



North West Leicestershire District Council
Employment Options: Appendix A

Prepared by:
ClearLead Consulting Ltd

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Authors	L Dunkerley / V Pearson
Project Director	J Mitchell
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VERSION CONTROL RECORD				
Issue	Description of Status	Date	Reviewer Initials	Authors Initials

1	Draft	04/08/2022	JM	LD
2	Final	06/06/2022	JM	LD
3	Final with amends	30/06/2022	JM	LD / VP

Option name	Option 1
Description of option	As per adopted Local Plan distribution. Option 1 reflects the general employment land allocations in the adopted Local Plan which would be distributed principally at Coalville, Ashby de la Zouch and Castle Donington. There are 29 potential allocations within this option of which 9 are proposed for either housing or employment or
Assumptions made	The overall scoring for each SA objective is based on the assumption that any of the sites in the option could be taken forward. Allocations identified for either employment or housing use have been assumed to provide employment use for the assessment.
Settlements involved	Coalville, Ashby de la Zouch and Castle Donington.

SA objective	Sub-objective	Spatially Assessable	Description of potential effects	Direct/Indirect /Cumulative	Significance	Supporting Evidence	R	A	G	Recommendations/Mitigation
SA1 Improve the health and wellbeing of the district's population. (provision of suitable homes is addressed under SA 4)	<ul style="list-style-type: none"> Enable people to make healthy choices through the use of urban design and provision of open space and walking / cycling routes. Ensure everyone has access to natural green space and recreation facilities. 	Yes	Option 1 includes sites that have reasonable access to existing recreational facilities in either Coalville, Ashby de la Zouch or Castle donington. However, some of the sites are not easily located to existing recreational facilities and therefore the overall score is considered to be a potential minor negative effect depending on the sites chosen.	Direct	Minor Negative	GIS shapefiles: <ul style="list-style-type: none"> Access to formal recreational space Access to informal recreational space 	0	3	0	<p>The Local Plan should ensure everyone has access to natural greenspace and recreation facilities.</p> <p>The Local Plan should seek to enhance walking and cycling routes and encourage healthy choices of active travel to address day to day needs.</p>
SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	<ul style="list-style-type: none"> Ensure all residents have equitable access to health services, taking into account the needs of an aging population. Ensure all residents have equitable access to education, employment, community services and facilities. Help ensure all children have access to a local school. 	Yes								
SA3 Help create the conditions for communities to thrive. (townscape / urban design issues are addressed under SA 13)	<ul style="list-style-type: none"> Ensure an integrated approach to delivery of housing and community facilities. Protect existing community facilities and ensure new facilities are built to support the needs of new housing development. Help improve provision of local services, such as shops, GPs, public transport, and community service provision in the villages of northern NWL. Provide opportunities for residents to mix and meet. Help design out crime from new development. Plan for the district in the context of the wider region, including nearby areas of Leicestershire, Derbyshire and Nottinghamshire. 	No	Option 1 includes some sites which are proposed for housing and/or employment development and for those sites which deliver new housing aswell these are likely to promote positive conditions for communities to thrive as residents will use existing community facilities due to their proximity to one of the higher tier settlements (Castle donington and Ashby de la Zouch and Coalville). Until the final proposed use of these specific sites is known an uncertain effect has been recorded overall for this option.	Indirect	Uncertain					Planning policies and developer contributions could ensure that infrastructure and community facilities are proposed or required to support delivery of new development.
SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs. (the design, energy, resource and water efficiency of homes is addressed under SA 10, 13, 16 and 17)	<ul style="list-style-type: none"> Ensure a sufficient number of dwellings are provided to meet the needs of existing residents changing household size; to reduce commuting, improve access to services and jobs and to match employment growth. Provide affordable homes of the tenure and size to meet the needs of each part of the District. Provide market homes to meet needs and to match the economic growth aspirations of the wider area. Provide homes that meet the lifetime needs of residents. 	No					0	0	0	
SA5 Support economic growth throughout the District	<ul style="list-style-type: none"> Provide for employment developments which support existing well performing employment sectors, such as storage and distribution and growth sectors including high tech manufacturing and which take advantage of the district's unique location. Support initiatives to improve the tourism and leisure sector, in particular in the National Forest and Charnwood Regional Forest Park. Protect key existing employment sites from change of use, especially where they support local employment needs. Support and help protect the rural economy. Support low carbon industries. 	No	Option 1 will support economic growth by providing employment opportunities in the settlements at the top of the current settlement hierarchy (Coalville, Ashby de la Zouch and Castle Donington) resulting in a choice of sites well related to labour supply. However, these employment developments and opportunities will only relate to and support these specific higher tier settlements in the district rather than provide opportunities in other areas of the district including rural areas where their local economies also need supporting.	Direct	Minor Positive					

SA6 Enhance the vitality and viability of existing town centres and village centres.	<ul style="list-style-type: none"> Enhance footfall within town centres and village centres. Support existing and new services and facilities (e.g. retail, restaurants etc.) within town centres and village centres. 	Yes	Option 1 is likely to impact positively on SA6 as it proposes a spread of employment locations across the three settlements at the top of the settlement hierarchy in the district, which could have positive effects on these existing centres depending on the sites chosen. However it will not provide new services or facilities in village centres and therefore is considered to have a potential minor positive effect overall.	Direct	Minor Positive	<ul style="list-style-type: none"> Basemap 	##	###	##	
SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	<ul style="list-style-type: none"> Support new employment growth in all areas, including rural locations, where it will help meet a local employment need. Maintain a diverse employment base, including growing the high skill job sector as well as lower skilled jobs to match the diverse job needs of the workforce. 	No	Option 1 will provide employment opportunities across the three settlements at the top of the settlement hierarchy. However it does not support new employment growth needs in rural locations due to the sites all located within urban locations.	Direct	Minor Positive					
SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	<ul style="list-style-type: none"> Ensure new development has sustainable transport access to facilities, services and jobs; Give priority to walkers and cyclists over car users. Increase cycle use for commuting and access to services, creating direct cycle routes. Reduce congestion in locations where it impacts on road safety, local amenity, causes severance, or adversely impacts on the economy. Use development to help secure better public transport for the District, in particular links to nearby rail stations and East Midlands Airport and evening and weekend services. 	Yes	Option 1 includes sites which will be located within settlements at the top of the settlement hierarchy where there is good access to existing public transport services and to walking and cycling routes. However, due to the absence of passenger rail services in the district, variable bus provision and good road transport links, travel to work is dominated by the use of a car.	Direct	Minor Negative	<ul style="list-style-type: none"> Basemap HS2 and existing rail links shapefiles Coalville Transport Strategy 	0	1	0	
SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	<ul style="list-style-type: none"> Ensure new and existing communities are not adversely affected by poor quality air and noise pollution, either through their location or through causing a further deterioration as a result of new development. Avoid exacerbating light pollution and biodiversity impacts by keeping external lighting to the minimum required for safety and security. Ensure natural systems are not affected by air pollution. 	Yes	Some of the sites within this option such as EMP75, EMP90, EMP37, EMP50 and EMP58 is likely to add to the existing air and noise issues potentially affecting the AQMA's of Copt Oak and Kegworth due to possible increases in congestion and may have a negative effect on SA9. There are also the potential effects from noise in relation to HS2 and the sites to the north of the district in this option are close to East Midlands Airport where there are existing noise and light issues associated with transport. However, mitigation would only be needed for the sites which perform poorly for this objective.	Direct	Significant Negative	<ul style="list-style-type: none"> AQMA shapefile Light pollution map (Night Blight CPRE) Noise pollution map (Extrium) 	2	1	0	Policies will be required to control light, noise and air pollution arising from development.

