C79 and C85 are located in minerals safeguarding zones for Coal and Igneous. An uncertain effect has been identified.

Summary of recommendations identified for the cluster

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.
SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.
SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

Potential cumulative effects identified for the cluster

SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.
SA9: The development of sites in combination within a cluster could increase levels of air, light and noise pollution which could adversely affect new and existing communities.
SA11: There is potential for cumulative increase in surface water run off and flood risk which could impact climate change resilience.
SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.
SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

Cluster Name	Castle Donington
Settlement Tier	Key Service Centre

Site capacity	Site Addresses	Site Reference	SA objectives														
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.
66	Upton Close	CD3	++	+	+	++	0	++	+	++	-	-	-	-	-	-	?
94	Land at Duflex, Castle Donington	CD5	++	-	+	++	0	++	+	++	-	-	+	+	++	-	?
45	Land South of Park Lane, Castle Donington	CD9	-	-	?	++	0	++	-	-	0	-	?	-	0	0	0
1425/190000	Land North of Park Lane	CD10 -EMP72	-	-	?	++	?	++	-	-	?	-	-	-	0	0	?
233	Land off Diseworth road	CD11	+	-	+	++	0	++	-	+	-	0	-	-	0	0	0
60/6400	West off Hilltop	CD12 -EMP93	+	-	+	++	?	++	?	++	-	0	-	?	0	0	0
1980	Plot 4b & 4d Willow Farm Business Park	EMP50	0	0	+	0	+	++	++	++	+	-	-	+	0	0	?
0	Land east of carnival way	EMP63	0	0	+	0	+	++	++	++	+	-	-	?	0	0	?
1200	land south of Gordon Ellis	EMP74	0	0	+	0	+	++	++	++	+	-	-	?	0	0	?
25560	Land west of hilltop farm	EMP89	0	0	+	0	+	++	++	++	+	-	0	-	0	0	0

Summary of potential Significant Positive effects identified for the cluster

SA1: Sites CD3 and CD5 are located close to recreation and local services which will encourage walking and cycling to access services.
SA4: Site CD3 will provide 66 dwellings, CD5 will provide 94, CD9 will provide 45, CD10 will provide 1425 and CD12 will provide 60. As all of these sites are greenfield, it is assumed that 30% of these will be dedicated to affordable housing.
SA6: All sites adjoin or are located within the limits to development and have the potential to enhance the viability and vitality of the town centre.
SA7: Sites EMP50, EMP63, EMP74, EMP89 will provide employment use.
SA8: Sites CD3, CD5, CD12, EMP50, EMP63, EMP74 and EMP89 have good access to services and within 800m of public transport.

Summary of potential significant negative and uncertain effects identified for the cluster

SA1: CD10 is not located close to recreation or local services, potentially discouraging walking and cycling to access services.
SA2: Sites CD9, CD10 and CD12/EMP93 have poor access to local services including schools, GP surgeries and pharmacies.
SA3: For sites CD9 and CD10, it is uncertain whether these sites will be able to contribute to improved services and community cohesion.
SA5: Sites CD10/EMP72 and CD12/EMP93 are being promoted for a mix of employment and housing and until the site details are known it is difficult to predict if these sites will achieve all the SA sub-objectives.
SA7: Sites CD10/EMP72 and CD12/EMP93 are being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known.
SA9: Sites CD10, CD11, CD12/EMP93 and EMP89 are located in close proximity to East Midlands Airport. Site CD10 is also located near Donington Park Racetrack.
SA11: CD3, CD5, EMP50, EMP60 and EMP74 are located within Flood Zone 3.
SA11: Some flood risk has been recorded for sites CD10, an uncertain effect has been identified.
SA12: Sites CD9, CD11, EMP74 and EMP89 are located within the SSSI impact zone for Donington Park SSSI. Site CD10 also contains a Local Wildlife Site and EMP63 is within 100m of a Local Wildlife Site.
SA13: Sites CD3, CD10 and CD11 are located on greenfield land and are outside of the settlement boundary.
SA13: Sites CD9, CD11, EMP63, EMP74 and EMP89 score uncertain, for SA13, due to landscape sensitivity being unknown.
SA14: CD3, CD9, CD10, CD11, CD12, EMP63 and EMP89 are located on greenfield sites and will not ensure the efficient use of land.

Summary of recommendations identified for the cluster

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.
SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.
SA9: It is recommended that Local Plan policy includes a requirement to ensure that all development should be designed to minimise their impact on amenity and pollution.
SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

Potential cumulative effects identified for the cluster

SA6: The development of sites CD3, CD11 and CD12 in combination within a cluster could lead to a significant amount of development surrounding which could increase footfall into this centres. This could, in turn, enhance the vibrancy and viability of the centre and therefore could lead to a potential positive cumulative effect.
SA11: There is potential for cumulative increase in surface water run off and flood risk which could impact climate change resilience.
SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

Cluster Name		Diseworth																
Settlement Tier		Sustainable Village																
Site capacity	Site Addresses	Site Reference	SA objectives															
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
400000	Land South of EMA	EMP90	0	0	+	0	+	-	++	++	-	0	-	-	-	0	0	
60000	Pegasus Business Park	EMP75	-	0	-	0	+	-	++	-	-	0	-	-	-	0	0	?
			Summary of potential Significant Positive effects identified for the cluster															
			<p>SA7: Site EMP90 will provide 400000m2 of employment area and Site EMP75 will provide 60000m2 of employment area to enhance the range of employment opportunities in the area</p> <p>SA8: Site EMP90 has good access to services and is within 800m of public transport.</p>															
			Summary of potential significant negative and uncertain effects identified for the cluster															
			<p>SA1: Site EMP75 has poor access to recreation facilities and services.</p> <p>SA6: Sites EMP90 and EMP75 are not located within 400m of a settlement boundary and are therefore unlikely to enhance the vitality and viability of the existing town centre.</p> <p>SA9: Site EMP90 is very close proximity to the East Midlands Airport complex where there is existing noise, light and air pollution. EMP75 comprises two parts within the East Midlands Airport complex where there will be poor quality noise, air and light pollution.</p> <p>SA13: Both sites are greenfield land and located outside of the settlement boundary.</p> <p>SA14: Site EMP90 is a large greenfield site and more than 1 hectare in size.</p>															
			Summary of recommendations identified for the cluster															
			<p>SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.</p> <p>SA9: It is recommended that Local Plan policy includes a requirement to ensure that all development should be designed to minimise their impact on amenity and pollution.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>															
			Potential cumulative effects identified for the cluster															
			SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.															

