
APPENDIX A

- A.1 Section 4 presented the summary of the Sustainability Appraisal of the potential Broad Locations. The full results are set out in this Appendix.
- A.2 The appraisal matrices for each potential Broad Location include a symbol summary of the likely impact of the policy on each of the sustainability objectives. However, due to the very strategic nature of the decisions being made and the high level of uncertainty this entails, this results in many impacts being identified as 'uncertain' and marked with a question mark. Therefore this appraisal is supplemented by text to indicate the process and thinking involved in deciding on the likely impact.
- A.3 In undertaking the Sustainability Appraisal the following symbols are used to record the likely impacts. Regard has been had to the evidence base that has been developed for the Core Strategy, as well as the Strategic housing Land Availability Assessment.

Key to appraisal symbols

Broad Location will contribute to the achievement of greater sustainability according to the identified objective	●
Broad Location likely to contribute to the achievement of greater sustainability according to the identified objective but some uncertainty	●?
Broad Location will hinder the achievement of greater sustainability according to the identified objective	x
Broad Location likely to hinder the achievement of greater sustainability according to the identified objective but some uncertainty	x?
Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	?
No identifiable relationship between the topic covered in the policy and the sustainability concern	—

ASHBY DE LA ZOUCH

	BROAD LOCATION		
SUSTAINABILITY OBJECTIVE	WEST	NORTH	SOUTH-EAST
Provide an adequate supply of good quality employment land needed to encourage and accommodate indigenous and inward investment	x Location is of a scale whereby it is unlikely that employment use could be incorporated in to any development	? Location is of a scale which is potentially able to accommodate some employment development as well as housing and is likely to be an attractive location for employment uses. However, would depend upon the actual development which took place.	? Location is of a scale which is potentially able to accommodate some employment development as well as housing and is likely to be an attractive location for employment uses. However, would depend upon the actual development which took place.
Help develop a prosperous, competitive and diverse rural economy which adds value to existing agricultural, forestry and leisure sectors.	x Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate open space and footpaths, but would depend upon actual development. However, this would not offset the loss of agricultural land and implications for agriculture.	x Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate open space and footpaths, but would depend upon actual development. However, this would not offset the loss of agricultural land and implications for agriculture.	x Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate open space and footpaths, but would depend upon actual development. However, this would not offset the loss of agricultural land and implications for agriculture.

Make the most efficient use of land	x?	x?	x?
	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.
Reduce waste generation and promote re-use and recycling	x	x	x
	More people means more waste will be produced.	More people means more waste will be produced.	More people means more waste will be produced.
Reduce water consumption	x	x	x
	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.
Provide good quality homes that meet local needs and reflect local circumstances	●?	●?	●?
	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.
Reduce the	x?	●?	x?

<p>need to travel and extend public transport choices for non car modes (public transport, walking and cycling)</p>	<p>Within the vicinity of this location there is some existing employment, but otherwise limited services and facilities are close by. The main shopping area is in excess of 800 metres away and in terms of walking and cycling is also hindered by the fact that it would involve an uphill journey when returning from the centre. In addition, there is no bus service which serves this location. Scale of this location is such that future development may not be able to support the provision of a new bus service. There is some scope for the provision of footpath and cycle links from this location to the existing urban area, although any route to the town centre will not be very direct and as noted would involve an uphill return due to the topography.</p>	<p>Southern part of location well related to town centre and the services and facilities available there including the leisure centre and health centre. Some parts are just over 400 metres distance, although the northern parts would involve walking or cycling longer distances. The location is also fairly close to the secondary schools. The close relationship to the town centre is also an advantage in that the buses which serve Ashby pass through the town centre, thereby providing more of an opportunity for future residents to use these services instead of the car, although this cannot be certain as it will involve individual choice. Existing footpaths provide a good means of providing links through to the town centre and these could be enhanced further as part of new development. In addition, employment uses close by to south-east and north-west, although there may be less scope for direct connection to these areas. Location could support significant amount of development</p>	<p>Location is somewhat distant from employment uses and town centre. Limited services available within the locality (including a primary school). The location is very poorly related to employment uses which are to the east and north-west of the town. Location could support significant amount of development such that additional bus services (or the diversion of existing services which pass through or close to this location) are likely to be viable. The existing urban area provides some footpath connection towards the town centre, albeit not necessarily very direct. The location close to Junction 12 of the A42 could be attractive to potential commuters, which further increase car use.</p>
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		such that additional bus services, either to serve the town centre or wider, are likely to be viable. It would be necessary to ensure that new development incorporates adequate footpath and cycle links throughout as some parts towards the northern edge of the location are further from the town centre.	
Enhance the vitality and viability of existing town centres and village centres	●?	?	?
	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. Scale of location means it is unlikely that could support the provision of local shops within any future development, so not detracting from the town centre. Location on the west side of Ashby with good road links to the west could result in people going to Swadlincote or Burton for shopping to the detriment of Ashby Town Centre.	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. However, scale of location could mean that future development incorporates local shops so potentially negating some of the benefits.	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. However, scale of location could mean that future development incorporates local shops so potentially negating some of the benefits in respect of this objective, although it could help to reduce the need to travel to some extent, although this is likely to be fairly minor.
Improve the health and wellbeing of the district's population	—	—	—

Promote social inclusion and reduce inequalities across the District	–	–	–
Reduce crime and fear of crime	–	–	–
	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.
Increase education attainment and promote lifelong learning and training	–	–	–
Encourage jobs that match the skills and needs of local residents	–	–	–
	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.
Conserve and	?	?	?

enhance the character, diversity and local distinctiveness of the District's cultural, historic and archaeological heritage	This location is somewhat distant from the Ashby Conservation Area. However, views of Ashby Castle (A Scheduled Ancient Monument) and St Helen's Church area available from parts of the site, such that it can be seen as part of the setting for the Conservation Area and the Ancient Monument. Mitigation and design and layout features would be required to preserve the setting as far as possible Most of the adjoining development is fairly modern	This location abuts part of the Ashby Conservation Area. As such it forms part of the setting of the Conservation Area and the Ashby Castle Scheduled Ancient Monument which, together with St Helen's Church, is visible from the higher ground to the north. There is a significant amount of modern development along the south-eastern corner which because of its scale dominates this part of the location and also limits views in to the Conservation Area. Mitigation and design and layout features would be required to preserve the setting as far as possible	Although somewhat distant from the Ashby Conservation Area, there are views of St Helen's Church and Ashby Castle from parts of the site such that it forms part of the setting of the Conservation Area and setting of the Castle which is a Scheduled Ancient Monument. Development to the north is largely characterised by fairly modern housing estates. To the west are a number of quite large imposing residential properties et in their own grounds. Mitigation and design and layout features would be required to preserve the setting as far as possible
Conserve and enhance the character, diversity and local distinctiveness of the District's built environment	●?	●?	●?
	The location is well related to the existing settlement but would depend upon the layout and design of the actual development itself	The location is well related to the existing settlement but would depend upon the layout and design of the actual development itself	The location is well related to the existing settlement but would depend upon the layout and design of the actual development itself
Conserve and enhance the quality of the	x?	x?	x
	The Landscape Character Assessment (LCA) notes that	The Landscape Character Assessment (LCA) notes that the	The Landscape Character Assessment (LCA) identifies this location as being a

District's landscape character	development here would be prominent in the wider landscape and could potentially alter the setting of Ashby. However, the LCA also identifies possible mitigation measures to minimise impact with a moderate potential to achieve mitigation. This includes, including not developing on the highest part of the location. Layout and design of development would ultimately determine how this location performs against this objective.	existing landform provides some screening from the east and that development on the higher ground to the north would require screening, although this may difficult to achieve due to the landform, although it is judged to have moderate potential to mitigate any impact. Layout and design of development would ultimately determine how this location performs against this objective.	high quality landscape with mitigation of impact of development difficult to achieve and hence is scored as having a low potential to achieve mitigation.
Protect and enhance the District's Biodiversity and Geodiversity	x Development in this location could impact upon the River Mease Special Area of Conservation unless appropriate mitigation is incorporated in to development. The provision of tree planting as part of the National Forest can help to enhance biodiversity.	x Development in this location could impact upon the River Mease Special Area of Conservation unless appropriate mitigation is incorporated in to development. The provision of tree planting as part of the National Forest can help to enhance biodiversity.	x Development in this location could impact upon the River Mease Special Area of Conservation unless appropriate mitigation is incorporated in to development. The provision of tree planting as part of the National Forest can help to enhance biodiversity.
Reduce flood risk and impact from flooding	? Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	? Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	●? Part of location is within Flood Zone 3. However, the scale of this location provides an opportunity to possibly incorporate flood mitigation measures which could also reduce incidence of flooding downstream in

			Packington.
Reduce water, air, light and noise pollution to levels to avoid damage natural systems and protect human health	x	x	x
	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.
Maintain and enhance open-space , sport and recreation provision	●?	●?	●?
	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.
Support sustainable extraction and the reuse and recycling of minerals and aggregate resources	?	?	?
	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.	Location is in an area of where surface coal reserves are present. Development could result in sterilization of this resource unless extracted as part of development provided that extraction was considered to be viable. Development would require the use of various minerals. The source	Location is in an area of where surface coal reserves are present. Development could result in sterilization of this resource unless extracted as part of development provided that extraction was considered to be viable. Development would require the use of various minerals. The source of

		of these and how they are used as part of new development would determine the nature of any impact.	these and how they are used as part of new development would determine the nature of any impact.
Reduce energy requirements across the District and increase the proportion of that requirement met from renewable or low carbon sources	x	x	x
	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself. Location has the advantage that it is south facing which could be utilised in design and layout of development.	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself. Location has the advantage that it is south facing which could be utilised in design and layout of development.	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself. Location has the advantage that it is south facing which could be utilised in design and layout of development.

Summary of Results

- A.4 The 3 locations assessed performed generally the same in terms of the likely impacts as set out below. It should be noted that where an impact was judged to be uncertain positive or uncertain negative it has been considered under the positive or negative headings.

	WEST	NORTH	SOUTH-EAST
Positive	4	4	4
Negative	10	8	9
Uncertain	3	5	4
No relationship	5	5	5

Assessment of Impacts

West

- A.5 The west Broad Location is judged to have the most negative impacts and the least uncertain impacts, whilst also having the same number of positive impacts as the other two locations.

Positive

- A.6 Of the positive impacts the only one which is unique to the west Broad Location is in relation to impact upon the vitality and viability of the town centre. This is primarily due its scale being such that it is unlikely to be able to accommodate local shops from a commercial viability point of view. However, there is some uncertainty as there is no guarantee that residents would shop in Ashby Town Centre and a direct link to the west to Swadlincote and Burton upon Trent could in itself pull people away from Ashby. It is considered that whilst being a potentially positive impact the benefits to the town centre as a whole would not be significant.
- A.7 The remaining positive impacts (the provision of quality homes, enhancing and conserving the built environment, and maintaining and enhancing open space) apart from being common with the other locations, are also considered to be uncertain as to some extent any impact will depend upon the actual development which takes place. The impacts are judged to be likely to be fairly minor.