<p>SA10 Reduce carbon emissions throughout the District. (reducing the impact of petrol or diesel fuelled vehicles is addressed by SA8)</p>	<ul style="list-style-type: none"> •Support proposals for decentralised (i.e. small and micro renewables) and low carbon energy generation. •Support large scale low carbon grid schemes where appropriately located. •All new development should be built to energy efficiency standards in accordance with national policies. •Ensure new development and car parks provide EV charging points. 	No	<p>Option 1 includes sites in locations principally at Coalville, Ashby and Castle Donington (the settlements at the top of the settlement hierarchy) and therefore close to existing urban areas where there may be more opportunities to deliver District heating schemes compared to options not located near or in urban centres. For this reason, the potential effects are considered to be minor positive and with strong planning policies this could be enhanced to a potential significant positive effect.</p>	Cumulative	Minor Positive				<p>Planning policies should encourage the delivery of low and zero carbon developments, such as District heating schemes on large developments.</p>
<p>SA11 Ensure the District is resilient to the impacts of climate change.</p>	<ul style="list-style-type: none"> •Follow the sequential test in Planning Practice Guidance in the allocation of sites in flood risk areas. •Ensure new development does not exacerbate the risk of flood off-site, for instance through use of sustainable drainage. •Ensure new development is designed and located to be resilient to the impacts of climate change e.g. hotter summers, wetter winters and more extreme weather events. •Ensure new development contributes to Green Infrastructure within the District, where possible. 	Yes	<p>Some of the sites (e.g. EMP37 and EMP63) in the northern part of the district are within Flood Zone 3 so are likely to have negative effects on flooding. However, the sites located within the southern part of Option 1 are in Flood Zone 1 where there is no risk from flooding. Based on the assumption that the sites within Flood Zone 3 may be taken forward in this option then the overall score reflects this and is considered to be a potential significant negative effect although policy requirements could mitigate potential negative effects for the sites in high flood risk zones, such as through site flood risk assessment and site based mitigation measures (design of site layout, design of buildings etc.).</p>	Cumulative	Significant Negative	<ul style="list-style-type: none"> • Flood risk zones 2 and 3 shapefiles 	1	0	<p>Development should be directed to areas at low risk of flooding. A sequential test may be required should development be directed to areas in Flood Zones 2 and 3.</p>
<p>SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.</p>	<ul style="list-style-type: none"> •Ensure that development results in a net gain in biodiversity and contribute to the achievement of BAP targets. •Protect, restore and enhance sites (both statutory and non-statutory) designated for their nature conservation importance from adverse impacts of development, including the river Mease SAC and Local Wildlife Sites (LWS). •Enhance access to the natural environment, including integrating greater biodiversity into urban areas. •Avoid habitat fragmentation and extend ecological corridors. •Protect geological designations from adverse impacts of development. •Ensure the protection and enhancement of ecosystem services. 	Yes	<p>Some the sites in Option 1 particularly those in the south around Coalville and Ashby de la Zouch are located in or close to designated sites for nature conservation and/or geological importance. These include for example: National Forest, Charnwood Forest, River Mease Special Area of Conservation and its catchment, Ancient Woodland or Bardon Hill Quarry SSSI and RIGS. There are also some sites in the north of the district in this option which would be within or close to Local Wildlife Sites. On the assumption that all of the sites will be taken forward in this option the overall score is considered to be a potential significant negative effect. However, mitigation would only be needed for the sites which perform poorly for this objective.</p>	Direct	Significant Negative	<p>GIS shapefiles:</p> <ul style="list-style-type: none"> • SACs • SSSIs • LWS • Ancient Woodlands • New Charnwood Forest • River Mease catchment • RIGS • National Forest 	0	1	<p>Policy En1 - Nature Conservation Adopted Local Plan Policy En2 - River Mease Special Area of Conservation Policy En3 - The National Forest Policy En4 - Charnwood Forest</p> <p>These policies in the adopted Local Plan would provide mitigation for this potential significant negative effect. It is recommended that these policies are taken forward in the Local Plan Review process.</p>
<p>SA13 Conserve and enhance the quality of the District's landscape and townscape character.</p>	<ul style="list-style-type: none"> •Enhance the character and distinctiveness of the District's landscape. •Help implement objectives for the National Forest and the Charnwood Forest Regional Park. •Enhance townscape character, particularly in Coalville Town Centre. •Enhance the transition for urban to rural at the edge of towns and villages. •Enhance the relationship between new and existing communities •Built design should help in creating vibrant places, making those approaching on foot a priority. •Help deliver built environment improvements through high quality design. 	Yes	<p>Most of the sites under Option 1 are at the edge of settlements where there are opportunities to enhance the townscape character and the distinctiveness of the District's landscape. These sites are likely to have a more positive effect on SA13 compared to other sites which are in existing urban areas.</p>	Direct	Minor Negative	<ul style="list-style-type: none"> • Basemap 	0	1	

SA14 Ensure land is used efficiently and effectively	<ul style="list-style-type: none"> Encourage development on previously developed land. Whenever possible protect the best quality agricultural land. Encourage development at densities which are appropriate to the location and the local environment. Where land has the potential to be contaminated or is known to be contaminated ensure that suitable investigation and remediation is carried out to bring it back into use. Protect soil quality and avoid soil pollution. Avoid the loss of and enhance the natural capital assets of the District. 	Yes	Some of the sites (e.g. EMP46, EMP86, EMP87) in the southern section of Option 1 are located in a Coal Authority High Risk Area and/or on good quality agricultural land. However, all of the sites outside of Castle Donington in the north section of this option are in a low risk Coal Authority Area. Overall, on the assumption that any of the potential allocation sites located in a Coal Authority High Risk Area could be taken forward a potential significant negative effect is identified. However, mitigation would only be needed for the sites which perform poorly for this objective and a Coal Mining Risk Assessment would need to be undertaken of these sites to identify any potential risks to the new development and any required remediation measures.	Direct	Significant Negative	<ul style="list-style-type: none"> Basemap Agricultural land PDF Coal risk authority areas shapefiles 	2	0	1	Development should be directed to previously developed land before greenfield land is considered.
SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	<ul style="list-style-type: none"> Protect and conserve heritage assets, buildings and their settings. Maintain and increase access to cultural heritage assets. Protect and enhance the local historic environment and ensure new development respects the character of the historic environment. Respect archaeological remains and protect or record according to guidance. 	Yes	Multiple sites within Option 1 are located in or adjacent to Listed Buildings and Conservation Areas so there is likely to be a direct negative effect on SA15. However, mitigation would only be needed for the sites which perform poorly for this objective.	Direct	Significant Negative	<ul style="list-style-type: none"> GIS shapefiles: <ul style="list-style-type: none"> Local heritage assets Listed buildings Historic gardens Conservation areas Ancient monuments 	1	0	0	Sites taken forward will need to try to avoid areas for development where there are heritage assets Policies such as LP Policy He1 Conservation and Enhancement of North West Leicestershire's historic environment would be required to ensure that heritage assets are not negatively affected from development.
SA16 Protect water resources and ensure they are used efficiently.	<ul style="list-style-type: none"> Ensure developments are designed to a high level of water efficiency. Ensure all water resources are protected from pollution. Ensure that all water courses are achieving at least 'Good' ecological status. 	No								
SA17 Ensure the efficient use of natural resources, including reducing waste generation.	<ul style="list-style-type: none"> Ensure new development incorporates space for waste sorting and storage to aid recycling. Encourage sustainable construction making use of recycled and recyclable building materials. Ensure the re-use of demolition waste. Ensure minerals deposits and sites allocated for waste management are not sterilised through inappropriately located development. 	Yes	Some of the sites within Option 1 are located in mineral safeguarding areas. Development resulting from this option could therefore impact these natural resources. Being in a mineral safeguarding doesn't necessarily mean that a site cannot be developed but the mineral planning authority would need to be consulted prior to planning permission being granted. A potential minor negative effect has therefore been identified.	Indirect	Minor Negative	<ul style="list-style-type: none"> Mineral safeguarding zones shapefiles 	0	1	0	The mineral planning authority would need to be consulted prior to planning permission being granted.