Cluster Name		Donisthorpe																
Settlement Tier		Sustainable Village																
Site capacity	Site Addresses	Site Reference	SA objectives														SA16	SA17
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15		
205	Chapel Street	D2	+	-	-	++	0	++	-	-	0	0	-	-	-	0	0	?
32	Land off Ramscliffe Avenue	D8	++	-	-	++	0	++	-	+	0	0	-	-	?	-	-	?
11	R/O Bambro Farm, Ashby Road	D9	++	-	+	++	0	++	-	+	0	0	-	-	?	+	0	?
15	Land at Ashby Road	D10	+	-	-	++	0	++	-	+	0	0	-	-	?	-	0	?
54	Land off Talbot Place	D11	-	-	-	++	0	++	-	-	0	0	-	-	?	-	0	?
32	Land off Hall Lane	D12	++	-	-	++	0	++	-	+	0	0	-	-	?	-	0	?
13	Land between 77-199 Ashby Road	D13	++	-	-	++	0	++	-	+	0	0	-	-	?	-	0	?
			Summary of potential Significant Positive effects identified for the cluster															
			<p>SA1: Sites D8, D9, D12 and D13 have good access to recreation and local services to encourage walking and cycling.</p> <p>SA2: All sites will provide good quality homes that meet local needs with site D2 providing 205 dwellings, D8 providing 32, D9 providing 11, D10 providing 15, D11 providing 54, D12 providing 32, and D13 providing 13. As these are greenfield sites, 30% will be dedicated to affordable housing.</p> <p>SA6: All sites are within or adjoining the boundary of the sustainable village.</p>															
			Summary of potential significant negative and uncertain effects identified for the cluster															
			<p>SA2: Sites D11, D12 and D2 have poor access to schools, GP surgeries, pharmacies and other local services.</p> <p>SA12: All sites are located in the National Forest and within the River Mease Catchment Area. Site D2 also contains a Tree Preservation Order area in the south eastern part of the site.</p> <p>SA13: Site D2 is large in scale and located outside of the Limits to Development and in open countryside.</p> <p>SA13: Sites D8, D9, D10, D11, D12 and D13 score uncertain due to the landscape sensitivity being unknown.</p> <p>SA14: Sites D2, D8, D10, D11, D12 and D13 are greenfield sites over the size of 1 hectare.</p> <p>SA17: Sites D2, D8, 9, D10, D11, D12 and D13 are within a coal safeguarding area, an uncertain effect has been identified.</p>															
			Summary of recommendations identified for the cluster															
			<p>SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.</p> <p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12.</p> <p>Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>															
			Potential cumulative effects identified for the cluster															
			<p>SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.</p> <p>SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.</p> <p>SA17: A potential negative cumulative effect has been identified as all sites in this cluster are within a coal safeguarding area.</p>															

Cluster Name		Ellistown																
Settlement Tier		Sustainable Village																
		SA objectives																
Site capacity	Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
11	Whitehill Road, Ellistown	E1	++	-	+	++	0	++	+	++	0	0	--	+	+	0	0	?
62	Off Whitehill Road, Ellistown	E3	++	-	+	++	0	++	+	++	0	0	--	?	--	0	0	?
180	Land Between Midland Road and Leicester Road, Ellistown	E7	++	-	-	++	0	++	+	+	0	0	--	?	--	0	0	0
58800m2	Land North of Pretoria Road	EMP06a	0	0	-	0	+	++	++	+	0	0	--	?	--	-	0	?
12400m2	Land South of Pretoria Road	EMP06b	0	0	-	0	+	0	++	+	0	0	--	--	--	0	0	?
7600m2	Land South of Interlink Way south	EMP23	0	0	-	0	+	++	++	--	0	0	--	+	--	0	0	0
38440m2	Land at Midland Road	EMP24	0	0	+	0	+	++	++	++	0	0	--	?	--	-	0	?
24330m2	Land to West of Regs Way	EMP34	0	0	+	0	+	++	++	+	0	?	--	+	--	-	0	0
3733m2	Land to the r/o Charnwood Arms	EMP41	0	0	-	0	+	++	++	-	0	0	--	+	--	-	0	0
2960m2	Land to East of Charnwood Arms	EMP42	0	0	+	0	+	++	++	++	-	0	?	++	++	0	-	0

Summary of potential Significant Positive effects identified for the cluster

SA4: Sites E1 E3 & E7 propose the provision of over 10 new dwellings (minimum) which will support the housing needs of the district.
SA6: All sites with the exception of EMP06b, are within or adjoining a principle town or sustainable village
SA7: Sites EMP06a, EMP06b, EMP23, EMP24, EMP34, EMP41 and EMP42 provide some employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district.
SA8: Sites E1, E3, EMP24 and EMP42 have good access to services and are within 800m of public transport.
SA13 :Site EMP42 is located on previously developed land, within a current settlement boundary and has the potential to enhance the appearance of the townscape character in this locality.
SA14: Site EMP42 is located on previously developed land which will support SA14 by ensuring land is reused and redeveloped.

Summary of potential significant negative and uncertain effects identified for the cluster

SA8: Site EMP23 is not within 800m of public transport to frequent services.
SA11: Site EMP34 has had some flood risk in the past and has the River Since running across the southern part of the site.
SA12: All sites are located within the National Forest and sites E1 and E3 are located within a SSSI Impact Risk Zone. There are Tree Preservation Orders adjacent to Site E3 and there are Great Crested Newt records in the pond within 150m of the site. Site EMP24 is also adjacent to a Local Wildlife Site.
SA13: Sites E3, E7, EMP06a, EMP24, score uncertain, for SA13, as they are within or adjacent to settlement boundaries, but non PDL.
SA13: Site EMP06b is located outside settlement boundaries and is a non PDL site.
SA14: All sites except for Site E1, are over 1 hectare in size, with proposed development on non PDL land.
SA17: Sites E1, E3, EMP06a, EMP06b and EMP24 are located within a waste or minerals safeguarding site.

Summary of recommendations identified for the cluster

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. For housing sites if there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.
SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

Potential cumulative effects identified for the cluster

SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.
SA9: The development of sites in combination within a cluster could increase levels of air, light and noise pollution which could adversely affect new and existing communities
SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.

Cluster Name		Isley Walton																	
Settlement Tier		Sustainable Village																	
Site capacity	Site Addresses	Site Reference	SA objectives																
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.		
4740	Isley Woodhouse	IW1 -EMP70	--	--	+	++	?	--	?	-	-	+	--	--	-	--	-	0	0
Summary of potential Significant Positive effects identified for the cluster																			
SA4: Site IW1 will provide 4740 dwellings, 30% of these will be dedicated to affordable housing to meet the needs of local residents.																			
Summary of potential significant negative and uncertain effects identified for the cluster																			
SA1: Site IW1-EMP70 has poor access to recreation facilities and without good access to services via walking and cycling. SA2: Site IW1 -EMP70 has poor access to school, GP surgeries, pharmacies and other local services. SA5: Site IW1-EMP70 is located more than 400m from the sustainable boundary and outside the limits of development. SA7: Site IW1-EMP70 is being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known. SA12: Site IW1-EMP70 is located within Donington Park SSSI Impact Zone and there are Tree Preservation Orders in part of the site. The stream to the west is an important habitat for water voles where they are known to be present. SA13: Site IW1-EMP70 is a greenfield site and lies outside of the settlement boundary. SA14: Site IW1-EMP70 is a greenfield site over the size of 1 hectare and therefore development here would not be an efficient use of land.																			
Summary of recommendations identified for the cluster																			
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.																			
Potential cumulative effects identified for the cluster																			
None identified																			

Cluster Name	lbstock
Settlement Tier	Local Service Centre

Site capacity	Site Addresses	Site Reference	SA objectives															
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
102	Pretoria Road, lbstock	lb11	-	-	?	++	0	++	+	-	0	0	-	-	-	0	-	?
23	Hinckley Road, lbstock (east) (0.94ha outside Flood Zon	lb13	++	-	+	++	0	-	+	++	0	-	-	-	-	0	-	0
424	Land off Leicester Road, lbstock	lb18	+	-	-	++	0	++	+	++	0	-	-	-	-	0	0	?
38	Rear of 111a High Street, lbstock	lb20	++	++	+	++	0	++	+	++	0	-	-	+	-	0	0	?
38	Land at Redlands House, Leicester Road, lbstock	lb21	-	-	?	++	0	++	-	++	0	0	-	?	+	0	0	?
385	Land at Station Road, lbstock	lb23	++	-	?	++	0	++	-	+	0	0	-	+	-	0	0	?
115	Land south of Curzon Street, lbstock	lb24	++	++	+	++	0	++	+	++	0	-	-	+	-	0	0	?
254	Land west of A447, lbstock	lb26	++	-	?	++	0	++	+	++	0	-	-	-	-	0	0	?
45	Land south of 74 to 96 Pretoria Road, lbstock	lb30	+	-	+	++	0	++	+	+	0	0	-	-	-	0	-	?