Negative

- A.8 Most of the negative impacts are judged to be common to all 3 Broad Locations considered. Most of these (production of waste, water consumption, pollution and energy use) are not locationally specific although their impact could be significant. However, some particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.9 This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. As this location is smaller in extent than the other two areas considered, the loss of Greenfield land would not be as significant in this location.

- A.10 The impact up on the River Mease SAC could be potentially very significant, as it could for the other two locations. However, in accordance with the Habitats Regulations, development could not take place if it were judged to have an adverse impact. Therefore, whilst any impact in theory could be significant, in reality development in this locality would not be able to occur without taking the necessary steps to avoid an adverse impact so minimising the likelihood of a significant impact on this objective.
- A.11 The other common negative impact is in relation to a failure to contribute to diversification of the rural economy. This is as a result of taking land out of agricultural production in to housing use such that there would be no added value to agriculture, forestry or leisure. Once again this impact is considered to be negligible.
- A.12 A negative impact is also recorded in respect of potential impact upon landscape character as recorded in the Landscape Character Assessment – this is common to all three locations assessed. This is because it is only judged to have a moderate potential for mitigating any impact. If it is not possible to mitigate the impact then it is likely that such an impact would be locally significant and would be long term. A mitigation measure identified is to not locate development on the higher ground. Whilst this could mitigate the impact on this objective it would reduce the amount of housing that could be provided in this location to the detriment of the providing quality homes objective.
- A.13 The west Broad Location is judged to be likely to have a negative impact in respect of the reducing the need to travel objective. This is because there are few services and facilities in the immediate vicinity, and currently no public transport serving this locality to provide a direct connection to the town centre where most of the services and facilities are to be found or to the major employment areas on the east side of the town. There is some employment to the north-east of this location but it does not appear that a direct link could be achieved to improve accessibility to this area. Furthermore, the scale of proposed development may not be able to support the provision of any additional public transport. It is considered therefore, that development in this locality would be likely to result in increased car usage. This impact on this objective is likely to be significant and would also impinge on other objectives which seek to reduce pollution.
- A.14 Finally this location is judged to have a negative impact as it does not contribute towards the provision of employment land, primarily to because its scale is such that it is unlikely to be able to accommodate employment uses as well as housing. The significance of this is likely to be fairly minor as there will be other opportunities to provide employment elsewhere.

Uncertain

- A.15 This Broad Location is only judged to have three uncertain impacts, the lowest of all of the locations in Ashby considered. The impacts in relation to minerals and the cultural, historic and archaeological heritage objective are common to the other locations as well. Uncertainty is recorded in respect of both of these as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge.
- A.16 The remaining uncertain impact is in relation to reducing flood risk and the impact of flooding. This location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.

North

- A.17 The north Broad Location is judged to have the least negative impacts and the most uncertain impacts. The number of positive impacts is the same as the other two Broad Locations assessed.

Positive

- A.18 Of the positive impacts the only one which is not common to the other locations is in relation to reducing the need to travel. The southern part of this location adjoins the Ashby Town Centre where most services and facilities are located. There are existing footpath links from this area towards the town centre which could be further enhanced so as to provide opportunities to walk (or cycle) from this location to the town centre, reducing the need to use a car. It would be important to ensure that the design and layout of any development incorporated walking and cycling routes from all parts of the location so as to maximise this potential. This location also benefits from close proximity to established employment areas to the south and the out of town Tesco supermarket. There are no direct links to these areas and it is not clear as to whether any could be achieved. The scale of this location is such that it could support a significant amount of development (albeit that some would have to go beyond the plan period) which would be more likely to be able to support some form of public transport provision. Overall it is considered that the impact on this objective could be significant.

- A.19 The remaining positive impacts (the provision of quality homes, enhancing and conserving the built environment, and maintaining and enhancing open space) apart from being common to the other locations, are also considered to be uncertain as to some extent any impact will depend upon the actual development which takes place. The impacts are judged to be likely to be fairly minor.

Negative

- A.20 Most of the negative impacts are judged to be common to all 3 Broad Locations considered. Most of these (production of waste, water consumption, pollution and energy use) are not locationally specific although their impact could be significant. However, some particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.21 This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. The scale of this location is such that the loss of Greenfield land would be significant.
- A.22 The impact up on the River Mease SAC could be potentially very significant, as it could for the other two locations. However, in accordance with the Habitats Regulations, development could not take place if it were judged to have an adverse impact. Therefore, whilst any impact in theory could be significant, in reality development in this locality would not be able to occur without taking the necessary steps to avoid an adverse impact so minimising the likelihood of a significant impact on this objective.
- A.23 The other common negative impact is in relation to a failure to contribute to diversification of the rural economy. This is as a result of taking land out of agricultural production in to housing use such that there would be no added value to agriculture, forestry or leisure. Once again this impact is considered to be negligible.
- A.24 The remaining negative impact relates to the potential impact upon landscape character as recorded in the Landscape Character Assessment. This is because it is only judged to have a moderate potential for mitigating any impact. If it is not possible to mitigate the impact then it is likely that such an impact would be locally significant and would be long term.

Uncertain

- A.25 There are four objectives where the impacts are recorded as being uncertain. Two impacts (minerals) and the cultural, historic and archaeological heritage objective are common to the other locations. Uncertainty is recorded in respect of both of these as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge.
- A.26 The other uncertainties (provision of employment land and impact upon vitality and viability of the town centre) are common with the south-east location. There is uncertainty in respect of employment land because whilst it is considered that the scale of the location could accommodate employment development as well, it is not known at this time as to whether this would happen. There is uncertainty in respect of vitality and viability of the town centre because it is considered that the scale of this location could, potentially, support some local shopping provision which could impact upon the town centre, although the scale of any shopping is likely to be limited so would not be significant. Furthermore this could reduce the need to travel by car, so could be positive on that objective.
- A.27 The remaining uncertain impact is in relation to reducing flood risk and the impact of flooding. This location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.

South East

- A.28 The south-east location is judged to have the second most number of negative impacts but has the same number of positive impacts as the other locations.

Positive

- A.29 One impact is unique to this location; that which relates to reducing flood risk. There is a history of flooding downstream of Ashby near Packington. The Gilwiskaw Brook which is the source of this flooding runs through this location. The scale of this location is such

that it could potentially accommodate flood alleviation measures which would be of benefit downstream of this location. This could be a potentially significant impact.

- A.30 Three of the positive impacts (the provision of quality homes, enhancing and conserving the built environment, and maintaining and enhancing open space) apart from being common with the other locations, are also considered to be uncertain as to some extent any impact will depend upon the actual development which takes place. The impacts are judged to be likely to be fairly minor.

Negative

- A.31 Most of the negative impacts are judged to be common to all 3 Broad Locations considered. Most of these (production of waste, water consumption, pollution and energy use) are not locationally specific although their impact could be significant. However, some particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.32 This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. The scale of this location is such that the loss of Greenfield land would be significant.
- A.33 The impact up on the River Mease SAC could be potentially very significant, as it could for the other two locations. However, in accordance with the Habitats Regulations, development could not take place if it were judged to have an adverse impact. Therefore, whilst any impact in theory could be significant, in reality development in this locality would not be able to occur without taking the necessary steps to avoid an adverse impact so minimising the likelihood of a significant impact on this objective.
- A.34 The other common negative impact is in relation to a failure to contribute to diversification of the rural economy. This is as a result of taking land out of agricultural production in to housing use such that there would be no added value to agriculture, forestry or leisure. Once again this impact is considered to be negligible.
- A.35 The remaining negative impact relates to the potential impact upon landscape character and reducing the need to travel. In respect of landscape the Landscape Character Assessment this location is judged to have a low potential for mitigating any impact. For this reason it is considered negative. Such an impact would be significant.

- A.36 In respect of reducing the need to travel there are few services and facilities in the immediate vicinity (save for a primary school). The location is somewhat distant from employment opportunities which are largely concentrated to the north-east of this location, with no direct public transport connection to these areas. There may be some scope having regard to the scale of this location and its ability to support a significant amount of development, to provide some public transport provision but it is considered that the overall affect is likely to be significant and would also impinge on other objectives which seek to reduce pollution.

Uncertain

- A.37 There are four objectives where the impacts are recorded as being uncertain. Two impacts (minerals) and the cultural, historic and archaeological heritage objective are common with the other locations. Uncertainty is recorded in respect of both of these as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge.
- A.38 The other uncertainties (provision of employment land and impact upon vitality and viability of the town centre) are common with the north location. There is uncertainty in respect of employment land because whilst it is considered that the scale of the location could accommodate employment development as well, it is not known at this time as to whether this would happen. There is uncertainty in respect of vitality and viability of the town centre because it is considered that the scale of this location could, potentially, support some local shopping provision which could impact upon the town centre, although the scale of any shopping is likely to be limited so would not be significant. Furthermore this could reduce the need to travel by car, so could be positive on that objective.

Conclusions on Sustainability Appraisal for Ashby

- A.39 The summary results from the Sustainability Appraisal are set out below for ease of reference.

	WEST	NORTH	SOUTH-EAST
Positive	4	4	4
Negative	10	8	9
Uncertain	3	5	4
No relationship	5	5	5

- A.40 All developments by their nature will have impacts. This is reflected in the results of the Sustainability Appraisal which shows that all 3 Broad Locations assessed would have various impacts: positive, negative and uncertain. In addition to the number of impacts it is also necessary to consider the significance of the impacts as well.
- A.41 It is worth noting at this stage that none of the impacts are considered to be so severe that suggests that any Broad Location should be dismissed from further consideration.
- A.42 All 3 potential Broad Locations have the same number of positive impacts, of which 3 out of the 4 are common to all locations. The west does not have any significant positive impacts that are common with the other locations. However, the north has one (reducing the need to travel) as does the south-east (reducing flood risk and the impact of flooding).
- A.43 In respect of negative impacts, the west has the most number of negative impacts (10). However, there were 8 impacts which were common to all Broad Locations. One of these (landscape character) was judged to be significant for all three Broad Locations. In addition, a further impact (efficient use of land) was judged to be significant in respect of both the north and the south-east whilst reducing the need to travel was judged to be significant in respect of both the west and south-east. Therefore, the south-east has the most number of significant negative impacts, whilst the north and west have two each.
- A.44 On balance having regard to the fact that there are a number of impacts common to all locations and to the significance of other impacts, from a Sustainability Appraisal point of view the north location performs marginally better than either of the other two locations.

CASTLE DONINGTON

SUSTAINABILITY OBJECTIVE	SOUTH -WEST
Provide an adequate supply of good quality employment land needed to encourage and accommodate indigenous and inward investment	?
	Location is of a scale which is potentially able to accommodate some employment development as well as housing and is likely to be an attractive location for employment uses. However, would depend upon the actual development which took place.
Help develop a prosperous, competitive and diverse rural economy which adds value to existing agricultural, forestry and leisure sectors.	x
	Loss of agricultural land would detract from meeting this objective.
Make the most efficient use of land	x?
	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.
Reduce waste generation and promote re-use and recycling	x
	More people means more waste will be produced.
Reduce water consumption	x
	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.
Provide good quality homes that meet local needs and reflect local circumstances	●?
	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.