Option name	Option 2
Description of option	Employment land allocated at Coalville, Ashby de la Zouch, Castle Donington and also at Measham/ Appleby Magna as a 'new'expanding employment option. There are 38 allocations within this option of which 13 are proposed for either housing or employment.
Assumptions made	Any of the sites within this option could be taken forward. The option includes establishing a 'new' expanding employment location.
Settlements involved	Coalville, Ashby de la Zouch, Castle Donington and Measham/Appleby Magna

SA objective	Sub-objective	Spatially Assessable	Description of potential effects	Direct/Indirect /Cumulative	Significance	Supporting Evidence	R	A	G	Recommendations/Mitigation
SA1 Improve the health and wellbeing of the district's population. (provision of suitable homes is addressed under SA 4)	<ul style="list-style-type: none"> Enable people to make healthy choices through the use of urban design and provision of open space and walking / cycling routes. Ensure everyone has access to natural green space and recreation facilities. 	Yes	Option 2 includes sites that have reasonable access to existing recreational facilities in either Coalville, Ashby de la Zouch, Castle Donington, Measham and Appleby Magna. Some of these sites however, are more accessible to recreation than others and score more positively for SA1, but based on the assumption that these sites could be taken forward in this option then the overall score is considered to be a potential minor negative effect.	Direct	Minor Negative	GIS shapefiles: <ul style="list-style-type: none"> Access to formal recreational space Access to informal recreational space 	0	3	0	The Local Plan should ensure everyone has access to natural greenspace and recreation facilities.
SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	<ul style="list-style-type: none"> Ensure all residents have equitable access to health services, taking into account the needs of an aging population. Ensure all residents have equitable access to education, employment, community services and facilities. Help ensure all children have access to a local school. 	Yes								
SA3 Help create the conditions for communities to thrive. (townscape / urban design issues are addressed under SA 13)	<ul style="list-style-type: none"> Ensure an integrated approach to delivery of housing and community facilities. Protect existing community facilities and ensure new facilities are built to support the needs of new housing development. Help improve provision of local services, such as shops, GPs, public transport, and community service provision in the villages of northern NWL. Provide opportunities for residents to mix and meet. Help design out crime from new development. Plan for the district in the context of the wider region, including nearby areas of Leicestershire, Derbyshire and Nottinghamshire. 	No	Option 2 includes some sites which are proposed for housing and/or employment development and for those sites which deliver new housing aswell these are likely to promote positive conditions for communities to thrive as residents will use existing community facilities due to their proximity to one of the higher tier settlements (Castle Donington and Ashby de la Zouch and Coalville). Until the final proposed use of these specific sites is known an uncertain effect has been recorded overall for this option.	Direct	Uncertain					Planning policies and developer contributions could ensure that infrastructure and community facilities are proposed or required to support delivery of new development.
SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs. (the design, energy, resource and water efficiency of homes is addressed under SA 10, 13, 16 and 17)	<ul style="list-style-type: none"> Ensure a sufficient number of dwellings are provided to meet the needs of existing residents changing household size; to reduce commuting, improve access to services and jobs and to match employment growth. Provide affordable homes of the tenure and size to meet the needs of each part of the District. Provide market homes to meet needs and to match the economic growth aspirations of the wider area. Provide homes that meet the lifetime needs of residents. 	No					0	0	0	
SA5 Support economic growth throughout the District	<ul style="list-style-type: none"> Provide for employment developments which support existing well performing employment sectors, such as storage and distribution and growth sectors including high tech manufacturing and which take advantage of the district's unique location. Support initiatives to improve the tourism and leisure sector, in particular in the National Forest and Charnwood Regional Forest Park. Protect key existing employment sites from change of use, especially where they support local employment needs. Support and help protect the rural economy. Support low carbon industries. 	No	The sites within Option 2 are dispersed across the district in different sizes of settlements in the current settlement hierarchy and will support economic growth by providing employment opportunities in a choice of sites well related to labour supply.	Direct	Significant Positive					

SA6 Enhance the vitality and viability of existing town centres and village centres.	<ul style="list-style-type: none"> Enhance footfall within town centres and village centres. Support existing and new services and facilities (e.g. retail, restaurants etc.) within town centres and village centres. 	Yes	Option 2 is likely to impact positively on SA6 as it proposes a spread of employment locations dispersed across settlement tiers in the district ranging from large urban areas to smaller rural settlements, which could have positive effects on these existing centres depending on the sites chosen.	Direct	Significant Positive	<ul style="list-style-type: none"> Basemap 	###	###	###	
SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	<ul style="list-style-type: none"> Support new employment growth in all areas, including rural locations, where it will help meet a local employment need. Maintain a diverse employment base, including growing the high skill job sector as well as lower skilled jobs to match the diverse job needs of the workforce. 	No	Option 2 will provide employment opportunities across a range of settlements tiers in the settlement hierarchy in both urban and rural locations. It will also include establishing a 'new' expanding employment option at Measham/Appleby Magna which is likely to bring particular benefits for Measham in terms of helping to meet a local employment need where there are known pockets of deprivation.	Direct	Significant Positive					
SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	<ul style="list-style-type: none"> Ensure new development has sustainable transport access to facilities, services and jobs; Give priority to walkers and cyclists over car users. Increase cycle use for commuting and access to services, creating direct cycle routes. Reduce congestion in locations where it impacts on road safety, local amenity, causes severance, or adversely impacts on the economy. Use development to help secure better public transport for the District, in particular links to nearby rail stations and East Midlands Airport and evening and weekend services. 	Yes	Option 2 includes sites which will be located within or near to settlements at the top of the settlement hierarchy where there is good access to existing public transport services and to walking and cycling routes. However, this option also includes sites which are located in smaller settlement areas where access to public transport is poorer. Overall, due to the variable bus provision particularly in Measham/Appleby Magna and reliance on the private car a potential minor negative effects has been recorded.	Direct	Minor Negative	<ul style="list-style-type: none"> Basemap HS2 and existing rail links shapefiles 	0	1	0	
SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	<ul style="list-style-type: none"> Ensure new and existing communities are not adversely affected by poor quality air and noise pollution, either through their location or through causing a further deterioration as a result of new development. Avoid exacerbating light pollution and biodiversity impacts by keeping external lighting to the minimum required for safety and security. Ensure natural systems are not affected by air pollution. 	Yes	Option 2 includes two sites (EMP75 and EMP90) that may have a negative effect on SA9 due to their location close to Kegworth Air Quality Management Area and some of the sites within this option are also close to East Midlands Airport where there are existing noise and light issues associated with transport. However, any negative effects could be mitigated for through planning policy and mitigation would only be needed for the sites which perform poorly for this objective.	Direct	Significant Negative	<ul style="list-style-type: none"> AQMA shapefile Light pollution map (Night Blight CPRE) Noise pollution map (Extrium) 	2	1	0	Policies will be required to control light, noise and air pollution arising from development.