Summary of potential Significant Positive effects identified for the cluster

SA1: lb13, lb20, lb23, lb24 and lb26 have good access to recreation and local services.
 SA2: lb20 and lb24 has good access to local schools, services and GP surgeries.
 SA4: All sites propose the provision of over 10 new dwellings (minimum), supporting the housing needs of the district.
 SA6: lb11, lb18, lb20, lb21, lb23, lb24, lb26 and lb30 sites part of, or within 400m from a sustainable boundary.
 SA8: lb13, lb18, lb20, lb21, lb24 have good access to services, within 800m of public transport.

Summary of potential significant negative and uncertain effects identified for the cluster

SA2: lb11 and lb18 have poor access to local schools, services and GP surgeries.
 SA3: It is uncertain whether lb11, lb21, lb23 and lb26 will contribute to community cohesion considering the size of the development proposed, and the potential for increased pressure on existing services.
 SA11: Sites lb13, lb20, lb24 and lb26 are located partly within Flood Zone 3.
 SA12: All sites are located within Newton Burgoland Marshes SSSI Impact Zone and sites lb13, lb18, lb20, lb21, lb24 and lb30 are candidate Local Wildlife Sites. Site lb23 also has badger setts present on site.
 SA13: lb11, lb13, lb26 and lb30 are outside development boundaries and non PDL. lb18 is of a particularly large scale site proposed. lb21 is within development boundaries and part PDL therefore an uncertain potential effect has been identified.
 SA14: lb11, lb18, lb20, lb23, lb24, lb26 and lb30 are over 1 hectare in size and greenfield land.
 SA15: lb13 is located within a Conservation Area.
 SA17: lb11, lb18, lb21, lb23, lb24, lb26 and lb30 are within minerals safeguarding zones for, or in combination of Brick Clay, part Brick Clay/ Sand and Gravel.

Summary of recommendations identified for the cluster

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.
 SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.
 SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.
 SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.
 SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.
 SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.
 SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.
 SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

Potential cumulative effects identified for the cluster

SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.
 SA11: There is potential for cumulative increase in surface water run off and flood risk which could impact climate change resilience.
 SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.
 SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

Cluster Name		Kegworth																
Settlement Tier		Local Service Centre																
Site capacity	Site Addresses	Site Reference	SA objectives															
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
190000	Land north and south of A6	EMP73	0	0	+	0	+	++	++	-	0	-	?	-	0	0	?	
59	Computer centre, Derby road	K2	++	-	+	++	-	++	+	-	+	++	++	++	0	0	?	
79	Land north of station road	K5	++	-	?	++	0	++	+	0	-	?	-	-	0	?		
110	Land at molehill Farm	K12	+	-	?	++	0	++	+	-	+	?	-	0	0	0		
			Summary of potential Significant Positive effects identified for the cluster															
			<p>SA1: Sites K2 and K5 have good access to recreational facilities.</p> <p>SA4: Site K2 would mean the development of 59 new dwellings. As it is PDL, 5% of these would be dedicated to affordable housing. Sites K5 and K12 are greenfield, with 79 and 115 dwellings respectively. 30% of these would be dedicated to affordable housing.</p> <p>SA6: Sites EMP73, K2, K5, and K12 are either in or adjoining a sustainable boundary.</p> <p>SA7: Site EMP73 is proposed as employment use and development here will help to provide a diverse range of employment opportunities that match the skills and needs of the local residents.</p> <p>SA13: Site K2 is located on previously developed land within Limits to development and settlement boundary.</p>															
			Summary of potential significant negative and uncertain effects identified for the cluster															
			<p>SA2: Site K5 has poor access to schools, GP surgeries, pharmacies and other local services.</p> <p>SA3: It is uncertain whether sites K5 and K12 which are not well located to existing communities and services will be able to contribute to improved services and community cohesion.</p> <p>SA8: Site EMP73 is not within 800m to public transport or within reasonable access to local services.</p> <p>SA12: All of the sites are located within a SSSI Impact Risk Zone.</p> <p>SA13: Site EMP73, K5 and K12 are located on PDL adjoining the limits to development and adjoining the settlement boundary.</p> <p>SA14: Site EMP73, K5 and K12 are located on PDL and over the size of 1 hectare.</p> <p>SA17: Sites EMP73, K2 and K5 are located within sand and gravel safeguarding zones.</p>															
			Summary of recommendations identified for the cluster															
			<p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.</p> <p>SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>															
			Potential cumulative effects identified for the cluster															
			<i>None identified</i>															

Cluster Name		Langley Priory																	
Settlement Tier		Small Village																	
Site capacity	Site Addresses	Site Reference	SA objectives															SA16	SA17
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15			
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
16760	Langley priory estate -site 1	EMP28	0	0	0	0	+	--	++	--	0	0	--	--	--	0	0	0	
15400	Langley priory estate -site 2	EMP29	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0	
15840	Langley priory estate -site 3	EMP30	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0	
4860	Langley priory estate -site 5	EMP31	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0	
9600	Langley priory estate -site 6	EMP32	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0	
12180	Langley priory estate -site 7	EMP33	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0	
			Summary of potential Significant Positive effects identified for the cluster																
			SA7: Site EMP28, EMP29, EMP30, EMP31, EMP32, and EMP33 will provide a range of employment opportunities.																
			Summary of potential significant negative and uncertain effects identified for the cluster																
			SA6: Site EMP28, EMP29, EMP30, EMP31, EMP32, and EMP33 are located more than 400m from the settlement boundary. SA8: Site EMP28, EMP29, EMP30, EMP31, EMP32, and EMP33 offer no public transport services. SA12: All sites are within the Pasture and Asplin Woods SSSI Impact Zone. SA13: All sites are located on greenfield land and lie outside of the settlement boundary. SA14: Sites EMP28, EMP29, EMP30, EMP32 and EMP33 are located on greenfield land and are larger than 1 hectare.																
			Summary of recommendations identified for the cluster																
			SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.																
			Potential cumulative effects identified for the cluster																
			SA6: The development of sites in combination within a cluster could lead to a significant amount of development surrounding sites EMP28, EMP29, EMP30, EMP31, EMP32, and EMP33 which could increase footfall into this centres. This could, in turn, enhance the vibrancy and viability of the centre and therefore could lead to a potential positive cumulative effect. SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect. SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.																