Reduce the need to travel and extend public transport choices for non car modes (public transport, walking and cycling)	●?
	The location is well related to a range of existing and emerging employment opportunities to the north (Trent Lane, East Midlands Distribution Centre) and at both Donington Park and East Midlands Airport. The location is of a scale such that it is likely that it could accommodate a school and local facilities which would reduce the need to travel. In addition, the scale of potential development could potentially enable the incorporation of public transport provision to serve future residents. However, will depend upon the actual development.
Enhance the vitality and viability of existing town centres and village centres	?
	The introduction of additional residents should provide additional customers for existing shops and facilities in the village centre. However, scale of location could mean that future development incorporates local shops so potentially negating some of the benefits.
Improve the health and wellbeing of the district's population	–
	Scale of location could potentially support additional health facilities, but this would not necessarily improve the health and well being of residents as other factors would have a much bigger impact upon this objective.
Promote social inclusion and reduce inequalities across the District	–
Reduce crime and fear of crime	–
	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.
Increase education attainment and promote lifelong learning and training	–

Encourage jobs that match the skills and needs of local residents	–
	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.
Conserve and enhance the character, diversity and local distinctiveness of the District's cultural, historic and archaeological heritage	?
	The vast majority of the Broad Location is somewhat distant from the Conservation Area whilst the intervening existing residential areas south of Park Lane would mean that there would be negligible impact upon the Castle Donington Conservation Area. However, the south-eastern corner of this Broad Location abuts the Castle Donington Conservation Area and a number of Listed Buildings. Development in this part of the Broad Location could impact upon the setting for this part of the Conservation Area. The incorporation of mitigation and design and layout features would be required to preserve the setting as far as possible
Conserve and enhance the character, diversity and local distinctiveness of the District's built environment	●?
	The location is well related to the existing settlement but would depend upon the layout and design of the actual development itself
Conserve and enhance the quality of the District's landscape character	●?
	The Landscape Character Assessment notes that this location scores quite low in respect of landscape quality and so development here should be acceptable in respect of this objective, but would depend upon the layout and design of the actual development itself
Protect and enhance the District's Biodiversity and Geodiversity	?
	There are no confirmed wildlife sites within or close to this Broad Location, although there are three potential local wildlife sites which could be impacted upon by development in this location. This could possibly be mitigated, but would depend upon the actual

	development that took place.
Reduce flood risk and impact from flooding	?
	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.
Reduce water, air, light and noise pollution to levels to avoid damage natural systems and protect human health	x
	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development. The High Street area of Castle Donington is designated as an Air Quality Management Area which would be impacted by additional traffic from this location.
Maintain and enhance open-space , sport and recreation provision	●?
	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.
Support sustainable extraction and the reuse and recycling of minerals and aggregate resources	?
	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.
Reduce energy requirements across the District and increase the proportion of that requirement met from renewable or low carbon sources	x
	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself. Location has the advantage that it is south facing which could be utilised in design and layout of development.

Conclusions on Sustainability Appraisal for Castle Donington

- A.45 There was only one Broad Location assessed in Castle Donington. In summary, it was judged to perform as follows:

	WEST
Positive	5
Negative	6
Uncertain	6
No relationship	5

Assessment of Impacts

Summary of Results

- A.46 This location has the potential to score positively in respect of 5 of the sustainability objectives, but the potential negative impacts are slightly greater (6). The impact upon 6 of the objectives is uncertain, whilst there is no relationship to 5 of the objectives.

Positive

- A.47 The positive impacts relate to the provision of quality homes, reducing the need to travel, enhancing and conserving the built environment, enhancing and conserving the landscape character and maintaining and enhancing open space. None of the positive impacts are judged to be fairly certain. However, of these that relating to reducing the need to travel is considered to be potentially significant.

Negative

- A.48 In respect of the negative impacts these are largely ones which reflect the likely impact of development itself rather than the location as they relate to production of waste, water consumption, pollution and energy use which will be common to all new developments irrespective of location. The remaining negative impacts relate to the potential inefficient use of land as the location comprises of

Greenfield land, although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent, and to failure of the location to contribute to diversification of the rural economy. The impact of the latter is considered to be negligible, whilst the scale of this location is such that the loss of Greenfield land would be significant.

Uncertain

- A.49 There are six objectives where the impact is judged to be uncertain.
- A.50 In relation to reducing flood risk and the impact of flooding objective, this location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.
- A.51 Uncertainty is recorded in respect of impacts in relation to minerals and the cultural, historic and archaeological heritage objectives as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge.
- A.52 There is uncertainty in respect of employment land because whilst it is considered that the scale of the location could accommodate employment development as well, it is not known at this time as to whether this would happen. There is uncertainty in respect of vitality and viability of the town centre because it is considered that the scale of this location could, potentially, support some local shopping provision which could impact upon the town centre, although the scale of any shopping is likely to be limited so would not be significant. Furthermore this could reduce the need to travel by car, so could be positive on that objective.
- A.53 There is an uncertain impact in relation to possible impact upon bio diversity and geo diversity as there are potential local wildlife sites in the vicinity of this Broad Location could be impacted upon. It should be possible to provide mitigation measures such that any impact is minimised, but this would depend upon the actual development that took place.

COALVILLE

	BROAD LOCATIONS		
SUSTAINABILITY OBJECTIVE	SOUTH -WEST	NORTH	SOUTH-EAST
Provide an adequate supply of good quality employment land needed to encourage and accommodate indigenous and inward investment	x	?	?
	Location is of a scale whereby it is unlikely that employment use could be incorporated in to any development	Location is of a scale which is potentially able to accommodate some employment development as well as housing and is likely to be an attractive location for employment uses. However, would depend upon the actual development which took place.	Location is of a scale which is potentially able to accommodate some employment development as well as housing and is likely to be an attractive location for employment uses. However, would depend upon the actual development which took place.
Help develop a prosperous, competitive and diverse rural economy which adds value to existing agricultural, forestry and leisure sectors.	–	–	–
	Coalville is not considered to be rural so there is no relationship to this objective.	Coalville is not considered to be rural so there is no relationship to this objective.	Coalville is not considered to be rural so there is no relationship to this objective.
Make the most	x?	x?	x?

efficient use of land	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.
Reduce waste generation and promote re-use and recycling	x	x	x
	More people means more waste will be produced.	More people means more waste will be produced.	More people means more waste will be produced.
Reduce water consumption	x	x	x
	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.
Provide good quality homes that meet local needs and reflect local circumstances	●?	●?	●?
	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual

	upon the actual development.	development.	development.
Reduce the need to travel and extend public transport choices for non car modes (public transport, walking and cycling)	●?	●	●?
	The northern-eastern part of this location is well related to Coalville town centre and all its services and facilities, including the public transport 'hub'. The creation of walking and cycling links could, therefore, reduce the need to travel by car although this would depend upon the actual development. The south-western part of this location is more distant from services and facilities, although again this would require the design and layout to incorporate appropriate measures. It is not clear as to whether scale of location could support additional bus services.	This location is in the centre of the Coalville Urban Area with employment, leisure and retail uses all close by. Location could support significant amount of development such that additional bus services (or the diversion of existing services which pass through or close to this location) are likely to be viable. The creation of walking and cycling links could further reduce the need to travel by car although this would depend upon the actual development.	Location is well related to significant employment opportunities at Bardon although it is somewhat less well related to the town centre. Scale of location is such that it could, and indeed would need to; provide some local services and facilities which would reduce the need to travel. In addition, location could support significant amount of development such that additional bus services (or the diversion of existing services which pass through or close to this location) are likely to be viable.
Enhance the vitality and viability of existing town centres and village centres	●?	?	?
	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. Proximity to	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. However, scale of location could	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. However, scale of location is such

	town centre for a large part of this location makes this more likely.	mean that future development incorporates local shops so potentially negating some of the benefits.	that it could, and indeed would need to; provide local shops so potentially negating some of the benefits in respect of this objective, although it could help to reduce the need to travel.
Improve the health and wellbeing of the district's population	–	–	–
		Scale of location could potentially support additional health facilities, but this would not necessarily improve the health and well being of residents as other factors would have a much bigger impact upon this objective.	Scale of location could potentially support additional health facilities, but this would not necessarily improve the health and well being of residents as other factors would have a much bigger impact upon this objective.
Promote social inclusion and reduce inequalities across the District	–	–	–
Reduce crime and fear of crime	–	–	–
	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.
Increase	–	–	–

education attainment and promote lifelong learning and training			
Encourage jobs that match the skills and needs of local residents	–	–	–
	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.
Conserve and enhance the character, diversity and local distinctiveness of the District's cultural, historic and archaeological heritage	●	●	●
	There are no Conservation Areas or other known cultural, historic or archaeological assets within this location.	There are no Conservation Areas or other known cultural, historic or archaeological assets within this location.	There are no Conservation Areas or other known cultural, historic or archaeological assets within this location.
Conserve and	●?	x?	●?

enhance the character, diversity and local distinctiveness of the District's built environment	The location is well related to the existing settlement but the exact impact would depend upon the layout and design of the actual development itself	Development in this location would reduce the physical separation between Coalville and Whitwick to thus altering the built form. However, depending upon the layout and design of the actual development itself and the incorporation of appropriate landscaping and open space, this could potentially be off-set to some degree.	The location is well related to the existing settlement but the exact impact would depend upon the layout and design of the actual development itself
Conserve and enhance the quality of the District's landscape character	●?	●	x?
	Landscape in this locality is of a poor quality. The Landscape Character Assessment suggests that some mitigation is possible, although this will be difficult to achieve along the south part of this location.	The Landscape Character Assessment identifies this locality as being poor quality with mitigation possible.	The Landscape Character Assessment identifies this locality as being relatively attractive undulating farmland, but which is strongly influenced by the surrounding urban area. It suggests that in some parts, for example the western part adjoin the urban area of Coalville, limited mitigation is required. However, it would be difficult to mitigate the impact upon the landscape of development on the southern part of this location.
Protect and enhance the District's Biodiversity and	x?	?	●?
	Development in this locality could impact upon the Local Nature Reserve at Snibston	Development could impact upon a SSSI at Holly Hayes as a result of people using former disused	There are some potential Local Wildlife Sites in the vicinity of this location, so some form of mitigation