<p>SA10 Reduce carbon emissions throughout the District. (reducing the impact of petrol or diesel fuelled vehicles is addressed by SA8)</p>	<ul style="list-style-type: none"> Support proposals for decentralised (i.e. small and micro renewables) and low carbon energy generation. Support large scale low carbon grid schemes where appropriately located. All new development should be built to energy efficiency standards in accordance with national policies. Ensure new development and car parks provide EV charging points. 	No	<p>Option 2 includes sites in locations principally at Coalville, Ashby and Castle Donington (the settlements at the top of the settlement hierarchy) and at Measham/Appleby Magna so close to existing urbanised sites where there may be more opportunities to deliver District heating schemes compared to options not located near or in urban centres. For this reason, the potential effects are considered to be minor positive and with strong planning policies this could be enhanced to a potential significant positive effect.</p>	Cumulative	Minor Positive				<p>Planning policies should encourage the delivery of low and zero carbon developments, such as District heating schemes on large developments.</p>
<p>SA11 Ensure the District is resilient to the impacts of climate change.</p>	<ul style="list-style-type: none"> Follow the sequential test in Planning Practice Guidance in the allocation of sites in flood risk areas. Ensure new development does not exacerbate the risk of flood off-site, for instance through use of sustainable drainage. Ensure new development is designed and located to be resilient to the impacts of climate change e.g. hotter summers, wetter winters and more extreme weather events. Ensure new development contributes to Green Infrastructure within the District, where possible. 	Yes	<p>Some of the sites (e.g. EMP37, EMP50, EMP63 and EMP74) in Option 1 in the north of the district in the Castle Donington area are in Flood Zones 2 and 3 so are likely to have negative effects on flooding. Flood Zones 2 and 3 also runs through EMP34 in Bardon Hill. Sites in Measham (EMP85 and EMP77) and EMP17 in Ashby are adjacent to Flood Zones 2 and 3. Based on the assumption that all of the sites will be taken forward in this option then the overall score reflects this and is considered to be a potential significant negative effect although policy requirements could mitigate potential negative effects for the sites in high flood risk zones, such as through site flood risk assessment and site based mitigation measures (design of site layout, design of buildings etc.).</p>	Direct	Significant Negative	<ul style="list-style-type: none"> Flood risk zones 2 and 3 shapefiles 	1	0	<p>Development should be directed to areas at low risk of flooding. A sequential test may be required should development be directed to areas in Flood Zones 2 and 3.</p>
<p>SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.</p>	<ul style="list-style-type: none"> Ensure that development results in a net gain in biodiversity and contribute to the achievement of BAP targets. Protect, restore and enhance sites (both statutory and non-statutory) designated for their nature conservation importance from adverse impacts of development, including the river Mease SAC and Local Wildlife Sites (LWS). Enhance access to the natural environment, including integrating greater biodiversity into urban areas. Avoid habitat fragmentation and extend ecological corridors. Protect geological designations from adverse impacts of development. Ensure the protection and enhancement of ecosystem services. 	Yes	<p>Some the sites in Option 2 particularly those in the south around Coalville, Ashby de la Zouch and Measham are located in or close to designated sites for nature conservation or geological importance. These include for example: National Forest, Charnwood Forest, River Mease Special Area of Conservation and its catchment, Ancient Woodland, Bardon Hill Quarry SSSI and RIGS and Donington Park SSSI. There are also some sites in the north of the district which are within or close to Local Wildlife Sites. On the assumption that all of the sites will be taken forward in this option the overall score is considered to be a potential significant negative effect. However, mitigation would only be needed for the sites which perform poorly for this objective.</p>	Direct	Significant Negative	<p>GIS shapefiles:</p> <ul style="list-style-type: none"> SACs SSSIs LWS Ancient Woodlands New Charnwood Forest River Mease catchment RIGS National Forest 	0	1	<p>Policy En1 - Nature Conservation Adopted Local Plan Policy En2 - River Mease Special Area of Conservation Policy En3 - The National Forest Policy En4 - Charnwood Forest</p> <p>These policies in the adopted Local Plan would provide mitigation for this potential significant negative effect. It is recommended that these policies are taken forward in the Local Plan Review process.</p>
<p>SA13 Conserve and enhance the quality of the District's landscape and townscape character.</p>	<ul style="list-style-type: none"> Enhance the character and distinctiveness of the District's landscape. Help implement objectives for the National Forest and the Charnwood Forest Regional Park. Enhance townscape character, particularly in Coalville Town Centre. Enhance the transition for urban to rural at the edge of towns and villages. Enhance the relationship between new and existing communities Built design should help in creating vibrant places, making those approaching on foot a priority. Help deliver built environment improvements through high quality design. 	Yes	<p>Under Option 2 there will be employment development in the Principal Town of Coalville and Key Service Centres of Ashby de la Zouch and Castle Donington, which could affect the urban edge and existing townscape/ landscapes. Development of a 'new' expanding employment location at Measham/Appleby Magna will permanently alter the landscape and character of the areas in this locality and is likely to have adverse impacts on this objective. As a result, a potential significant negative effect has been identified.</p>	Direct	Significant Negative	<ul style="list-style-type: none"> Basemap 	1	0	<p>Policies should ensure that good design is delivered in new developments which enhance landscape and townscape character.</p>