Cluster Name		Lockington and Hemington																			
Settlement Tier		Key Service Centre																			
Site capacity		Site Addresses		Site Reference	SA objectives																
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17				
		Improve the health and wellbeing of the District's population.	Reduce inequalities and ensure fair and equal access and opportunities for all residents.	Help create the conditions for communities to thrive.	Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	Support economic growth throughout the District	Enhance the vitality and viability of existing town centres and village centres.	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	Ensure the District is resilient to the impacts of climate change.	Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	Conserve and enhance the quality of the District's landscape and townscape character.	Ensure land is used efficiently and effectively	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	Protect water resources and ensure they are used efficiently.	Ensure the efficient use of natural resources, including reducing waste generation.				
88000	Land south of Sawley Marina	EMP14	0	0	0	0	+	--	++	++	--	--	--	--	0	0	?				
122400	Land south of junction 1, A30, North of Hemington	EMP37	0	0	0	0	+	++	++	++	--	--	--	--	0	0	?				
Summary of potential Significant Positive effects identified for the cluster																					
<p>SA6: Site EMP37 is adjoining Castle Donnington Key Service Centre.</p> <p>SA7: Sites EMP14 and EMP37 offer 88000 and 176800 metres squared of employment capacity.</p> <p>SA8: Sites EMP14 and EMP37 are located within 800m of frequent public transport routes.</p>																					
Summary of potential Significant Negative effects identified for the cluster																					
<p>SA6: Site EMP14 is located more than 400m from the nearest Key Service Centre and 2km from a Local Service Centre.</p> <p>SA9: Site EMP14 is close to a railway line and EMP37 is close to a motorway. They are both large employment sites with use from development potentially adding to noise, air or light pollution.</p> <p>SA11: Site EMP14 and EMP37 lie within Flood Zone 3.</p> <p>SA12: Both sites are located within Lockington Marshes SSSI Impact Zone.</p> <p>SA13: Both sites are located outside the settlement boundary and are greenfield sites.</p> <p>SA14: Sites EMP14 and EMP37 are greenfield sites over 1 hectare in size.</p> <p>SA17: Sites EMP14 and EMP37 lie within a sand and gravel safeguarding zone.</p>																					
Summary of recommendations identified for the cluster																					
<p>SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.</p> <p>SA9: It is recommended that Local Plan policy includes a requirement to ensure that all development should be designed to minimise their impact on amenity and pollution.</p> <p>SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding . Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>																					
Potential cumulative effects identified for the cluster																					
<p>SA9: The development of sites in combination within a cluster could increase levels of air, light and noise pollution which could adversely affect new and existing communities.</p> <p>SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.</p>																					

Cluster Name		Heather																
Settlement Tier		Sustainable Villages																
		SA objectives																
Site capacity	Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
7600m2	Dawsons Yard	EMP39	0	0	?	0	+	-	++	--	0	0	--	?	++	-	0	?
54	Newton Road, Heather	H1	++	--	?	++	0	++	-	--	0	?	--	--	--	0	-	?
97	Sweepstone Road, Heather	H2	++	--	?	++	0	++	-	--	0	0	--	--	--	0	0	?
89	Adjacent Sparkenhoe Estate, Heather	Remainder of Site H3	++	--	?	++	0	++	-	--	0	0	--	--	--	0	0	?
38	Coalfield West, Heather	H4	++	--	?	++	0	++	-	--	0	0	--	--	--	0	0	?
38	Land at Sweepstone Road, Heather	H6	--	--	?	++	0	-	-	--	0	0	--	--	--	0	0	?
19	Land at Comer Farm, No.2 Main Street, Heather	H12	++	--	?	++	0	++	-	--	0	0	--	--	--	0	0	?
Summary of potential Significant Positive effects identified for the cluster																		
<p>SA1: Sites H1, H2, H3, H4, and H12 have good access to recreational facilities.</p> <p>SA4: All sites except EMP39 is greenfield, which propose the provision of over 11 new dwellings (minimum). 20% of these new dwellings will be dedicated to affordable housing to meet the needs of local residents.</p> <p>SA6: Sites H1, H2, H3, H4 and H12 are located within the Limits to Development and within a settlement boundary.</p> <p>SA7: EMP39 provides some employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district.</p> <p>SA14: Site EMP39 is located on PDL.</p>																		
Summary of potential significant negative and uncertain effects identified for the cluster																		
<p>SA2: H1, H2, H3, H4, H6, H9 and H12 have poor access to schools, GPs and local services.</p> <p>SA3: All sites are not close to existing services, or employment areas, and will potentially increase pressure on existing services. Therefore an uncertain effect has been determined for community cohesion.</p> <p>SA8: All sites are not within 800m of public transport and lack access to basic services.</p> <p>SA11: H1 has some flood risk.</p> <p>SA12: All sites are within the National Forest and Newton Burgoland Marshes SSSI Impact Risk Zone and within 100m of a Local Wildlife Site (except Sites H3 and H4).</p> <p>SA13: H1, H2, H3, H4, H6 and H12 are non PDL, adjacent to settlement boundaries with potential to impact the townscape character. EMP39 is located on PDL outside limits to development.</p> <p>SA14: H1, H2, H3, H4, H6, H7, H9 and H10 are over 1 hectare in size and greenfield land.</p> <p>SA17: All sites are located within a mineral or waste safeguarding zone, namely sand and gravel/ Brick Clay/ Coal, or part-coal in combination.</p>																		
Summary of recommendations identified for the cluster																		
<p>SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.</p> <p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities</p> <p>SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.</p> <p>SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.</p> <p>SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>																		
Potential cumulative effects identified for the cluster																		
<p>SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.</p> <p>SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.</p> <p>SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.</p> <p>SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.</p>																		

Cluster Name		Lount															
Settlement Tier		Sustainable Village															
Site capacity	Site Addresses	Site Reference	SA objectives														
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.
67800	TNT Premises and Adjoining Land	EMP11	0	0	?	0	+	-	++	-	0	0	--	-	-	0	?
Summary of potential Significant Positive effects identified for the cluster																	
SA7: Site EMP11 provides employment use.																	
Summary of potential significant negative and uncertain effects identified for the cluster																	
SA3: It is uncertain whether employment site EMP11, which is not well located to existing communities and services will be able to contribute to improved services and community cohesion. SA6: Site EMP11 is located further than 400m from the nearest settlement boundary. SA12: Site EMP11 is located within Lount Meadows SSSI Impact Risk Zone. SA13: Site EMP11 is located outside of the settlement boundary and on greenfield land. SA14: Site EMP11 is located on greenfield land and larger than 1 hectare. SA17: Site EMP11 is partly located in a coal safeguarding zone.																	
Summary of recommendations identified for the cluster																	
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.\nSA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.																	
Potential cumulative effects identified for the cluster																	
None identified.																	