Geodiversity	Grange which is within this location. There is also a SSSI nearby . Mitigation measures would be required in order to minimise any impact. The provision of tree planting as part of the National Forest can help to enhance biodiversity.	railway as a footpath from this location in to countryside to north of Hall Lane. This could possibly be mitigated, but would depend upon the actual development that took place. However, the actual development itself would not be likely to impact upon the SSSI. The provision of tree planting as part of the National Forest can help to enhance biodiversity.	will be required. The provision of tree planting as part of the National Forest will help to enhance biodiversity .
Reduce flood risk and impact from flooding	?	?	●?
	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	Part of location is within Flood Zone 3 However, development could incorporate flood reduction mitigation which would benefit not just this location, but also areas downstream where flooding has been an issue.
Reduce water, air, light and noise pollution to levels to avoid damage natural systems and protect human health	x	x	x
	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development. Whilst this location is somewhat distant from the Broom Leys	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development. There would be a direct impact upon the Broom Leys Road/Stephenson Way Air Quality Management Area as a	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development. There would be an impact upon the Broom Leys Road/Stephenson Way Air Quality Management Area as a result of

	Road/Stephenson Way Air Quality Management Area, it is still likely that there would be an impact upon the AQMA as a result of traffic generated by this development although the impact would not be as great as that from the other two locations in Coalville	result of traffic generated by this development.	traffic generated by this development, although the impact would not be as great as that from the North location.
Maintain and enhance open-space , sport and recreation provision	●?	●?	●?
	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.
Support sustainable extraction and the reuse and recycling of minerals and aggregate resources	?	?	?
	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.
Reduce energy requirements across the District and increase the proportion of	x	x	x
	More people will mean that more energy is consumed, although the incorporation of various energy saving	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable

that requirement met from renewable or low carbon sources	measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself.	energy could assist with reducing any increase. However, this will depend upon the actual development itself.	energy could assist with reducing any increase. However, this will depend upon the actual development itself.
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Conclusions on Sustainability Appraisal for Coalville

- A.54 The three locations assessed were judged to have the following impacts. It should be noted that where an impact was judged to be uncertain positive or uncertain negative it has been considered under the positive or negative headings.

	SOUTH- WEST	NORTH	SOUTH- EAST
Positive	7	6	7
Negative	7	5	6
Uncertain	2	5	3
No relationship	6	6	6

Assessment of Impacts

South West

- A.55 The South-West Broad Location is considered to have the most negative and positive (joint with south-east) impacts, as well as the least uncertain impacts.

Positive

- A.56 Of the positive impacts, 4 of these (the provision of quality homes, reducing the need to travel, conserving the districts heritage and archaeological assets and maintaining and enhancing open space) are common to the other 2 locations as well. With the exception of conserving the districts heritage and archaeological assets, none are judged to be fairly certain as they will be dependent upon the design and layout of any actual development itself. With the exception of reducing the need to travel which is considered below, the impacts are judged as being likely to be fairly minor.

- A.57 This location is well related to the town centre and its services and facilities with parts of this location within 400 metres of the town centre, although those parts towards the south-west corner are more distant. Employment opportunities and facilities such as primary schools are also within reasonable distance. There is the potential for enhancing footpath and cycle links thereby reducing the need to use the car. However, this will be largely dependent upon the actual design and layout of any development. Some form of bus provision would improve accessibility still further, especially for the south-western part of this location, but the scale of development when considering other possible requirements may not be able to support this. For these reasons there is some uncertainty as to whether the impact would be as positive as might appear to be the case. In the event that these measures can be incorporated the impact on this objective could be significant
- A.58 The other positive impacts relate to impact upon the vitality and viability of the town centre, enhancing and conserving the built environment and landscape character. In respect of the former the positive impacts are twofold – proximity of this location should encourage people to use the shops in the town centre, whilst it is unlikely that scale of location is unlikely to be able to support the provision of new local shops which (if provided) could deter people from using the town centre. However, there is some uncertainty as the actual impact will depend upon the decisions of individuals in terms of their shopping preferences. It is considered that any impact would be fairly minor as on its own it would not affect the overall vitality and viability of the town centre.
- A.59 In respect of landscape the Landscape Character Assessment suggest that the potential to mitigate any impact is largely moderate, although the north-eastern part which adjoins the existing built area of Coalville has a high potential to achieve mitigation. However, the actual design and layout of any development would ultimately determine the impact. Subject to appropriate mitigation the potential positive impact upon this objective is quite significant.

Negative

- A.60 In respect of the negative impacts, 5 of these are common to all locations. These 5 impacts are largely ones which reflect the likely impact of development itself rather than the location, as they relate to production of waste, water consumption, pollution and energy use which will be common to all new developments irrespective of location. However, some, particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures. This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. As this location is smaller than the other two areas considered, the loss of Greenfield land would not be as significant in this location.

- A.61 In respect of impact upon pollution, all the locations will impact to some extent of the Air Quality Management Area (AQMA) at Broom Leys Road/Stephenson Way junction. This is because the AQMA relates to traffic. All these locations will generate traffic, some of which will pass through this junction thereby having a negative effect on the reducing the impact of pollution objective. The impact from development at this location is likely be less significant than either of the other locations by virtue of its distance from the junction and the availability of alternative road routes which would enable traffic to avoid this junction.
- A.62 The remaining negative impacts relate protection and enhancement of the districts bio diversity and geo diversity and providing an adequate supply of employment land. In respect of the latter this is primarily because its scale is such that it is unlikely to be able to accommodate employment uses as well as housing. The significance of this is likely to be fairly minor as there will be other opportunities to provide employment elsewhere.
- A.63 In respect of bio diversity and geo diversity a Local Nature Reserve (Snibston Grange) lies towards the centre of this location. Unless appropriate mitigation measures are incorporated in to any development the impact on this objective could be significant.

Uncertain

- A.64 There are two uncertain impacts. The first is in relation to sustainable use of minerals. This is recorded as uncertain as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge. This is common to all three locations.
- A.65 The remaining uncertain impact is in relation to reducing flood risk and the impact of flooding. This location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.

North

- A.66 This location is recorded as having the lowest number of negative and positive impacts, as well as the highest number of uncertain impacts.

Positive

- A.67 Of the 5 positive impacts recorded 4 (the provision of quality homes, reducing the need to travel, conserving the districts heritage and archaeological assets and maintaining and enhancing open space) are common to the other 2 locations as well. The impact upon conserving the districts heritage and archaeological assets and reducing the need to travel, are judged to be fairly certain. However, there is less certainty in respect of the other two objectives as any impact will be dependent upon the design and layout of any actual development itself. With the exception of reducing the need to travel which is considered below, the impacts are judged as being likely to be fairly minor.
- A.68 This location lies at the heart of the Coalville urban area and so benefits from being well related to a wide range of services and facilities by means other than the car. There are existing bus routes which pass close to this location whilst the scale of location could probably support the provision of additional bus services. There are existing footpaths which cross this location which provide links in to the wider urban area. These could potentially be enhanced to provide cycle links as well. The scale of this location is such that it is likely that it could support the provision of additional services and facilities so reducing the need to travel even more. Because of its central location the impact is considered to be fairly certain and the impact is also likely to be significant.
- A.69 The remaining positive impacts relate to impact upon landscape character. The Landscape Character Assessment suggests that the potential for mitigation is moderate to high and for this reason the impact is positive. Providing the necessary mitigation measures are incorporated the impact is likely to be significant.

Negative

- A.70 All of the recorded negative impacts are common to the other locations in Coalville. These 5 impacts are largely ones which reflect the likely impact of development itself rather than the location, as they relate to production of waste, water consumption, pollution and energy use which will be common to all new developments irrespective of location. However, some, particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures. This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. The loss of Greenfield land could be significant in view of the

scale of this location. However, the incorporation of open spaces and other measures to preserve some sense of separation would help to lessen this impact to some extent.

- A.71 In respect of impact upon pollution, all the locations will impact to some extent of the Air Quality Management Area (AQMA) at Broom Leys Road/Stephenson Way junction. This is because the AQMA relates to traffic. All these locations will generate traffic, some of which will pass through this junction thereby having a negative effect on the reducing the impact of pollution objective. However, the impact from development at this location would be the most significant by virtue of its close proximity to this junction meaning a significant amount of traffic will have to go through the junction.

Uncertain

- A.72 There are is one uncertain impact which is common with the other locations in relation to sustainable use of minerals. This is recorded as uncertain as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge.
- A.73 The remaining uncertain impacts are common with the south-east location and relate to protection and enhance of bio diversity and geo diversity, provision of employment land and impact upon vitality and viability of the town centre. There is uncertainty in respect of employment land because whilst it is considered that the scale of the location could accommodate employment development as well, it is not known at this time as to whether this would happen. There is uncertainty in respect of vitality and viability of the town centre because it is considered that the scale of this location could, potentially, support some local shopping provision which could impact upon the town centre, although the scale of any shopping is likely to be limited so would not be significant. Furthermore this could reduce the need to travel by car, so could be positive on that objective.
- A.74 In respect of bio diversity and geo diversity there is some concern that the former railway which crosses this location and which carries on northwards beyond the edge of this location could provide a corridor along which people will walk or cycle. This is a concern as to the north is a SSSI and so more people using this route could potentially have an impact. However, it is considered that it should be possible to mitigate against any potential impact and would also be offset by the potential to create new areas of bio diversity as part of any development.

South East

- A.75 This location is recorded as having the joint most number of positive impacts and the highest number of negative impacts, the latter jointly with the north location.

Positive

- A.76 Of the positive impacts, 4 of these (the provision of quality homes, reducing the need to travel, conserving the districts heritage and archaeological assets and maintaining and enhancing open space) are common to the other 2 locations as well. With the exception of conserving the districts heritage and archaeological assets, none are judged to be fairly certain as they will be dependent upon the design and layout of any actual development itself. With the exception of reducing the need to travel which is considered below, the impacts are judged as being likely to be fairly minor.
- A.77 This location is well related to the large employment area at Bardon. Parts of this location are within 400 metres of so and there are some limited footpath links to the town centre, generally speaking most of the location is further away. However, the scale of this location is such that it could support (and indeed need) the provision of arrange of local services and facilities within the location itself. This would reduce the need to travel great distances which would be further helped through the provision of arrange of cycling and walking routes across the location. The scale of this location is likely to be able to support the provision of bus services, not just to Coalville town centre but also possibly further afield as well. There is some uncertainty regarding this impact as it will be partly dependent upon the design and layout of any development. However, subject to such measures the positive impact could be significant.
- A.78 The remaining positive impacts relate to reducing the risk of flooding and conserving and enhancing the district built environment and protection and enhancement of bio diversity and geo diversity. In respect of bio diversity there are some potential Local Wildlife Sites in the vicinity of the location. Development could impact on these so some form of mitigation will be required. This would include National Forest planting areas. This will partly depend upon the design and layout of any subsequent development so there is some uncertainty attached to this. The impact is not considered likely to be significant.
- A.79 In respect of conserving and enhancing the built environment is largely judged as being positive as there is no Conservation Area in Coalville and few listed buildings. Therefore, there are few features which could be affected by new development in this location.

- A.80 In respect of flooding part of this location is located within zone 3. However, the scale of the location is such that it could accommodate mitigation measures which would not only reduce flooding in this location but also downstream. However, this would depend upon the layout and design of any development. Subject to such mitigation being incorporated the impact could be quite significant.