SA14 Ensure land is used efficiently and effectively	<ul style="list-style-type: none"> Encourage development on previously developed land. Whenever possible protect the best quality agricultural land. Encourage development at densities which are appropriate to the location and the local environment. Where land has the potential to be contaminated or is known to be contaminated ensure that suitable investigation and remediation is carried out to bring it back into use. Protect soil quality and avoid soil pollution. Avoid the loss of and enhance the natural capital assets of the District. 	Yes	The majority of sites within Option 2 are greenfield and not on previously developed land and also located on Grade 1 or 2 Agricultural Land. Some of the sites in this option in the north part of the district in Option 2 around Castle Donington are outside of Coal Authority High Risk Areas. However, sites in or near Ashby de la Zouch in the middle of the district are located in Coal Authority High Risk Areas. As a result of these constraints, a potential significant negative effects has been identified.	Direct	Significant Negative	<ul style="list-style-type: none"> Basemap Agricultural land PDF Coal risk authority areas shapefiles 	3	0	0	Development should be directed to PDL before greenfield land is considered.	
SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	<ul style="list-style-type: none"> Protect and conserve heritage assets, buildings and their settings. Maintain and increase access to cultural heritage assets. Protect and enhance the local historic environment and ensure new development respects the character of the historic environment. Respect archaeological remains and protect or record according to guidance. 	Yes	Multiple sites within Option 2 are located in or adjacent to Listed Buildings and/or a Conservation Area so there is likely to be a direct negative effect on SA15. However, mitigation would only be needed for the sites which perform poorly for this objective.	Direct	Significant Negative	<ul style="list-style-type: none"> GIS shapefiles: <ul style="list-style-type: none"> Local heritage assets Listed buildings Historic gardens Conservation areas Ancient monuments 	1	0	0	Sites taken forward will need to try to avoid areas for development where there are heritage assets. Policies such as LP Policy He1 Conservation and Enhancement of North West Leicestershire's historic environment would be required to ensure that heritage assets are not negatively affected from development.	
SA16 Protect water resources and ensure they are used efficiently.	<ul style="list-style-type: none"> Ensure developments are designed to a high level of water efficiency. Ensure all water resources are protected from pollution. Ensure that all water courses are achieving at least 'Good' ecological status. 	No									
SA17 Ensure the efficient use of natural resources, including reducing waste generation.	<ul style="list-style-type: none"> Ensure new development incorporates space for waste sorting and storage to aid recycling. Encourage sustainable construction making use of recycled and recyclable building materials. Ensure the re-use of demolition waste. Ensure minerals deposits and sites allocated for waste management are not sterilised through inappropriately located development. 	Yes	Some of the sites within Option 2 are located in mineral safeguarding areas. Development resulting from this option could therefore impact these natural resources. Being in a mineral safeguarding doesn't necessarily mean that a site cannot be developed but the mineral planning authority would need to be consulted prior to planning permission being granted. A potential minor negative effect has therefore been identified.		Minor Negative	<ul style="list-style-type: none"> Mineral safeguarding zones shapefiles 	0	1	0	The mineral planning authority would need to be consulted prior to planning permission being granted.	

Option name	Option 3
Description of option	More widespread distribution of employment land including locations which are currently less provided for such as the Local Service Centres (Ibstock, Kegworth and Measham) and potentially Sustainable Villages. There are 22 allocations in this option of which 4 are proposed for either employment or housing.
Assumptions made	Any of the sites in this option could be taken forward.
Settlements involved	Local Service Centres and Potentially Villages

SA objective	Sub-objective	Spatially Assessable	Description of potential effects	Direct/Indirect /Cumulative	Significance	Supporting Evidence	R	A	G	Recommendations/Mitigation
SA1 Improve the health and wellbeing of the district's population. (provision of suitable homes is addressed under SA 4)	Enable people to make healthy choices through the use of urban design and provision of open space and walking / cycling routes. Ensure everyone has access to natural green space and recreation facilities.	Yes	Option 3 will distribute employment land in lower tier settlements in the settlement hierarchy such as Local Services Centres and Sustainable Villages where there is less access formal recreational facilities. Some of the sites are more accessible to recreation facilities than others, therefore the overall score is considered to be a potential minor negative effect.	Direct	Minor Negative	GIS shapefiles: • Access to formal recreational space • Access to informal recreational space	2	1	0	
SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	• Ensure all residents have equitable access to health services, taking into account the needs of an aging population. • Ensure all residents have equitable access to education, employment, community services and facilities. • Help ensure all children have access to a local school.	Yes								
SA3 Help create the conditions for communities to thrive. (townscape / urban design issues are addressed under SA 13)	• Ensure an integrated approach to delivery of housing and community facilities. • Protect existing community facilities and ensure new facilities are built to support the needs of new housing development. • Help improve provision of local services, such as shops, GPs, public transport, and community service provision in the villages of northern NWL. • Provide opportunities for residents to mix and meet. • Help design out crime from new development. • Plan for the district in the context of the wider region, including nearby areas of Leicestershire, Derbyshire and Nottinghamshire.	No	Option 3 includes 3 sites which are proposed for housing and/or employment development. However, due to the location of these sites in settlements where there is less access to existing community facilities compared to sites located in or near to one of the higher tier settlements (Castle Donnington and Ashby de la Zouch and Coalville). As a result, a potential minor negative effect has been recorded.	Direct	Minor Negative					
SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs. (the design, energy, resource and water efficiency of homes is addressed under SA 10, 13, 16 and 17)	• Ensure a sufficient number of dwellings are provided to meet the needs of existing residents changing household size; to reduce commuting, improve access to services and jobs and to match employment growth. • Provide affordable homes of the tenure and size to meet the needs of each part of the District. • Provide market homes to meet needs and to match the economic growth aspirations of the wider area. • Provide homes that meet the lifetime needs of residents.	No					0	0	0	
SA5 Support economic growth throughout the District	• Provide for employment developments which support existing well performing employment sectors, such as storage and distribution and growth sectors including high tech manufacturing and which take advantage of the district's unique location. • Support initiatives to improve the tourism and leisure sector, in particular in the National Forest and Charnwood Regional Forest Park. • Protect key existing employment sites from change of use, especially where they support local employment needs. • Support and help protect the rural economy. • Support low carbon industries.	No	The sites within Option 3 are dispersed widely across the district which will support economic growth by providing employment opportunities in a choice of sites. However, due to their locations in Local Service Centres and Sustainable Villages these sites are not as well related to labour supply compared to those in urbanised areas and in higher tier settlements.	Direct	Minor Negative					