Cluster Name	Measham
Settlement Tier	Local Service Centre

Site capacity	Site Addresses	Site Reference	SA objectives															
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
34	Youth Club / Land west of High Street, Measham	M1	++	+	+	++	0	++	+	++	?	0	-	+	+	?	0	?
19	Land at Chapel Street, Measham	M2	++	+	+	++	0	++	+	++	?	0	-	+	-	?	0	?
12	Ashby Road, Measham	M5	+	-	-	++	0	+	+	+	?	0	-	-	-	0	0	?
12	Oaktree House, Atherstone Road, Measham	M7	-	-	-	++	0	+	-	-	?	0	-	?	-	0	0	?
279	Land at Leicester Road / Ashby Road, Measham	M11	+	-	-	++	0	+	+	+	?	0	-	-	-	0	0	?
11	Land at 39 Browning Drive, Measham	M13	-	-	-	++	0	+	-	-	?	?	-	?	+	?	?	0
122	Land at Abney Drive, Measham	M14	++	++	-	++	0	+	+	+	?	0	-	-	-	0	0	0
13	Land at Atherstone Road, Measham	M15	-	-	-	++	0	+	-	-	?	0	-	-	-	0	0	0
10	The Pot Kilns, New Street, Measham	M17	+	+	-	+	0	+	+	+	?	0	-	-	-	0	-	?
14,400m ²	Site of former Measham Colliery	EMP66	0	0	-	0	+	-	++	-	0	0	-	-	-	0	0	?
13,200m ²	Land South of Repton Road	EMP77	0	0	+	0	+	++	++	-	?	?	-	+	-	0	?	0
12,800m ²	Land at Gallows Lane	EMP79	0	0	-	0	+	-	++	-	0	0	-	-	-	-	?	?

Summary of potential Significant Positive effects identified for the cluster

SA1: Sites M1, M2, M6 and M14 are well connected to existing recreation facilities, allowing walking and cycling to access services. This should ensure residents are able to access the services they require for their health and wellbeing needs.
 SA2: Site M14 has good access to a primary school, local services and to a GP surgery.
 SA4: Sites M1, M2, M5, M7, M11, M13, M14 and M15 will all deliver over 10 homes of which it is assumed that 30% will be affordable. This will help to meet local housing needs within the district.
 SA6: Sites M1, M2 and EMP77 lie within the Measham settlement boundary and could therefore support the vitality of this Local Service Centre.
 SA7: Sites EMP66, EMP77, EMP79 and EMP85 will all provide employment space (a total of 153,080m²). This should help to provide a range of employment opportunities for local people, although it is noted that the final details surrounding the employment space are not yet known.
 SA8: Sites M1 and M2 are both located centrally within an existing Local Service Centre (Measham) and/or have good connections to public transport and services. This should help to encourage public and active travel modes.

Summary of potential significant negative and uncertain effects identified for the cluster

SA2: The development of sites M7, M13 and M15 is likely to create homes without adequate access to existing services and facilities future residents will need, thus access to opportunities will not be equal for all.
 SA6: Sites EMP66 and EMP79 lie outside of the Measham settlement boundary and are therefore unlikely to support this Local Service Centre.
 SA8: Sites M13, EMP66, EMP79 and EMP85 have poor links to public transport and existing services, hence private car use could increase as a result of their development.
 SA9: It is unclear how the development of sites M1, M2, M5, M7, M11, M13, M14, M17, EMP77 and EMP85 could affect local noise as light pollution levels, as the A42 lies to the north of Measham (a known area of noise pollution). Measham also has high light pollution levels.
 SA11: It is unclear how sites EMP77 and EMP85 could impact climate resilience, as the sites abut Flood Zones 2 and 3. Site M13 is located entirely within Flood Zone 3.
 SA12: All sites are within the River Mease SAC Catchment Area. Sites M1, M2, M5, M7, M11, M13, M14, M15, M17, EMP66, EMP77 and EMP79 are all within the National Forest. M5 and M16 also lie adjacent to a potential LWS (Pot Kiln) and designated LWS (Measham Cemetery). M17 could also adversely affect a LWS and the River Mease SAC. EMP85 encompasses Ares of the River Mease LWS, and site EMP79 includes part of the River Mease SAC.
 SA13: Sites M7, M11, M14, M15, M17, EMP66 and EMP79 lie outside of existing settlement boundaries and are located on greenfield land. It is unclear how sites M7 and M13 could alter the current townscape.
 SA14: Sites M11, M14, EMP66, EMP79 and EMP85 are located on greenfield land and exceed 1ha in size.
 SA15: Sites EMP85 contains a Grade II listed buildings (Side Hollows Farmhouse). Sites M1 and M2 both lie within Measham Conservation Area, as well as within close proximity to listed buildings. It is unclear if potential negative effects arising through development of the sites could be mitigated through good design.
 SA16: Sites M13, EMP77 and EMP85 lie adjacent to the River Mease. Site EMP79 currently contains a watercourse. It is therefore unclear how development of these sites could affect these watercourses.
 SA17: Sites M1, M2, M5, M11, M17 and EMP66 lie within a coal safeguarding zone. Sites M7 and EMP79 lie within a Brick Clay safeguarding zone. It is unclear how the development of these sites could affect these safeguarding zones.

Summary of recommendations identified for the cluster

SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.
 SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.
 SA5: It is recommended that the Local Plan Policies support the objectives of local tourism strategies with particular regard to the National Forest and Charnwood Regional Forest Park. It is recommended that policies supporting the growth of low carbon industries are included.
 SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.
 SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.
 SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.
 SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

Potential cumulative effects identified for the cluster

SA2: A potential significant negative cumulative effect has been identified in relation to sites M1, M2, M5, M7, M11, M13, M14, M15 and M17, as access to education (in particular, secondary schools), is poor for all sites. The development of up to 524 dwellings could further exacerbate existing issues and create issues for both existing and future residents.
 SA13: Site EMP85 has potential to cumulatively negatively affect the townscape and landscape in combination with sites EMP 83 and EMP84, as these sites are large and lie on the periphery of the existing settlements of Measham and Appleby Magna.
 SA17: Sites M1, M2, M5, M11, M17 and EMP66 lie within a coal safeguarding zone and it is unclear how the development of these sites in combination could affect the coal safeguarding zone.

Cluster Name		Moira																
Settlement Tier		Sustainable Villages																
		SA objectives																
Site capacity	Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
96	Sweethill Lodge Farm, Ashby Road, Moira	Mo8	-	--	?	++	0	++	+	+	0	0	--	?	--	0	-	?
29	Rear of 179-189 Ashby Road, Moira	Mo9	-	--	?	++	0	++	+	+	0	0	--	?	--	0	0	?
42	Adj Fire Station Shortheath Road, Moira	Mo10	++	--	?	++	0	++	+	--	0	0	--	?	--	-	0	?
126	Land at Blackfordby Lane, Norris Hill, Moira	Mo12	+	-	?	++	0	++	-	+	0	0	--	?	--	0	0	?
112	Warren House Farm, Moira	Mo13	++	--	?	++	0	++	+	--	0	0	--	?	?	0	0	?
10	Land Adjoining 100 Donisthorpe Lane, Moira	Mo14	++	--	?	+	0	++	+	--	0	0	--	?	-	0	0	?
562	Land at Shellbrook Farm, Norris Hill	Mo15	--	--	?	++	0	--	--	--	0	--	--	--	--	0	0	?

Summary of potential Significant Positive effects identified for the cluster

SA1: Mo10, Mo13 and Mo14 have good access to recreation facilities.
SA4: Mo8, Mo9, Mo10 and Mo15 are greenfield, which propose the provision of over 10 new dwellings (minimum), supporting the housing needs of the district and it is assumed that at least 30% of these will be affordable. Mo12 and Mo13 are part PDL and will deliver over 100 new dwellings.
SA6: All sites except are located within the Limits to Development and within a settlement boundary.