Negative

- A.81 In respect of the negative impacts, 5 of these are common to all locations. These 5 impacts are largely ones which reflect the likely impact of development itself rather than the location, as they relate to production of waste, water consumption, pollution and energy use which will be common to all new developments irrespective of location. However, some, particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures. This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. The loss of Greenfield land could be significant in view of the scale of this location. However, the incorporation of open spaces and other measures to preserve as part of development would help to lessen this impact to some extent, and should be achievable in view of the scale of this location.
- A.82 In respect of impact upon pollution, all the locations will impact to some extent of the Air Quality Management Area (AQMA) at Broom Leys Road/Stephenson Way junction. This is because the AQMA relates to traffic. All these locations will generate traffic, some of which will pass through this junction thereby having a negative effect on the reducing the impact of pollution objective. The impact from development at this location would be quite significant by virtue of the fact that some traffic emanating from this location and going westwards will go through this junction. The significance of this impact is likely to be less than for the north but greater than for the south-west locations, but could still be significant.
- A.83 The remaining negative impact relates to landscape character. The Landscape Character Assessment suggests that the potential to achieve mitigation is moderate on the northern part of this location but low in respect of the southern part which is largely identified as a sensitive landscape. For this reason it is considered that the impact could be significant.

Uncertain

- A.84 There are is one uncertain impact which is common with the other locations in relation to sustainable use of minerals. This is recorded as uncertain as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result is positive impacts but is considered too uncertain to judge.
- A.85 Two of the remaining uncertain impacts are common with the north location and relate to the provision of employment land and impact upon vitality and viability of the town centre. There is uncertainty in respect of employment land because whilst it is considered that the scale of the location could accommodate employment development as well, it is not known at this time as to whether this would happen. There is uncertainty in respect of vitality and viability of the town centre because it is considered that the scale of this location could, potentially, support some local shopping provision which could impact upon the town centre, although the scale of any shopping is likely to be limited so would not be significant. Furthermore this could reduce the need to travel by car, so could be positive on that objective.
- A.86 The remaining uncertain impact is in relation to reducing flood risk and the impact of flooding. This location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.

IBSTOCK

	BROAD LOCATIONS			
SUSTAINABILITY OBJECTIVE	NORTH	WEST	SOUTH-WEST	NORTH-EAST
Provide an adequate supply of good quality employment land needed to encourage and accommodate indigenous and inward investment	x	x	x	x
	Location is of a scale whereby it is unlikely that employment use could be incorporated in to any development	Location is of a scale whereby it is unlikely that employment use could be incorporated in to any development	Location is of a scale whereby it is unlikely that employment use could be incorporated in to any development	Location is of a scale whereby it is unlikely that employment use could be incorporated in to any development
Help develop a prosperous, competitive and diverse rural economy which adds value to existing agricultural, forestry and leisure sectors.	x	x	x	●
	Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate open space and footpaths, but would depend upon actual development. However, this would not offset the loss of agricultural land and	Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate open space and footpaths, but would depend upon actual development. However, this would not offset the loss of agricultural land and implications for	Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate open space and footpaths, but would depend upon actual development. However, this would not offset the loss of agricultural land and implications for agriculture.	Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate open space and footpaths, but would depend upon actual development. Land is not in agricultural use so there would not be a detriment to local agriculture.

	implications for agriculture.	agriculture.		
Make the most efficient use of land	x?	x?	x?	?
	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.	Location comprises a mix of Greenfield and Brownfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage. However, in view of the fact that this location includes an element of Brownfield land it is likely that development in this location would have a positive impact on this objective.
Reduce waste generation and promote re-use and recycling	x	x	x	x
	More people means more waste will be produced.	More people means more waste will be produced.	More people means more waste will be produced.	More people means more waste will be produced.
Reduce water consumption	x	x	x	x
	More people means more water consumption irrespective of what water	More people means more water consumption irrespective of what water	More people means more water consumption irrespective of what water	More people means more water consumption irrespective of what water

	efficiency measures might be incorporated in to any development.	efficiency measures might be incorporated in to any development.	efficiency measures might be incorporated in to any development.	efficiency measures might be incorporated in to any development.
Provide good quality homes that meet local needs and reflect local circumstances	●?	●?	●?	●?
	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.
Reduce the need to travel and extend public transport choices for non car modes (public transport, walking and cycling)	x?	?	?	?
	Existing bus service passes along Leicester Road which would serve the eastern third of this location, but the majority of location poorly served by public transport with little scope for diverting existing service. Location is somewhat distant from town centre and schools. There appear to be few opportunities for providing linkages through existing development to the south which by its nature also has few direct linkages towards	Location is not currently served by public transport although existing service does terminate in housing estate immediately to the east. It is not clear whether this service could be extended to also directly serve this location, although it may depend upon the design and layout of any development in this location. Location is somewhat distant from town centre but primary school and recreation facilities are nearby as is Co-op	Existing bus service passes along Station Road before terminating in the housing estate to the north of Station Road. As such, therefore, this location benefits from some public transport provision, although it is unlikely that any service would divert in to the location itself. Town centre and primary school are accessible via existing footpaths and roads, but is somewhat distant from supermarket and major recreation facilities.	Existing bus service passes along Leicester Road which would potentially serve this location, provided a link (at least in the form of a pedestrian access) through the existing development fronting Leicester Road can be achieved. It is not clear whether this is achievable. There are recreation facilities close by, as is the Co –op supermarket, but would depend upon the ability to create a link to Leicester Road as outlined above.

	the town centre, supermarket and schools.	supermarket. Potential for creation of footpaths and/or cycle links in to existing built up area would depend upon actual development.		
Enhance the vitality and viability of existing town centres and village centres	•	•	•	•
	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. Scale of location means it is unlikely that could support the provision of local shops within any future development, so not detracting from the town centre.	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. Scale of location means it is unlikely that could support the provision of local shops within any future development, so not detracting from the town centre.	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. Scale of location means it is unlikely that could support the provision of local shops within any future development, so not detracting from the town centre.	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre. Scale of location means it is unlikely that could support the provision of local shops within any future development, so not detracting from the town centre.
Improve the health and wellbeing of the district's population	–	–	–	–
Promote social inclusion and reduce inequalities across the District	–	–	–	–

Reduce crime and fear of crime	–	–	–	–
	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.	The actual layout and design of development may assist with meeting this objective, but the actual location will have no relationship to this objective.
Increase education attainment and promote lifelong learning and training	–	–	–	–
Encourage jobs that match the skills and needs of local residents	–	–	–	–
	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.
Conserve and enhance the character, diversity and local distinctiveness	●	●	●	●
	This location is somewhat distant from the Ibstock Conservation Area which is centred on the High Street.	This location is somewhat distant from the Ibstock Conservation Area which is centred on the High Street.	This location is the closest of all the locations to the Ibstock Conservation Area which is centred on the High Street.	This location is somewhat distant from the Ibstock Conservation Area which is centred on the High Street.

of the District's cultural, historic and archaeological heritage	There are no known historical assets in the vicinity of this site.	There are no known historical assets in the vicinity of this site.	However, the intervening built areas and landform mean that they will be no impact upon the Conservation Area or its setting. There are no known historical assets in the vicinity of this site.	There are no known historical assets in the vicinity of this site.
Conserve and enhance the character, diversity and local distinctiveness of the District's built environment	?	●?	●?	?
	Development in this location may be difficult to integrate into existing built form due to the fact that most of location is behind existing development. However, would depend upon the layout and design of the actual development itself	The location is well related to the existing settlement but would depend upon the layout and design of the actual development itself	The location is well related to the existing settlement but would depend upon the layout and design of the actual development itself. Development would be likely to involve filling in an existing gap along Station Road which should help to integrate new development in visual terms.	Development in this location may be difficult to integrate into existing built form due to the fact that area to the west is built up. However, would depend upon the layout and design of the actual development itself
Conserve and enhance the quality of the District's landscape character	x?	●?	x?	●?
	The Landscape Character Assessment (LCA) identifies this location is visible from a number of areas within the wider landscape. It suggests that in parts the potential to mitigate impact is low, particularly along the northern edge. Closer to the settlement the potential to	The Landscape Character Assessment (LCA) notes that there are no landmark views from this locality in to Ibstock and that recent tree planting at the Sence Valley Park and Mill Hill Wood will, once it matures, screen potential development from the west.	The Landscape Character Assessment (LCA) suggests that it would be difficult to mitigate the impact of development in this location when viewed from the south. Layout and design of development would ultimately determine how this location performs against this	This location was not covered by the Landscape Character Assessment, but the landscape is of poor quality and is not visible from public areas.

	mitigate any impact is moderate. Layout and design of development would ultimately determine how this location performs against this objective.		objective.	
Protect and enhance the District's Biodiversity and Geodiversity	?	●?	●?	●?
	Development in this location could impact upon the nearby Kelham Bridge Nature Reserve but it is likely that mitigation could be incorporated. In addition, the provision of tree planting as part of the National Forest can help to enhance biodiversity.	There are no sites of interest nearby to this location. The provision of tree planting as part of the National Forest can help to enhance biodiversity.	There are no sites of interest nearby to this location. The provision of tree planting as part of the National Forest can help to enhance biodiversity.	There are no sites of interest nearby to this location. The provision of tree planting as part of the National Forest can help to enhance biodiversity.
Reduce flood risk and impact from flooding	?	?	?	?
	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.
Reduce water,	x	x	x	x

air, light and noise pollution to levels to avoid damage natural systems and protect human health	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.
Maintain and enhance open-space , sport and recreation provision	●?	●?	●?	●?
	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.
Support sustainable extraction and the reuse and recycling of minerals and aggregate resources	?	?	?	x?
	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact. Nearby mineral workings could be impacted upon.
Reduce energy	x	x	x	x

requirements across the District and increase the proportion of that requirement met from renewable or low carbon sources	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself..	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself.	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself.	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself.
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Summary of Results

- A.87 The locations had the following impacts. It should be noted that where an impact was judged to be uncertain positive or uncertain negative it has been considered under the positive or negative headings.

	NORTH	WEST	SOUTH- WEST	NORTH- EAST
Positive	4	7	6	8
Negative	9	7	8	7
Uncertain	4	3	3	2
No relationship	5	5	5	5

Assessment of Impacts

North

- A.88 The north is judged to have the most negative impacts and the least positive impacts.

Positive

- A.89 Of the positive impacts, all 4 of these (the provision of quality homes, the vitality and viability of the town centre, conserving the districts heritage and archaeological assets and maintaining and enhancing open space) are common to the all the other locations assessed in Ibstock. With the exception of conserving the districts heritage and archaeological assets and vitality and viability of the town centre, none are judged to be fairly certain. In respect of provision of quality homes and open space this is because the exact impact will depend upon the design and layout of any actual development itself. None of the impacts are likely to be that significant.