SA6 Enhance the vitality and viability of existing town centres and village centres.	<ul style="list-style-type: none"> Enhance footfall within town centres and village centres. Support existing and new services and facilities (e.g. retail, restaurants etc.) within town centres and village centres. 	Yes	Option 3 is likely to impact positively on SA6 as it proposes a spread of employment locations distributed across the district within Local Service Centres and also Sustainable Villages, which could have positive effects on these existing centres depending on the sites chosen. Although these sites will not be focused in urban areas in the higher tier settlement categories.	Direct	Minor Positive	<ul style="list-style-type: none"> Basemap 	###	###	###	
SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	<ul style="list-style-type: none"> Support new employment growth in all areas, including rural locations, where it will help meet a local employment need. Maintain a diverse employment base, including growing the high skill job sector as well as lower skilled jobs to match the diverse job needs of the workforce. 	No	Option 3 will provide widespread employment opportunities across both urban and rural locations which will support new employment growth in line with this objective. The inclusion of site EMP19 in Ashby de la Zouch in all options means there is an urban location in this option although the focus of this option is on the LSCs and Sustainable Villages and therefore a minor positive effect is identified rather than a significant positive.	Direct	Minor Positive					
SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	<ul style="list-style-type: none"> Ensure new development has sustainable transport access to facilities, services and jobs; Give priority to walkers and cyclists over car users. Increase cycle use for commuting and access to services, creating direct cycle routes. Reduce congestion in locations where it impacts on road safety, local amenity, causes severance, or adversely impacts on the economy. Use development to help secure better public transport for the District, in particular links to nearby rail stations and East Midlands Airport and evening and weekend services. 	Yes	Option 3 includes sites which will be located in areas with some public transport links including, in the future links to HS2 railway services outside of the district. However, these transport links will not be as accessible or as frequent compared with other options which have sites located in the Principal Town and the Key Service Centres.	Direct	Significant Negative	<ul style="list-style-type: none"> Basemap HS2 and existing rail links shapefiles 	0	1	0	The options for mitigation is either to choose one of the other options in higher tier settlements which perform better against SA8 or to ensure that strong policies are implemented within the Local Plan for any employment sites which are not well located with good existing sustainable transport options to improve sustainable transport infrastructure / frequency as part of the development proposals.
SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	<ul style="list-style-type: none"> Ensure new and existing communities are not adversely affected by poor quality air and noise pollution, either through their location or through causing a further deterioration as a result of new development. Avoid exacerbating light pollution and biodiversity impacts by keeping external lighting to the minimum required for safety and security. Ensure natural systems are not affected by air pollution. 	Yes	Option 3 includes two sites (EMP14, and EMP73) that may have a negative effect on SA9 due to their location adjacent Kegworth Air Quality Management Area and the sites to the north of the district close to East Midlands Airport have existing noise and light issues associated with transport. Further development in these locations could exacerbate these issues. However, any negative effects could be mitigated for through planning policy and mitigation would only be needed for the sites which perform poorly for this objective.	Indirect	Significant Negative	<ul style="list-style-type: none"> AQMA shapefile Light pollution map (Night Blight CPRE) Noise pollution map (Extrium) 	2	1	0	Policies will be required to control light, noise and air pollution arising from development.

<p>SA10 Reduce carbon emissions throughout the District. (reducing the impact of petrol or diesel fuelled vehicles is addressed by SA8)</p>	<ul style="list-style-type: none"> Support proposals for decentralised (i.e. small and micro renewables) and low carbon energy generation. Support large scale low carbon grid schemes where appropriately located. All new development should be built to energy efficiency standards in accordance with national policies. Ensure new development and car parks provide EV charging points. 	No	<p>Due to the sites in Option 3 being distributed widely across the district in Local Service Centres and Sustainable Villages there is likely to be less feasibility for District Heat Networks (DHNs) for example. However, other carbon reduction measures could be encouraged through planning policy requirements which are uncertain at this stage.</p>	Direct	Uncertain				<p>Planning policies should encourage the delivery of low and zero carbon developments.</p>
<p>SA11 Ensure the District is resilient to the impacts of climate change.</p>	<ul style="list-style-type: none"> Follow the sequential test in Planning Practice Guidance in the allocation of sites in flood risk areas. Ensure new development does not exacerbate the risk of flood off-site, for instance through use of sustainable drainage. Ensure new development is designed and located to be resilient to the impacts of climate change e.g. hotter summers, wetter winters and more extreme weather events. Ensure new development contributes to Green Infrastructure within the District, where possible. 	Yes	<p>In Option 3, sites EMP14, EMP73 and EMP75 are located in Flood Zones 2 and 3. On the assumption that all of the sites will be taken forward in this option then the overall score is considered to be a potential minor negative effect although policy requirements for mitigation could reduce any negative effects for the sites in flood risk areas.</p>	Direct	Significant Negative	<ul style="list-style-type: none"> Flood risk zones 2 and 3 shapefiles 	1	0	<p>Development should be directed to areas at low risk of flooding. A sequential test may be required should development be directed to areas in Flood Zones 2 and 3.</p>
<p>SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.</p>	<ul style="list-style-type: none"> Ensure that development results in a net gain in biodiversity and contribute to the achievement of BAP targets. Protect, restore and enhance sites (both statutory and non-statutory) designated for their nature conservation importance from adverse impacts of development, including the river Mease SAC and Local Wildlife Sites (LWS). Enhance access to the natural environment, including integrating greater biodiversity into urban areas. Avoid habitat fragmentation and extend ecological corridors. Protect geological designations from adverse impacts of development. Ensure the protection and enhancement of ecosystem services. 	Yes	<p>In Option 3 there are some sites located in the National Forest, and in or close to designated sites for nature conservation or geological importance. There is also a cluster of sites (EMP29-33) close to SSSIs such as Pasture and Asplin Woods SSSI and Breedon Cloud and Wood Quarry SSSI. On the assumption that all of the sites will be taken forward in this option the overall score is considered to be a potential significant negative effect. However, mitigation would only be needed for the sites which perform poorly for this objective.</p>	Indirect	Significant Negative	<p>GIS shapefiles:</p> <ul style="list-style-type: none"> SACs SSSIs LWS Ancient Woodlands New Charnwood Forest River Mease catchment RIGs National Forest 	0	1	<p>Policy En1 - Nature Conservation Adopted Local Plan Policy En3 - The National Forest</p> <p>These policies in the adopted Local Plan would provide mitigation for this potential significant negative effect. It is recommended that these policies are taken forward in the Local Plan Review process.</p>
<p>SA13 Conserve and enhance the quality of the District's landscape and townscape character.</p>	<ul style="list-style-type: none"> Enhance the character and distinctiveness of the District's landscape. Help implement objectives for the National Forest and the Charnwood Forest Regional Park. Enhance townscape character, particularly in Coalville Town Centre. Enhance the transition for urban to rural at the edge of towns and villages. Enhance the relationship between new and existing communities Built design should help in creating vibrant places, making those approaching on foot a priority. Help deliver built environment improvements through high quality design. 	Yes	<p>Under Option 3 there will be employment development in Key Service Centres and Sustainable Villages which could affect the urban edge and existing townscape/ landscapes. Development particularly in sustainable villages will permanently alter the landscape and character of the areas in this rural locations and is likely to have adverse impacts on this objective. As a result, a potential significant negative effect has been identified.</p>	Direct	Significant Negative	<ul style="list-style-type: none"> Basemap 	1	0	<p>Policies should ensure that good design is delivered in new developments which enhance landscape and townscape character.</p>