Summary of potential significant negative and uncertain effects identified for the cluster

SA1: Mo15 has poor access to recreation facilities.
SA2: All sites (except for Mo12) have poor access to local schools, services and GP surgeries.
SA3: All sites are not close to existing services, or employment areas, and will potentially increase pressure on existing services. Therefore an uncertain effect has been determined for community cohesion.
SA8: Mo10, Mo13 and Mo14 are not within 800m of public transport.
SA11: Mo15 is partly located within Flood Zone 3.
SA12: All sites are within the National Forest and the River Mease Catchment Area and part of site Mo14 is a Local Wildlife Site. Sites Mo13 and Mo15 are also located adjacent to a Local Wildlife Site (Newfield Colliery)
SA13: Mo8, Mo9, Mo10, Mo14 and Mo15 are non PDL, with potential for alteration to the townscape character, Mo12 and Mo13 are part PDL. Mo15 is non PDL and outside the sustainable boundary.
SA14: Sites Mo8, Mo9, Mo10, Mo12 and Mo15 are greenfield and over one hectare. Mo13 is part greenfield and over one hectare.
SA17: All sites are within safeguarding zones for coal, site Mo15 is part coal.

Summary of recommendations identified for the cluster

SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents.
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.
SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.
SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.
SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage
SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.

Potential cumulative effects identified for the cluster

SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.
SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.
SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity.

Cluster Name		New Packington																
Settlement Tier		Key Service Centre																
		SA objectives																
Site capacity	Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
45900m2	Leicester Road/ Corkscrew Lane, New Packington	EMP57	0	0	-	0	+	0	++	--	0	0	--	--	--	0	0	?
Summary of potential Significant Positive effects identified for the cluster																		
SA7: This is a large site which will provide employment use and a diverse range of employment opportunities for residents which will support economic growth in the district.																		
Summary of potential significant negative and uncertain effects identified for the cluster																		
SA8: Site EMP57 is not within 800m of public transport. SA12: Site EMP57 is within the National Forest, River Mease Catchment Area and also within 100m of a Local Wildlife Site. SA13: EMP57 is non PDL and outside the sustainable boundary. SA14: This site is greenfield and over one hectare. SA17: This site is within a waste safeguarding zones -part coal.																		
Summary of recommendations identified for the cluster																		
SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.																		
Potential cumulative effects identified for the cluster																		
None identified.																		

Cluster Name		Oakthorpe																
Settlement Tier		Sustainable Village																
		SA objectives																
Site capacity	Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
0	Burton Road, Oakthorpe	EMP60	0	0	+	0	+	-	++	--	-	0	--	--	--	0	?	?
37	Land at Chapel Street, Oakthorpe	Oa3	-	-	-	++	0	++	-	+	-	0	-	?	--	0	0	?
39	Land adjacent Measham Road, Oakthorpe	Oa4	+	-	-	++	0	++	-	+	-	0	-	?	--	0	0	?
47	Land at School Lane, Oakthorpe	Oa5	+	-	-	++	0	++	-	+	-	0	-	?	--	0	0	?
86	Land off Measham Road, Oakthorpe	Oa7	+	-	-	++	0	++	-	+	-	0	-	?	--	0	0	?

Summary of potential Significant Positive effects identified for the cluster	
<p>SA4: Sites Oa3, Oa4, Oa5 and Oa7 will all deliver 11 or more homes of which it is assumed that 30% will be affordable. This will help to meet local housing needs within the district.</p> <p>SA6: Sites Oa3, Oa4, Oa5 and Oa7 adjoin the Oakthorpe settlement boundary and could therefore support the vitality of this Sustainable Village.</p> <p>SA7: Site EMP60 provides employment use and a range of opportunities for residents which will support economic growth in the district.</p>	
Summary of potential significant negative and uncertain effects identified for the cluster	
<p>SA2: Site Oa3 have poor access to local services, which could prevent future residents from accessing the services they require.</p> <p>SA8: The development of sites EMP60 could increase private car use, as these sites are in isolated locations, away from existing services.</p> <p>SA12: All sites are located in the National Forest and the River Mease SAC Catchment Area.</p> <p>SA13: Site EMP60 is located outside of existing limits to development and are greenfield land. Their development will therefore alter the landscape significantly and permanently. Sites Oa3, Oa4, Oa5, Oa7 are uncertain due to the landscape sensitivity being unknown.</p> <p>SA14: Sites EMP60, Oa3, Oa4, Oa5 and Oa7 are all located on greenfield land.</p> <p>SA16: For site EMP60 potential has been identified for land contamination, however, further investigations are required in order to determine the precise effects and potential mitigation.</p> <p>SA17: Sites EMP60, Oa3, Oa4, Oa5 and Oa7 are all located within coal safeguarding zones.</p>	
Summary of recommendations identified for the cluster	
<p>SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities.</p> <p>SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies.</p> <p>SA5: It is recommended that the Local Plan Policies support the objectives of local tourism strategies with particular regard to the National Forest and Charnwood Regional Forest Park. It is recommended that policies supporting the growth of low carbon industries are included.</p> <p>SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p>	
Potential cumulative effects identified for the cluster	
<p>SA2: There is potential for a cumulative negative effect to occur from the development of all sites in this cluster on access to local services. Many site locations are not within walking distance of services, and the development of 300+ homes is likely to lead to some capacity issues.</p> <p>SA4: There is a cumulative uncertain effect surrounding the provision of affordable housing within the district. The actual number of affordable dwellings provided will depend upon the final selection of sites and the viability of individual sites. If a large proportion of sites are small (under 10 dwellings), then it is unlikely that any affordable housing will be required by developers. This could be mitigated by a policy which requires all developments to include affordable housing. There is also some uncertainty surrounding the provision of housing for vulnerable groups.</p> <p>SA6: The development of all sites in combination within the Oakthorpe cluster could lead to a significant amount of development surrounding Oakthorpe which could increase footfall into this Sustainable Village. This could, in turn, enhance the vibrancy and viability of the centre and therefore could lead to a potential positive cumulative effect.</p> <p>SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect. Currently, bus services are hourly from Oakthorpe. The addition of 330 new homes could exceed current capacity offered by this service.</p> <p>SA11: There is potential for cumulative increase in surface water run off and flood risk which could impact climate change resilience.</p> <p>SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity. Moreover, all the sites within this cluster lie within the National Forest. Development of multiple areas of this landscape could lead to permanent and irreversible damage to it.</p> <p>SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the District.</p> <p>SA17: The development of multiple sites from this cluster could lead to the contamination of large amounts of coal safeguarding zones. The precise nature of the potential effect identified will not be known until preferred sites are selected.</p>	