Negative

- A.90 Most of the negative impacts are judged to be common to all 4 Broad Locations considered. Of these the production of waste, water consumption, pollution and energy use objectives are not locationally specific although their impact could be significant. However, in respect of water consumption and energy use the impact could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.91 The other common negative impacts relate to the provision of employment land and a failure to contribute to diversification of the rural economy. In respect of the former this is primarily because its scale is such that it is unlikely to be able to accommodate employment uses as well as housing. The significance of this is likely to be fairly minor as there will be other opportunities to provide employment elsewhere. In respect of the rural economy this is as a result of taking land out of agricultural production in to housing use such that there would not be added value to agriculture, forestry or leisure. Once again this impact is considered to be negligible.
- A.92 The remaining negative impacts associated with this location relate to impact upon landscape character, reducing the need to travel by car and efficient use of land. In respect of landscape character, to the north of this location is a valley such that this location is visible when viewed from the north. The Landscape Character Assessment suggests that along the northern edge of this location the

potential for achieving mitigation is low. In other parts of the location, particularly those parts closest to the existing urban edge, the potential to achieve mitigation is moderate. The potential impact on this objective is significant.

- A.93 This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. Notwithstanding this, as this is quite a large area the potential impact on this objective is significant.
- A.94 The final negative impact is in relation to reducing the need to travel. It is judged as being a potential negative impact because large parts of this location, particularly to the west, will not be directly served by existing bus services and there is little scope to divert the existing service. Furthermore, the scale of this location is unlikely to support the provision of new services. In respect of walking and cycling this location is over 800 metres away from the principal services and facilities, although the Co – Op supermarket is closer than the town centre to this location. In addition, the nature of the existing development to the south means that there are limited opportunities to link in to these areas. Even if such linkages could be provided the nature of this existing development is such that it does not itself provide very direct routes to the town centre. All of these factors are more likely to result in people using cars to access services and facilities. The potential impact on this objective is considered to be significant.

Uncertain

- A.95 Of the 4 uncertain impacts one is common to all locations; reducing flood risk and the impact of flooding. This location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.
- A.96 In relation to sustainable use of mineral, this is recorded as uncertain as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge. This impact is common with the west and south-west locations as well.
- A.97 There is an uncertain impact in relation to possible impact upon bio diversity and geo diversity as Kelham Bridge Nature Reserve lies to the north. It should be possible to provide mitigation measures such that any impact is minimised, but this would depend upon the

actual development that took place. If adequate mitigation could not be achieved it is considered that in view of the distance to the nature reserve that any impact would not be significant.

- A.98 The final uncertainty is in relation to impact upon the character and distinctiveness of the built environment. This is because of the concerns outlined above regarding the fact that there are few opportunities to integrate development at this location in to the existing development to the south. Therefore, development here would be somewhat 'isolated'. It may be possible to overcome these concerns to some extent, but it would depend upon the design and layout of any actual development.

West

- A.99 The west is judged to have the second most number of positive impacts and the joint least number of negative impacts.

Positive

- A.100 Of the positive impacts, 4 of these (the provision of quality homes, the vitality and viability of the town centre, conserving the districts heritage and archaeological assets and maintaining and enhancing open space) are common to the all the other locations assessed in Ibstock. With the exception of conserving the districts heritage and archaeological assets and vitality and viability of the town centre, none are judged to be fairly certain. In respect of provision of quality homes and open space this is because the exact impact will depend upon the design and layout of any actual development itself. None of the impacts are likely to be that significant.
- A.101 The remaining impacts relate to impact upon the character and distinctiveness of the built environment, landscape character and bio diversity. The Landscape Character Assessments suggests that development in this location could be mitigated, so providing such mitigation is included it is likely that this will be a significant positive impact. This also links in to the issue of bio diversity as the provision of tree planting required because of the location within the National Forest will not only help mitigate any potential impact upon the landscape, but would also contribute towards creating additional bio diversity. It is likely that this could be a significant positive impact.
- A.102 In respect of any impact on the character and distinctiveness of the built environment objective, the actual impact will depend upon the design and layout of actual development. However, it is likely that new development could be designed so that it integrates and connects with existing development to the east. The significance of this impact is likely to be minor.

Negative

- A.103 Most of the negative impacts are judged to be common to all 4 Broad Locations considered. Of these the production of waste, water consumption, pollution and energy use objectives are not locationally specific although their impact could be significant. However, in respect of water consumption and energy use the impact could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.104 The other common negative impacts relate to the provision of employment land and a failure to contribute to diversification of the rural economy. In respect of the former this is primarily because its scale is such that it is unlikely to be able to accommodate employment uses as well as housing. The significance of this is likely to be fairly minor as there will be other opportunities to provide employment elsewhere. In respect of the rural economy, this is as a result of taking land out of agricultural production in to housing use such that there would not be added value to agriculture, forestry or leisure. Once again this impact is considered to be negligible.
- A.105 This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. Notwithstanding this, as this is quite a large area the potential impact on this objective is significant.

Uncertain

- A.106 Of the 3 uncertain impacts one is common to all locations; reducing flood risk and the impact of flooding. This location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.
- A.107 In relation to sustainable use of mineral, this is recorded as uncertain as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge. This impact is common with the west and south-west locations as well.

- A.108 The remaining uncertainty relates to reducing the need to travel. This location is not served by any bus services, but the adjoining development to the east is. Providing the necessary footpath connections are included as part of new development this should allow future residents to be able to access these services relatively easily. It is not clear as to whether it would be possible to extend this service to serve this location as well, although proximity to this location may mean this is not required. If the footpath (and cycleway) links in to the existing development can be achieved then the nature of the existing built up area provides fairly direct routes to facilities such as schools and the town centre. The uncertainty relates to the fact that ultimately the impact will depend to a large extent to the design and layout of any development. If done in the right way, then future residents should have alternatives to using the car. Such an impact could be quite significant but it is difficult to be certain at this time.

South West

- A.109 The south-west location is judged as having the second most positive and negative impacts.

Positive

- A.110 Of the positive impacts, 4 of these (the provision of quality homes, the vitality and viability of the town centre, conserving the districts heritage and archaeological assets and maintaining and enhancing open space) are common to the all the other locations assessed in Ibstock. With the exception of conserving the districts heritage and archaeological assets and vitality and viability of the town centre, none are judged to be fairly certain. In respect of provision of quality homes and open space this is because the exact impact will depend upon the design and layout of any actual development itself. None of the impacts are likely to be that significant.
- A.111 The remaining impacts relate to impact upon the character and distinctiveness of the built environment and bio diversity. The provision of tree planting required because of the location within the National Forest will contribute towards creating additional bio diversity. It is likely that this could be a significant positive impact.
- A.112 In respect of any impact on the character and distinctiveness of the built environment objective, the actual impact will depend upon the design and layout of actual development. However, it is likely that new development could be designed so that it integrates visually in with existing development. The significance of this impact is likely to be minor.

Negative

- A.113 Most of the negative impacts are judged to be common to all 4 Broad Locations considered. Of these the production of waste, water consumption, pollution and energy use objectives are not locationally specific although their impact could be significant. However, in respect of water consumption and energy use the impact could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.114 The other common negative impacts relate to the provision of employment land and a failure to contribute to diversification of the rural economy. In respect of the former this is primarily because its scale is such that it is unlikely to be able to accommodate employment uses as well as housing. The significance of this is likely to be fairly minor as there will be other opportunities to provide employment elsewhere. In respect of the rural economy, this is as a result of taking land out of agricultural production in to housing use such that there would not be added value to agriculture, forestry or leisure. Once again this impact is considered to be negligible.
- A.115 This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. Notwithstanding this, as this is quite a large area the potential impact on this objective is significant.
- A.116 The remaining negative impact relates to impact upon Landscape Character. The Landscape Character Assessment suggests that the appearance of a rising settlement edge, when viewed from the south, would be difficult to mitigate. This impact could therefore be significant.

Uncertain

- A.117 Of the 4 uncertain impacts one is common to all locations; reducing flood risk and the impact of flooding. This location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.

- A.118 In relation to sustainable use of mineral, this is recorded as uncertain as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge. This impact is common with the west and south-west locations as well.
- A.119 The remaining uncertainty relates to reducing the need to travel. An existing bus service passes along Station Road and so could serve this location to some extent. However, it is unlikely that development would be of a scale which would support diverting the service so it would be necessary as part of development to ensure that it is designed to enable future residents to gain easy access to Station Road. The location has reasonably direct access to the town centre, primary school and secondary school via the existing built up area which offers various routes. However, recreation facilities and the Co – Op supermarket are further away. Subject to ensuring good footpath and cycle way links to station Road then future residents should have attractive alternatives to using the car. Such an impact could be quite significant but it is difficult to be certain at this time.

North-East

- A.120 This location has the most positive and least (joint) negative impacts.

Positive

- A.121 Of the positive impacts, 4 of these (the provision of quality homes, the vitality and viability of the town centre, conserving the districts heritage and archaeological assets and maintaining and enhancing open space) are common to all the other locations assessed in Ibstock. With the exception of conserving the districts heritage and archaeological assets and vitality and viability of the town centre, none are judged to be fairly certain. In respect of provision of quality homes and open space this is because the exact impact will depend upon the design and layout of any actual development itself. None of the impacts are likely to be that significant.
- A.122 This is the only location in Ibstock which includes an element of previously developed land so that it has a positive impact in respect of efficient use of land. However, the location is small so the impact on this objective will not be that significant overall. The fact that this location includes some previously developed land is also positive in respect of impact on Landscape Character. This location was not assessed as part of the Landscape Assessment but it is generally comprised of unattractive land which is also not open to public views. This is judged as being a significant impact.

- A.123 The provision of tree planting required because of the location within the National Forest will contribute towards creating additional bio diversity. It is likely that this could be a significant positive impact.
- A.124 This is the only location in Ibstock which is recorded as having a positive impact in respect of the rural economy. This again relates to the fact that it is partly previously developed land, which is also not farmed. Therefore, unlike the other locations there would not be a loss of agricultural land. However, the scale of this location is quite small so the overall impact will not be significant.

Negative

- A.125 Most of the negative impacts are judged to be common to all 4 Broad Locations considered. Of these the production of waste, water consumption, pollution and energy use objectives are not locationally specific although their impact could be significant. However, in respect of water consumption and energy use the impact could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.126 The other common negative impact relates to the provision of employment land. This is primarily because its scale is such that it is unlikely to be able to accommodate employment uses as well as housing. The significance of this is likely to be fairly minor as there will be other opportunities to provide employment elsewhere.
- A.127 This is the only location which is judged to have a potential negative impact in respect of minerals. This is because this location adjoins the active Ibstock Brickworks. New housing development in this location could result in future residents seeking restrictions on the existing use, either production of bricks or in terms of extraction of minerals which are known to exist to the east of the brickworks. If this were to happen this could be a quite significant impact.
- A.128 The final negative impact relates to impact upon the character and distinctiveness of the built environment. This is because of the fact that this location lies behind existing development fronting on to Leicester Road. It may be possible to achieve a pedestrian link through to Leicester Road but even this would still result in a development which is somewhat isolated and turns its back on the rest of Ibstock. As such it would not be integrated into the wider settlement and would therefore not enhance the character of the built environment. It is considered that this would be a potentially quite significant impact.