SA14 Ensure land is used efficiently and effectively	<ul style="list-style-type: none"> Encourage development on previously developed land. Whenever possible protect the best quality agricultural land. Encourage development at densities which are appropriate to the location and the local environment. Where land has the potential to be contaminated or is known to be contaminated ensure that suitable investigation and remediation is carried out to bring it back into use. Protect soil quality and avoid soil pollution. Avoid the loss of and enhance the natural capital assets of the District. 	Yes	The majority of sites within Option 3 are greenfield and not on previously developed land and also located on Grade 1 or 2 Agricultural Land. Some of the sites in this option are also located in Coal Authority High Risk Areas, but the majority are in low risk area or outside of these risk areas. However, as the majority of these sites are greenfield with some located in high risk areas, a potential significant negative effects has been identified.	Direct	Significant Negative	<ul style="list-style-type: none"> Basemap Agricultural land PDF Coal risk authority areas shapefiles 	2	1	0	Development should be directed to PDL before greenfield land is considered.	
SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	<ul style="list-style-type: none"> Protect and conserve heritage assets, buildings and their settings. Maintain and increase access to cultural heritage assets. Protect and enhance the local historic environment and ensure new development respects the character of the historic environment. Respect archaeological remains and protect or record according to guidance. 	Yes	Only two sites (EMP17 and EMP20) within Option 3 could affect heritage assets and mitigation would only be needed for these sites. Overall the majority of the sites in this option will not affect heritage assets therefore a potential minor negative effect has been recorded.	Direct	Minor Negative	<ul style="list-style-type: none"> GIS shapefiles: <ul style="list-style-type: none"> Local heritage assets Listed buildings Historic gardens Conservation areas Ancient monuments 	0	1	0		
SA16 Protect water resources and ensure they are used efficiently.	<ul style="list-style-type: none"> Ensure developments are designed to a high level of water efficiency. Ensure all water resources are protected from pollution. Ensure that all water courses are achieving at least 'Good' ecological status. 	No									
SA17 Ensure the efficient use of natural resources, including reducing waste generation.	<ul style="list-style-type: none"> Ensure new development incorporates space for waste sorting and storage to aid recycling. Encourage sustainable construction making use of recycled and recyclable building materials. Ensure the re-use of demolition waste. Ensure minerals deposits and sites allocated for waste management are not sterilised through inappropriately located development. 	Yes	Approximately half of the sites within Option 3 are located within mineral safeguarding areas and half are outside. Development resulting from this option could therefore impact these natural resources. Being in a mineral safeguarding doesn't necessarily mean that a site cannot be developed but the mineral planning authority would need to be consulted prior to planning permission being granted.	Direct	Minor Negative	<ul style="list-style-type: none"> Mineral safeguarding zones shapefiles 	0	1	0	The mineral planning authority would need to be consulted prior to planning permission being granted.	

Option name	Option 4
Description of option	Allocation of a 'new' business park and a small number of sites.
Assumptions made	Any of the sites within this option could be taken forward. The option includes establishing a 'new' expanding employment location.
Settlements involved	Isley Walton, Stretton en le field, Appleby Magna, Measham and Castle Donnington

SA objective	Sub-objective	Spatially Assessable	Description of potential effects	Direct/Indirect /Cumulative	Significance	Supporting Evidence	R	A	G	Recommendations/Mitigation
SA1 Improve the health and wellbeing of the district's population. (provision of suitable homes is addressed under SA 4)	<ul style="list-style-type: none"> Enable people to make healthy choices through the use of urban design and provision of open space and walking / cycling routes. Ensure everyone has access to natural green space and recreation facilities. 	Yes	The majority of sites within Option 4 have poor access to recreational facilities particularly sites EMP70 and EMP90. However, due to the scale of some of these sites there are opportunities for mitigation e.g. EMP70 as open space/recreational facilities could be provided for.	Direct	Significant Negative	GIS shapefiles: <ul style="list-style-type: none"> Access to formal recreational space Access to informal recreational space 	2	1	0	<p>The Local Plan should ensure everyone has access to natural greenspace and recreation facilities.</p> <p>The Local Plan should seek to enhance walking and cycling routes and encourage healthy choices of active travel to address day to day needs.</p>
SA2 Reduce inequalities and ensure fair and equal access and opportunities for all residents.	<ul style="list-style-type: none"> Ensure all residents have equitable access to health services, taking into account the needs of an aging population. Ensure all residents have equitable access to education, employment, community services and facilities. Help ensure all children have access to a local school. 	Yes								
SA3 Help create the conditions for communities to thrive. (townscape / urban design issues are addressed under SA 13)	<ul style="list-style-type: none"> Ensure an integrated approach to delivery of housing and community facilities. Protect existing community facilities and ensure new facilities are built to support the needs of new housing development. Help improve provision of local services, such as shops, GPs, public transport, and community service provision in the villages of northern NWL. Provide opportunities for residents to mix and meet. Help design out crime from new development. Plan for the district in the context of the wider region, including nearby areas of Leicestershire, Derbyshire and Nottinghamshire. 	No	Option 4 includes a site which is proposed for housing and/or employment development and also a site which is proposed to be a 'new settlement' in Isley Walton. Of these sites, the proposed 'new settlement' will promote positive conditions for communities to thrive as residents are likely to have access to new community facilities, local centre and primary school which the development will provide. The other sites in this option are located to the south of East Midlands Airport and around Measham and Appleby Magna where access to existing community facilities is poor compared to those near higher tier settlements. On the assumption that these less accessible sites will be taken forward in this option then the overall score is considered to be a potential minor negative effect.	Direct	Minor Negative					
SA4 Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs. (the design, energy, resource and water efficiency of homes is addressed under SA 10, 13, 16 and 17)	<ul style="list-style-type: none"> Ensure a sufficient number of dwellings are provided to meet the needs of existing residents changing household size; to reduce commuting, improve access to services and jobs and to match employment growth. Provide affordable homes of the tenure and size to meet the needs of each part of the District. Provide market homes to meet needs and to match the economic growth aspirations of the wider area. Provide homes that meet the lifetime needs of residents. 	No					0	0	0	
SA5 Support economic growth throughout the District	<ul style="list-style-type: none"> Provide for employment developments which support existing well performing employment sectors, such as storage and distribution and growth sectors including high tech manufacturing and which take advantage of the district's unique location. Support initiatives to improve the tourism and leisure sector, in particular in the National Forest and Charnwood Regional Forest Park. Protect key existing employment sites from change of use, especially where they support local employment needs. Support and help protect the rural economy. Support low carbon industries. 	No	Option 4 will allocate land in a limited choice of locations compared with other options and it includes the creation of a new mixed-use business park. A potential minor positive effect has been recorded rather than a significant positive effect as the range of locations for employment land in this option is limited.	Direct	Minor Positive					