Cluster Name		Packington																	
Settlement Tier		Sustainable Village																	
		SA objectives																	
Site capacity	Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
38	Land adj. 30 Ashby Road, Packington	P2	-	-	-	++	0	++	0	-	0	?	-	?	-	0	0	?	
16	Land off Spring Lane, Packington	P3	-	-	-	++	0	++	0	-	0	?	-	?	-	0	0	?	
18	Land South of Normanton Road, Packington	P4	-	-	-	++	0	++	0	-	0	?	-	?	-	0	0	?	
12	Land adj. 17 Spring Lane, Packington	P5	-	-	-	++	0	++	0	-	0	?	-	?	-	0	0	?	
17	North of Colerton Lane, Packington	P6	-	-	-	++	0	++	0	-	0	?	-	?	-	0	0	?	
38	Land West of Redburrow Lane, Packington	P7	-	-	-	++	0	++	0	-	0	?	-	?	-	0	0	?	
40	Land between Spring Land and Normanton Road, Packington	P9	-	-	-	++	0	-	0	-	0	?	-	-	-	0	0	?	
			Summary of potential Significant Positive effects identified for the cluster																
			SA4: All sites propose the provision of over 10 new dwellings (minimum) which will support the housing needs of the district. SA6: All sites are located within the settlement tier 'sustainable villages' or within 400m from a sustainable boundary.																
			Summary of potential significant negative and uncertain effects identified for the cluster																
			SA1: Sites P5, P7 and P9 have poor access to recreation facilities and services without suitable cycling or walking routes., therefore a potential significant negative effect has been identified. SA2: All sites have poor access to schools, local services and GP surgeries. , hence a potential significant negative effect has been identified. SA12: All sites score potentially significant negative for biodiversity and geodiversity as they fall within the River Mease Catchment Area and the National Forest. SA13: Sites P9 and P4 are greenfield and located outside the Limits to Development. SA14: Sites P2, P7 and P9 a potentially negative effect has been identified as these sites are greenfield and not previously developed land and are over 1 hectare in size. SA11: All sites are located in Flood Zone 1 although it is uncertain how new development will effect green infrastructure and how it could contribute to the enhancement of green infrastructure. SA13: Sites P2, P3, P5, P6 and P7 affects on landscape are uncertain due to landscape sensitivity being unknown. SA17: All sites are minerals safeguarding for coal. Therefore an uncertain effect has been identified for all sites																
			Summary of recommendations identified for the cluster																
			SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assists and encourage site design to protect soil quality, natural capital and best quality agricultural land.																
			Potential cumulative effects identified for the cluster																
			SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children.																

Cluster Name		Ravenstone																
Settlement Tier		Sustainable Village																
Site Capacity	Site Addresses	Site Reference	SA objectives														SA16	SA17
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15		
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.
	199 Church Lane/Wash Lane	R1	++	-	+	++	0	++	-	+	0	0	-	-	-	0	0	?
	14 Adjacent Hall Farm	R6	-	-	-	++	0	++	-	-	0	0	-	?	+	-	0	?
	17 Church Lane	R7	++	-	-	++	0	++	-	+	0	0	-	-	-	0	0	?
	50 Land at Church Lane	R9	++	-	+	++	0	++	-	+	0	0	-	-	-	0	0	?
	517 North Of Leicester Road	R10	++	-	-	++	0	++	-	+	0	0	-	-	-	0	0	?
	137 Land at Heather Lane	R12	++	-	+	++	0	++	-	+	0	0	-	-	-	0	0	?
	38 Land to rear of 21 Creswell Drive	R14	++	-	+	++	0	++	-	+	0	0	-	-	-	0	0	?
	73 Land North of Church Lane	R15	++	-	-	++	0	++	-	-	0	0	-	-	-	0	0	?
	122 Land South of Hall Farm	R16	+	-	+	++	0	++	-	+	0	0	-	-	-	0	0	?
	153 Land at junction of Coal Lane/Wash Lane	R17	++	-	-	++	0	++	-	-	0	0	-	?	+	0	-	?
Summary of potential Significant Positive effects identified for the cluster																		
SA1: All sites (except Site R6) have good access to recreational facilities. SA4: All site will supply housing to help meet the local needs. Site 1 will provide 199 dwellings, R5 (25), R6 (14), R7 (17), R9 (50), R10 (517), R12 (137), R14 (38), R15 (73), R16 (122), R17 (153). As all are greenfield sites, 30% of these will be dedicated to affordable housing. SA6: All sites are located within or adjoining Ravenstone.																		
Summary of potential significant negative and uncertain effects identified for the cluster																		
SA2: Sites R1, R6, R7, R10, R15 and R17 have poor access to local services including GP, pharmacy and schools. SA12: All sites are within the National Forest and Bardon Hill and River Mease SSSI Impact Risk Zones. SA12: It is uncertain whether features on sites R1, R7, R9, R10, R12, R14, R15, R16, and R17 will have an effect on the surrounding ecology. Further investigation is needed such as a phase 1 survey. SA13: For site options R6 and R17 where landscape sensitivity is unknown an uncertain effect has been recorded. SA13: Sites R1, R7, R9, R10, R12, R14, R15 and R16 are located outside of current settlement boundaries and are not located on PDL. SA14: Sites R1, R5, R9, R10, R12, R14, R15, and R16 are greenfield sites over 1 hectare in size. SA17: All sites are located within or part within coal, sand, gravel and/or brick clay safeguarding zones.																		
Summary of recommendations identified for the cluster																		
SA1: It is recommended that Local Plan policy includes a requirement to ensure that access to natural green space and the need for recreational facilities, walking and cycling routes is assessed. If there is a need identified, a site-based contribution could be made towards provision of new facilities and walking/cycling routes to meet the needs of new residents. SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA4: It is recommended that NWLDC carefully consider the thresholds for affordable housing provision within the new Local Plan policies, as well as the potential for policies which will help to address the need for a range of tenures and sizes. It is also recommended that policies to address the identified housing needs of the elderly and other vulnerable groups are included within the new Local Plan policies. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.																		
Potential cumulative effects identified for the cluster																		
SA2: The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on provision of education for local children. SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.																		

Cluster Name		Sawley																
Settlement Tier		Key service centre																
Site capacity	Site Addresses	Site Reference	SA objectives															
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.		
78967	Land at Netherfields Lane & Tamworth Road	EMP62	0	0	?	0	+	--	++	--	0	--	--	--	--	0	?	
Summary of potential Significant Positive effects identified for the cluster																		
SA7: Site EMP62 provides employment use.																		
Summary of potential significant negative and uncertain effects identified for the cluster																		
<p>SA3: It is uncertain whether site EMP62 which is not well located to existing communities and services will be able to contribute to improved services and community cohesion.</p> <p>SA6: Site EMP62 is located more than 400m from the settlement boundary.</p> <p>SA8: Site EMP62 is not within 800m of public transport links and does not have good access to public services.</p> <p>SA11: Site EMP62 is located within Flood Zone 3.</p> <p>SA12: Site EMP62 is located within a SSSI Impact Risk Zone.</p> <p>SA13: Site EMP62 is located on greenfield land and lies outside of the settlement boundary.</p> <p>SA14: Site EMP62 is located on greenfield land and is larger than 1 hectare.</p> <p>SA15: Site EMP62 contains Hemington House, a grade II Listed Building set to the north-west of the site.</p>																		
Summary of recommendations identified for the cluster																		
<p>SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.</p> <p>SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.</p> <p>SA11: It is recommended that a policy within the new Local Plan is included which requires all new development to incorporate adaptation and mitigation for climate change, particularly risk from flooding. Equally, policy which advocates that new developments contribute to green infrastructure would also support SA11.</p> <p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.</p> <p>SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p> <p>SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.</p> <p>SA15: It is recommended that Local Plan policies include guidelines on design when development is proposed in close proximity to known heritage assets. This could help to prevent and mitigate any potential adverse effects.</p>																		
Potential cumulative effects identified for the cluster																		
<i>None identified.</i>																		