Uncertain

- A.129 Of the 2 uncertain impacts one is common to all locations; reducing flood risk and the impact of flooding. This location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.
- A.130 In respect of reducing the need to travel, this location lies behind existing development fronting on to Leicester Road. Whilst an existing bus service passes along Leicester Road which would potentially serve this location, there would need to be a pedestrian link through the existing development fronting Leicester Road to ensure that future residents had easy access to this service. It is not clear whether this is achievable. Recreation facilities are close by, whilst the Co-Op supermarket is a little further on, but would depend upon the ability to create a link to Leicester Road as outlined above. If this could not be achieved then this location would be somewhat isolated and integrated in to the wider settlement and could result in increased car usage. However, it is not clear at this time.

Conclusions on Sustainability Appraisal for Ibstock

The summary results from the Sustainability Appraisal are set out below for ease of reference.

	NORTH	WEST	SOUTH- WEST	NORTH- EAST
Positive	4	7	6	8
Negative	9	7	8	7
Uncertain	4	3	3	2
No relationship	5	5	5	5

- A.131 It is worth noting at this stage that none of the impacts are considered to be so severe that suggests that any Broad Location should be dismissed from further consideration.

- A.132 All developments by their nature will have impacts. This is reflected in the results of the Sustainability Appraisal which shows that all 4 Broad Locations assessed would have various impacts: positive, negative and uncertain. In addition to the number of impacts it is also necessary to consider the significance of the impacts as well.
- A.133 The north-east has the highest number of positive impacts of which 4 are common to all locations. The north does not have any other positive impacts. In the other locations the west has two significant positive impacts (landscape character and bio diversity), the south west one (bio diversity) and the north-east two (landscape character and bio diversity).
- A.134 The north has the most negative impacts of which 6 are common to all locations. Of the remaining impacts the north has three significant negative impacts (landscape, reducing the need to travel and efficient use of land), the west one (efficient use of land), the south-west two (landscape and efficient use of land) and the north-east 2 (minerals and built environment).
- A.135 On balance having regard to the fact that there are a number of impacts common to all locations and to the significance of other impacts, from a Sustainability Appraisal point of view the west location performs marginally better than the south-west and north-east whilst the north performs the worst.

MEASHAM

	BROAD LOCATIONS		
SUSTAINABILITY OBJECTIVE	WEST	SOUTH-EAST	NORTH-EAST
Provide an adequate supply of good quality employment land needed to encourage and accommodate indigenous and inward investment	?	?	x
	It is unlikely that employment use could be incorporated in to any development. In addition, topography may restrict opportunities for providing employment. However, there may be some scope for employment creation associated with the restoration of the Ashby Canal and any wharf development.	Topography of the locality is generally fairly flat which may make it suitable for employment uses. In addition, the scale of this location is such that employment could be incorporated as well s housing. However, development in this location would result in the loss of existing employment so there may be no overall gain.	Location is of a scale whereby it is unlikely that employment use could be incorporated in to any development
Help develop a prosperous, competitive and diverse rural economy which adds value to existing agricultural, forestry and leisure sectors.	?	x	x
	Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate opens pace and footpaths and potential to accommodate the re-watered Ashby Canal and associated leisure facilities. However, would also result in the loss of agricultural land negating	Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate opens pace and footpaths, but would depend upon actual development. However, this would not offset the loss of agricultural land and implications for agriculture.	Development in this location could add some value in respect of forestry, in view of location within the National Forest, and leisure via the incorporation of appropriate opens pace and footpaths, but would depend upon actual development. However, this would not offset the loss of agricultural land and implications for agriculture.

	these benefits.		
Make the most efficient use of land	x?	●?	x?
	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.	Location comprises a mix of Greenfield and Brownfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage. However, in view of the fact that this location includes an element of Brownfield land it is likely that development in this location would have a positive impact on this objective.	Location comprises of Greenfield land. Scale of location is such that any development is likely to achieve a reasonable density, but will depend upon the actual design and layout of the development, so there is no certainty at this stage.
Reduce waste generation and promote re-use and recycling	x	x	x
	More people means more waste will be produced.	More people means more waste will be produced.	More people means more waste will be produced.
Reduce water consumption	x	x	x
	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.	More people means more water consumption irrespective of what water efficiency measures might be incorporated in to any development.

Provide good quality homes that meet local needs and reflect local circumstances	●?	●?	●?
	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.	There is no reason to think that a development in this location would not be able to provide a range of house types and tenures but will depend upon the actual development.
Reduce the need to travel and extend public transport choices for non car modes (public transport, walking and cycling)	?	x	x
	Eastern part of this location is well related to Measham centre with its various shops and local services. There are also employment opportunities to the south of this location off Burton Road. There is no bus service which serves this location directly and as it is likely that access to this location would be via a single point of access off Burton Road it is debatable as to whether a commercially viable bus service could be provided . However, there is some scope for the provision of walking and cycling links from this location to the centre of Measham and the wider village.	Large parts of this location, especially towards the south-east, are poorly related to existing services and facilities. Location is somewhat distant from the village centre and there is currently no public transport which runs along Atherstone Road. Any development would need to be designed so that future residents could gain easy access to existing footpaths and links through the built up area.	This location is somewhat distant from the town centre, which apart from shops includes the health centre and leisure centres. In addition, this location is over 1000 metres from the major employment area of Measham which lies to the south of the town. This location is not served by a bus service and it may be difficult to achieve the diversion of a service of provide a new one. Existing development to the west and south is of a linear nature which may make providing footpath and cycle links through difficult.
Enhance the	●	●?	●?

vitality and viability of existing town centres and village centres	The introduction of additional residents, as well as visitors to a re-opened Ashby Canal and associated facilities, should provide additional customers for existing shops and facilities in the town centre. The provision of a wharf/marina facility close to High Street may provide an opportunity to enhance and improve the existing retail provision, although this would depend upon the actual development and if there was too much it could impact upon existing services.	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre.	The introduction of additional residents should provide additional customers for existing shops and facilities in the town centre.
Improve the health and wellbeing of the district's population	—	—	—
Promote social inclusion and reduce inequalities across the District	—	—	—
Reduce crime and fear of crime	—	—	—
	The actual layout and design of development may assist with	The actual layout and design of development may assist with meeting	The actual layout and design of development may assist with meeting

	meeting this objective, but the actual location will have no relationship to this objective.	this objective, but the actual location will have no relationship to this objective.	this objective, but the actual location will have no relationship to this objective.
Increase education attainment and promote lifelong learning and training	–	–	–
Encourage jobs that match the skills and needs of local residents	–	–	–
	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.	Development of location would provide some employment opportunities during construction, but otherwise no relationship to this objective.
Conserve and enhance the character, diversity and local distinctiveness of the District's cultural, historic and archaeological heritage	?	●	●
	This location abuts the Measham Conservation Area and can be viewed as part of its setting. The incorporation of mitigation and design and layout features would be required to preserve the setting as far as possible	This location is somewhat distant from the Measham Conservation Area and is surrounded by fairly modern development such that development here would not have a detrimental impact on the Conservation Area. By virtue of this it is likely that development would represent a positive impact on this objective.	This location is somewhat distant from the Measham Conservation Area such that development here would not have a detrimental impact on the Conservation Area. By virtue of this it is likely that development would represent a positive impact on this objective.
Conserve and	●?	●?	x

enhance the character, diversity and local distinctiveness of the District's built environment	This location is well related to the existing settlement but would depend upon the layout and design of the actual development itself.	Location includes existing brickworks, the loss of which would benefit the quality of the built environment in this part of Measham. However, a large part of this location is poorly related to the existing built form of Measham. However, ultimately will depend upon the design and layout of development	Location is poorly related to existing built form of the part of Measham. However, ultimately will depend upon the design and layout of development
Conserve and enhance the quality of the District's landscape character	x?	•	x?
	Location is well contained by existing built development and physical features such that it is, as noted in the Landscape Character Assessment, isolated from the wider landscape. Development would need to incorporate features to ensure that that part of the site to the west which is on higher ground, would not be visible from Oakthorpe.	The loss of the existing brickworks would be likely to be of benefit to the local landscape. The Landscape Character Assessment suggests that development could be assimilated without affecting the setting of Measham.	This location protrudes out in to the countryside surrounding Measham and is visible from the surrounding landscape. The Landscape Character assessment suggests that it would be difficult to mitigate the impact of development.
Protect and enhance the District's Biodiversity and Geodiversity	x	x	x
	Development in this location could impact upon the River Mease Special Area of Conservation unless appropriate mitigation is incorporated in to development. The provision of tree planting as part of the National Forest can help	Development in this location could impact upon the River Mease Special Area of Conservation unless appropriate mitigation is incorporated in to development. The provision of tree planting as part of the National Forest can help to enhance	Development in this location could impact upon the River Mease Special Area of Conservation unless appropriate mitigation is incorporated in to development. The provision of tree planting as part of the National Forest can help to enhance biodiversity.

	to enhance biodiversity.	biodiversity.	
Reduce flood risk and impact from flooding	?	?	?
	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.	Located in Flood Zone 1. By virtue of this development in this location would reduce flood risk but it would not contribute towards reducing the impact of flooding.
Reduce water, air, light and noise pollution to levels to avoid damage natural systems and protect human health	x	x	x
	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.	Development in this location would increase all of these types of pollution to some extent, irrespective of what mitigation measures are incorporated in to any development.
Maintain and enhance open-space , sport and recreation provision	●?	●?	●?
	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.	Scale of location suggests that additional opens pace could be incorporated in to any future development, but the amount and type would depend upon the actual development.
Support sustainable extraction and the reuse and recycling of	?	x	?
	Development would require the use of various minerals. The source of these and how they are used as part of new development would	Development in this locality would result in the loss of the existing brickworks and could sterilise mineral reserves. Development would require	Development would require the use of various minerals. The source of these and how they are used as part of new development would determine the

minerals and aggregate resources	determine the nature of any impact.	the use of various minerals. The source of these and how they are used as part of new development would determine the nature of any impact.	nature of any impact.
Reduce energy requirements across the District and increase the proportion of that requirement met from renewable or low carbon sources	x	●?	x
	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself. Location has the advantage that it is south facing which could be utilised in design and layout of development.	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself. This would be likely to be offset by the loss of the existing brickworks which will consume a significant amount of energy in the production of bricks.	More people will mean that more energy is consumed, although the incorporation of various energy saving measures and renewable energy could assist with reducing any increase. However, this will depend upon the actual development itself. Location has the advantage that it is south facing which could be utilised in design and layout of development.

Summary of Results

- A.136 The three locations assessed were judged to have the following impacts. It should be noted that where an impact was judged to be uncertain positive or uncertain negative it has been considered under the positive or negative headings.

	WEST	SOUTH-EAST	NORTH-EAST
Positive	4	8	4
Negative	7	7	11
Uncertain	6	2	2
No relationship	5	5	5

Assessment of Impacts

West

- A.137 The west has the second fewest number of both positive and negative impacts, but also the most number of uncertain impacts.

Positive

- A.138 Of the 4 positive impacts 3 are common to all of the locations assessed in Measham. These relate to the provision of quality homes, the vitality and viability of the town centre, and maintaining and enhancing open space. The first and last of these are considered to be uncertain as to some extent any impact will depend upon the actual development which takes place. The impacts are judged to be likely to be fairly minor.
- A.139 In respect of vitality and viability of the town centre it is considered that this impact is certain, unlike the other two locations. This is partly because of the location's proximity to the town centre which directly adjoins it. In addition, this location will be important in helping to achieve the restoration of the Ashby Canal, which includes the possibility of a wharf type development on the very eastern

edge of this location close to the town centre. Such a wharf would help attract additional people to Measham, some of whom would use the shops and other services, as well as residents. This would be a significant positive impact.

- A.140 The other positive impact relates to conserving the built environment. To some extent this also will depend upon the design and layout of any subsequent development. Once again the impact on this objective is likely to be minor.

Negative

- A.141 Four of the seven negative impacts in this location are common to all 3 Broad Locations considered. Most of these (production of waste, water consumption and pollution) as well as that related to energy use are not locationally specific although their impact could be significant. However, some particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.142 The other impact common to all 3 Broad Locations relates to the impact up on the River Mease SAC. This could be potentially very significant,. However, in accordance with the Habitats Regulations, development could not take place if it were judged to have an adverse impact. Therefore, whilst any impact in theory could be significant, in reality development in this locality would not be able to occur without taking the necessary steps to avoid an adverse impact so minimising the likelihood of a significant impact on this objective.
- A.143 This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent. In addition, that part closest to the High Street would involve the use of some previously developed land; therefore, notwithstanding the extent of this location the impact upon this objective is not likely to be significant.
- A.144 In respect of Landscape Character although this location is well contained by existing development, the Landscape Character Assessment suggests that mitigation would be difficult to achieve, primarily due to the topography. This impact is judged to be potentially significant.

Uncertain

- A.145 This location has the most number of uncertain impacts. In respect of the provision of employment land this is because whilst it is unlikely that it would be unable to accommodate significant employment uses as well as housing, there is some potential for employment as associated with the development of wharf at the eastern edge of this location.
- A.146 In respect of the rural economy, development in this location would result in taking land out of agricultural production in to housing use such that there would not be added value to agriculture, forestry or leisure. However, the restoration of the Ashby Canal which passes through this location would offset this to some extent.
- A.147 In relation to reducing flood risk and the impact of flooding objective, this location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.
- A.148 Uncertainty is recorded in respect of impacts in relation to minerals and the cultural, historic and archaeological heritage objectives as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge.
- A.149 The final uncertain impact relates to reducing the need to travel. This location is close to the town centre and all the various services and facilities available there, including bus services. The provision of proper footpath and cycleway links from any subsequent development should make a positive contribution to this objective. However, it is unlikely that a bus service could be secured to go through this location which negates to some extent these possible positive impacts.

South East

- A.150 The south-east is judged to have the most positive impacts.

Positive

- A.151 Of the 8 positive impacts 3 are common to all of the locations assessed in Measham. These relate to the provision of quality homes, the vitality and viability of the town centre, and maintaining and enhancing open space. The first and last of these are considered to be uncertain as to some extent any impact will depend upon the actual development which takes place. The impacts are judged to be likely to be fairly minor. In respect of vitality and viability this impact is uncertain as a reflection of the locations relative distance from the town centre which could deter people from using the centre as much as might be expected.
- A.152 This location comprises of both Greenfield and previously developed land. The loss of Greenfield land is likely to be offset by the fact that it should be possible to achieve a reasonable density of development, so that overall this will be a positive and significant impact.
- A.153 The other positive impacts relate to the cultural, historic and archaeological heritage objective; landscape; built environment character and energy use. The first two are judged as being certain and quite significant. In respect of both energy use and built environment these are less certain and will partly depend upon any subsequent development and how it is designed and laid out in. In respect of energy use any subsequent development would need to require less energy than the current brickworks to show a positive impact on this objective.

Negative

- A.154 Four of the seven negative impacts in this location are common to all 3 Broad Locations considered. Most of these (production of waste, water consumption and pollution) are not locationally specific although their impact could be significant. However, some particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.155 The other impact common to all 3 Broad Locations relates to the impact up on the River Mease SAC. This could be potentially very significant,. However, in accordance with the Habitats Regulations, development could not take place if it were judged to have an adverse impact. Therefore, whilst any impact in theory could be significant, in reality development in this locality would not be able to occur without taking the necessary steps to avoid an adverse impact so minimising the likelihood of a significant impact on this objective.

- A.156 In respect of the rural economy, this is judged as being a negative impact as a result of taking land out of agricultural production in to housing use such that there would not be added value to agriculture, forestry or leisure although the impact is considered to be negligible.
- A.157 Development in this location would involve the cessation of brick manufacturing which currently takes place. It could also result in the sterilisation of mineral reserves and would represent a significant impact.
- A.158 The remaining negative impact relates to reducing the need to travel by car as this location is somewhat distant from the main services and facilities, including employment opportunities at the Westminster Industrial Estate. There are no bus services which serve this locality and it is not clear as to whether any new service could be supported. It is likely, therefore, that residents would need to use their car and would represent a potentially significant impact.

Uncertain

- A.159 There are two uncertain impacts; provision of employment land and reducing flood risk and the impact of flooding objective. In respect of the latter, this location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.
- A.160 In respect of employment land it is not clear as to whether new employment uses could be accommodated as well as housing. However, development here would result in the loss of the existing brickworks and its associated employment. If this were to happen without the provision of additional employment land then this would be a negative impact. However, at this time the impact is uncertain.

North East

- A.161 This location is judged to have the most negative impacts and (jointly) the least positive

Positive

- A.162 Of the 4 positive impacts 3 are common to all of the locations assessed in Measham. These relate to the provision of quality homes, the vitality and viability of the town centre, and maintaining and enhancing open space. The first and last of these are considered to be uncertain as to some extent any impact will depend upon the actual development which takes place. The impacts are judged to be likely to be fairly minor. In respect of vitality and viability this impact is uncertain as a reflection of the locations relative distance from the town centre which could deter people from using the centre as much as might be expected.
- A.163 The other positive impact relates to the cultural, historic and archaeological heritage objective and is judged as being certain and quite significant.

Negative

- A.164 Four of the eleven negative impacts in this location are common to all 3 Broad Locations considered. Most of these (production of waste, water consumption and pollution) as well as that related to energy use are not locationally specific although their impact could be significant. However, some particularly in respect of water consumption and energy use could be mitigated to some extent by the incorporation of appropriate mitigation measures.
- A.165 The other impact common to all 3 Broad Locations relates to the impact up on the River Mease SAC. This could be potentially very significant,. However, in accordance with the Habitats Regulations, development could not take place if it were judged to have an adverse impact. Therefore, whilst any impact in theory could be significant, in reality development in this locality would not be able to occur without taking the necessary steps to avoid an adverse impact so minimising the likelihood of a significant impact on this objective.

- A.166 In respect of the rural economy, this is judged as being a negative impact as a result of taking land out of agricultural production in to housing use such that there would not be added value to agriculture, forestry or leisure although the impact is considered to be negligible.
- A.167 This location would result in the loss of Greenfield land although there is no reason to think that an appropriate density of development could not be achieved therefore offsetting this impact to some extent.
- A.168 This location is judged to have a negative impact as it does not contribute towards the provision of employment land, primarily to because its scale is such that it is unlikely to be able to accommodate employment uses as well as housing. The significance of this is likely to be fairly minor as there will be other opportunities to provide employment elsewhere.
- A.169 The remaining negative impacts relate to reducing the need to travel by car; landscape character and built environment. In respect of reducing the need to travel by car this location is somewhat distant from the main services and facilities, including employment opportunities at the Westminster Industrial Estate. There are no bus services which serve this locality and it is not clear as to whether any new service could be supported. It is likely, therefore, that residents would need to use their car and would represent a potentially significant impact.
- A.170 In terms of landscape character the Landscape Character Assessment suggests that the character of the land could be altered significantly if developed although it would appear that mitigation may be possible. For this reason this impact is regarded as being not certain, but with potential for being negative.
- A.171 In respect of impact on the built environment objective, it is considered that this location relates quite poorly to the existing urban form and as a result of development fronting Leicester Road and High Street would make it difficult to integrate this location in to the wider settlement and would represent a significant impact.

Uncertain

- A.172 There are two uncertain impacts: sustainable use of minerals and reducing flood risk and the impact of flooding. In respect of the latter this location is according to the Strategic Flood Risk Assessment within Zone 1 (i.e. low probability of flooding) and so development would reduce the risk of flooding occurring. However, this objective has twin aims and development here would not

reduce the impact of flooding as well, therefore cancelling out to some extent the impact on reducing the risk of flooding. Therefore, the impact is recorded as being uncertain.

- A.173 Uncertainty is recorded in respect of impacts in relation to minerals objective as any impact will largely depend upon the actual development and how it is designed and constructed. Mitigation may result in positive impacts but is considered too uncertain to judge.

Conclusions on Sustainability Appraisal for Measham

- A.174 The summary results from the Sustainability Appraisal are set out below for ease of reference.

	WEST	SOUTH- EAST	NORTH- EAST
Positive	4	8	4
Negative	7	7	11
Uncertain	6	2	2
No relationship	5	5	5

- A.175 It is worth noting at this stage that none of the impacts are considered to be so severe that suggests that any Broad Location should be dismissed from further consideration.
- A.176 All developments by its very nature will have impacts. This is reflected in the results of the Sustainability Appraisal which shows that all 3 Broad Locations assessed would have various impacts: positive, negative and uncertain.
- A.177 The south-east has the highest number of positive impacts by some margin. However, of these 3 are common to all locations. Of the remaining positive impacts (5) 3 (efficient use of land, cultural, historic and archaeological heritage landscape) are regarded as being significant impacts. Of the four positive impacts for both the west and north-east, three are common to all locations whilst the remaining impacts (reducing the need to travel and cultural, historic and archaeological heritage objectives respectively) are regarded as being significant.

- A.178 The west and the south-east have the same number of negative impacts of which 4 are common to all locations. Of the remaining impacts, those in the west location one is judged as being significant (Landscape Character) whilst there are two significant impacts in relation to the south-east location (reducing the need to travel and minerals). In addition to common negative impacts, the north location also has two significant negative impacts (reducing the need to travel and built environment).
- A.179 On balance having regard to the fact that there are a number of impacts common to all 3 locations and to the significance of other impacts, from a Sustainability Appraisal point of view the south-east location performs marginally better than the west whilst the north-east performs the worst.