Cluster Name		Stretton end le Field																	
Settlement Tier		Sustainable Village																	
Site capacity	Site Addresses	Site Reference	SA objectives															SA16	SA17
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15			
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centers and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
112000	Land East of A44 and West of A42	EMP82	0	0	?	0	+	--	++	--	0	0	--	--	--	0	0	0	
2320	Park Farm Building, Park Farm	EMP88	0	0	?	0	+	--	++	--	0	0	--	--	--	-	0	0	
Summary of potential Significant Positive effects identified for the cluster																			
SA7: Site EMP82 and EMP88 provide employment use.																			
Summary of potential significant negative and uncertain effects identified for the cluster																			
SA3: It is uncertain whether sites EMP82 and EMP88 which are not well located to existing communities and services will be able to contribute to improved services and community cohesion.																			
SA6: Sites EMP82 and EMP88 are located more than 400m from the settlement/sustainable boundary and outside limits to development.																			
SA8: Sites EMP82 and EMP88 are not within 800m of public transport and without access to a frequent service.																			
SA12: Site EMP82 and EMP88 are located within the River Mease Catchment Area.																			
SA13: Sites EMP82 AND EMP88 lie outside of current settlement boundaries and are not located on PDL.																			
SA15: Site EMP82 and EMP88 are over 1 hectare in size and are greenfield land.																			
Summary of recommendations identified for the cluster																			
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3.																			
SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site.																			
SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12.																			
Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development.																			
SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.																			
SA15: It is recommended that Local Plan policies include guidelines on design when development is proposed in close proximity to known heritage assets. This could help to prevent and mitigate any potential adverse effects.																			
Potential cumulative effects identified for the cluster																			
SA8: The development of both sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.																			

Cluster Name		Swannington																
Settlement Tier		Sustainable Villages																
Site capacity	Site Addresses	Site Reference	SA objectives															
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.		
1200m2	Land at Hoo Ash roundabout	EMP61	0	0	+	0	+	++	++	++	?	0	-	-	-	0	0	?
Summary of potential Significant Positive effects identified for the cluster																		
<p>SA6: Site EMP61 is located within the Limits to Development/settlement boundary or adjoining the settlement boundary. SA7: EMP61 provides employment use. SA8: EMP61 is within 800m of public transport.</p>																		
Summary of potential significant negative and uncertain effects identified for the cluster																		
<p>SA9: The site is within proximity of the Coalville AQMA, however the degree to which development will contribute is currently unknown. SA12: Site EMP61 is located within a SSSI Impact Risk Zone. SA13: Site EMP61 is greenfield and located outside of the current settlement boundary. SA17: Site EMP61 is located within waste or minerals safeguarding zones, namely coal.</p>																		
Summary of recommendations identified for the cluster																		
<p>SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.</p>																		
Potential cumulative effects identified for the cluster																		
<p>SA12: The development of multiple sites will lead to the permanent and irreversible loss of biodiversity and/or geodiversity. SA14: The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.</p>																		

Cluster Name		Woodville																
Settlement Tier		Sustainable village																
Site capacity		SA objectives																
Site Addresses	Site Reference	SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.	SA17 Ensure the efficient use of natural resources, including reducing waste generation.	
53	Land at Hempworth Road	Wd2	+	--	?	++	0	--	+	-	0	0	--	--	--	0	-	?
Summary of potential Significant Positive effects identified for the cluster																		
SA4: Site Wd2 will provide 53 new dwellings. 30% of this is expected to be dedicated to affordable housing.																		
Summary of potential significant negative and uncertain effects identified for the cluster																		
SA2: Site Wd2 has poor access to local services including GP, pharmacies and schools. SA3: It is uncertain whether site Wd2 which is not well located to existing communities and services will be able to contribute to improved services and community cohesion. SA6: Site Wd2 is located 400-800m from the sustainable boundary and lies outside the limits to development. SA12: Site Wd2 is located within the River Mease Catchment Area. SA13: Site Wd2 is located on greenfield land and lies outside the settlement boundary. SA14: Site Wd2 is located on greenfield land and is larger than 1 hectare. SA17: Site Wd2 is partly located in coal safeguarding zone.																		
Summary of recommendations identified for the cluster																		
SA2: It is recommended that Local Plan policy includes a requirement to ensure that all residents have equal access to services including health, education, employment and community facilities. SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14 It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.																		
Potential cumulative effects identified for the cluster																		
None identified.																		

Cluster Name		Worthington																	
Settlement Tier		Sustainable village																	
Site capacity	Site Addresses	Site Reference	SA objectives																
			SA1 Improve the health and wellbeing of the District's population.	SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	SA3 Help create the conditions for communities to thrive.	SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.	SA5 Support economic growth throughout the District	SA6 Enhance the vitality and viability of existing town centres and village centres.	SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	SA11 Ensure the District is resilient to the impacts of climate change.	SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	SA13 Conserve and enhance the quality of the District's landscape and townscape character.	SA14 Ensure land is used efficiently and effectively	SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	SA16 Protect water resources and ensure they are used efficiently.		
200	Manor Drive	W1	-	-	?	++	0	++	-	--	0	-	--	--	--	-	0	?	
35	Adjacent to Breedon Lane	W3	-	-	?	++	0	++	-	--	0	-	--	--	--	-	0	?	
11	Land off Main Street	W5	-	-	?	++	0	++	-	--	0	-	--	--	-	0	0	0	
Summary of potential Significant Positive effects identified for the cluster																			
SA4: Site W1 will provide 200 new dwellings, site W3 will provide 35 and site W5 will provide 11. It is expected that 30% of these will be dedicated to affordable housing. SA6: Sites W1, W3 and W5 are adjoining the nearest settlement boundary.																			
Summary of potential significant negative and uncertain effects identified for the cluster																			
SA3: It is uncertain whether sites W1, W3 and W5, which are not well located to existing communities and services will be able to contribute to improved services and community cohesion. SA8: Sites W1, W3, and W5 are not within 800m of public transport and without access to a frequent service. SA12: All sites are located within the Breedon Cloud Wood and Quarry SSSI Impact Risk Zone. SA13: All sites are located on greenfield land outside of current settlement boundary and limits to development. SA14: Sites W1 and W3 are greenfield and over 1 hectare in size. SA17: Site W1 is partly located within a coal safeguarding zone. Site W3 is within 400m of a RIGS.																			
Summary of recommendations identified for the cluster																			
SA3: The Local Plan could include design policies, which aim to ensure spaces are available within all developments for residents to mix and meet and to include guidelines on designing out crime. To ensure all new development works towards the sub-objectives of SA3. SA8: It is recommended that Local Plan policies require all developments to reduce the need to travel by ensuring sustainable transport access to and from the site. SA12: A policy within the new Local Plan which requires all developments to preserve or enhance existing biodiversity on site, or which requires biodiversity net gain (BNG) to occur off site where this is not practicable, would ensure a positive effect results from all development on SA12. Ecological surveys and biodiversity surveys should also be stipulated for all sites through Local Plan policies, to gather an accurate and representative baseline of biodiversity across all sites, prior to development. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage. SA14: It is recommended that there are policies included within the Local Plan that protect the natural capital assets and encourage site design to protect soil quality, natural capital and best quality agricultural land.																			
Potential cumulative effects identified for the cluster																			
SA8: The development of several sites in combination will increase pressure on local transport infrastructure which could lead to a potential adverse cumulative effect. SA13: It is recommended that Local Plan policies include measures regarding the designing of sites to protect and enhance the district's landscape character. However, the final site design details would be managed at planning application stage.																			