SA6 Enhance the vitality and viability of existing town centres and village centres.	<ul style="list-style-type: none"> Enhance footfall within town centres and village centres. Support existing and new services and facilities (e.g. retail, restaurants etc.) within town centres and village centres. 	Yes	Option 4 allocates land across the district in lower tier settlements with a limited number of choices of locations. Therefore, a potential minor negative effect has been recorded.	Direct	Minor Negative	<ul style="list-style-type: none"> Basemap 	###	###	###	
SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	<ul style="list-style-type: none"> Support new employment growth in all areas, including rural locations, where it will help meet a local employment need. Maintain a diverse employment base, including growing the high skill job sector as well as lower skilled jobs to match the diverse job needs of the workforce. 	No	Option 4 is likely to impact positively on SA6 as it proposes a spread of employment locations distributed across the district as well as the creation of a 'new' mixed use employment. However, these opportunities are limited in terms of location (except for EMP17) and they are also not located in areas with easy access to current labour supply, therefore a potential minor negative effect has been recorded rather than a positive one.	Direct	Minor Negative					
SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.	<ul style="list-style-type: none"> Ensure new development has sustainable transport access to facilities, services and jobs; Give priority to walkers and cyclists over car users. Increase cycle use for commuting and access to services, creating direct cycle routes. Reduce congestion in locations where it impacts on road safety, local amenity, causes severance, or adversely impacts on the economy. Use development to help secure better public transport for the District, in particular links to nearby rail stations and East Midlands Airport and evening and weekend services. 	Yes	Option 4 includes sites which will be located in areas with some public transport links including in the future, HS2 railway services and site EMP90 and potentially EMP70 could be served by the Skylink services which runs frequently to Derby, Leicester, Nottingham, Coalville and Loughborough. However, these transport links will not be as accessible or as frequent compared with other options which have sites located in the Principal Town or the Key Service Centres.	Direct	Significant Negative	<ul style="list-style-type: none"> Basemap HS2 and existing rail links shapefiles 	0	1	0	The options for mitigation is either to choose one of the other options in higher tier settlements which perform better against SA8 or to ensure that strong policies are implemented within the Local Plan for any employment sites which are not well located with good existing sustainable transport options to improve sustainable transport infrastructure / frequency as part of the development proposals.
SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.	<ul style="list-style-type: none"> Ensure new and existing communities are not adversely affected by poor quality air and noise pollution, either through their location or through causing a further deterioration as a result of new development. Avoid exacerbating light pollution and biodiversity impacts by keeping external lighting to the minimum required for safety and security. Ensure natural systems are not affected by air pollution. 	Yes	Only one site (EMP90) in Option 4 is located adjacent to an AQMA and may have a negative effect on SA9 due to its location adjacent to Kegworth Air Quality Management Area and other sites particularly EMP70 near to East Midlands Airport have existing noise and light issues associated with transport. Further development in these locations could exacerbate these issues. However, any negative effects could be mitigated for through planning policy and mitigation would only be needed for the sites which perform poorly for this objective.	Indirect	Significant Negative	<ul style="list-style-type: none"> AQMA shapefile Light pollution map (Night Blight CPRE) Noise pollution map (Extrium) 	2	1	0	Policies will be required to control light, noise and air pollution arising from development.

<p>SA10 Reduce carbon emissions throughout the District. (reducing the impact of petrol or diesel fuelled vehicles is addressed by SA8)</p>	<ul style="list-style-type: none"> •Support proposals for decentralised (i.e. small and micro renewables) and low carbon energy generation. •Support large scale low carbon grid schemes where appropriately located. •All new development should be built to energy efficiency standards in accordance with national policies. •Ensure new development and car parks provide EV charging points. 	No	<p>Due to the sites in Option 4 being distributed widely across the district in lower tier settlements there is likely to be less feasibility for District Heat Networks (DHNs) for example. However, for the new settlement/employment location proposed there are opportunities to incorporate carbon reduction measures which can be encouraged through planning policy requirements. Until the site design details in relation to the reduction of carbon emissions are known an uncertain effect has been recorded.</p>	Direct	Uncertain					<p>Planning policies should encourage the delivery of low and zero carbon developments.</p>
<p>SA11 Ensure the District is resilient to the impacts of climate change.</p>	<ul style="list-style-type: none"> •Follow the sequential test in Planning Practice Guidance in the allocation of sites in flood risk areas. •Ensure new development does not exacerbate the risk of flood off-site, for instance through use of sustainable drainage. •Ensure new development is designed and located to be resilient to the impacts of climate change e.g. hotter summers, wetter winters and more extreme weather events. •Ensure new development contributes to Green Infrastructure within the District, where possible. 	Yes	<p>All of the sites are located outside of flood zone areas, although three of the sites (EMP70, EMP84, and EMP85) are located adjacent to Flood Zone 3 and therefore a potential minor positive effect has been recorded overall, although policy requirements for mitigation could reduce any negative effects for the sites in flood risk areas.</p>		Minor Positive	<ul style="list-style-type: none"> • Flood risk zones 2 and 3 shapefiles 	0	1	0	<p>Development should be directed to areas at low risk of flooding. A sequential test may be required should development be directed to areas in Flood Zones 2 and 3.</p>
<p>SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.</p>	<ul style="list-style-type: none"> •Ensure that development results in a net gain in biodiversity and contribute to the achievement of BAP targets. •Protect, restore and enhance sites (both statutory and non-statutory) designated for their nature conservation importance from adverse impacts of development, including the river Mease SAC and Local Wildlife Sites (LWS). •Enhance access to the natural environment, including integrating greater biodiversity into urban areas. •Avoid habitat fragmentation and extend ecological corridors. •Protect geological designations from adverse impacts of development. •Ensure the protection and enhancement of ecosystem services. 	Yes	<p>Some of the sites within Option 4 fall within small areas of the River Mease SAC. Sites EMP84 and EMP90 are also close to a Local Wildlife Site. On the assumption that these specific sites will be taken forward in this option the overall score is considered to be a potential significant negative effect. However, mitigation would only be needed for the sites which perform poorly for this objective.</p>	Direct	Significant Negative	<ul style="list-style-type: none"> • GIS shapefiles: <ul style="list-style-type: none"> • SACs • SSSIs • LWS • Ancient Woodlands • New Charnwood Forest • River Mease catchment • RIGs • National Forest 	0	1	0	<p>Policy En1 - Nature Conservation Adopted Local Plan Policy En2 - River Mease Special Area of Conservation These policies in the adopted Local Plan would provide mitigation for this potential significant negative effect. It is recommended that these policies are taken forward in the Local Plan Review process.</p>
<p>SA13 Conserve and enhance the quality of the District's landscape and townscape character.</p>	<ul style="list-style-type: none"> •Enhance the character and distinctiveness of the District's landscape. •Help implement objectives for the National Forest and the Charnwood Forest Regional Park. •Enhance townscape character, particularly in Coalville Town Centre. •Enhance the transition for urban to rural at the edge of towns and villages. •Enhance the relationship between new and existing communities •Built design should help in creating vibrant places, making those approaching on foot a priority. •Help deliver built environment improvements through high quality design. 	Yes	<p>The potential 'scale' of development of the 'new' expanding employment locations would permanently alter the landscape and character of the areas in the localities within this option and is likely to have adverse impacts on this objective.</p>	Indirect	Significant Negative	<ul style="list-style-type: none"> • Basemap 	0	1	0	

SA14 Ensure land is used efficiently and effectively	<ul style="list-style-type: none"> Encourage development on previously developed land. Whenever possible protect the best quality agricultural land. Encourage development at densities which are appropriate to the location and the local environment. Where land has the potential to be contaminated or is known to be contaminated ensure that suitable investigation and remediation is carried out to bring it back into use. Protect soil quality and avoid soil pollution. Avoid the loss of and enhance the natural capital assets of the District. 	Yes	All of the sites in Option 4 are located in low risk Coal Authority Areas, but most of the sites are located on greenfield land of high grade agricultural land. For this reason a potential significant negative effect has been recorded.	Direct	Significant Negative	<ul style="list-style-type: none"> Basemap Agricultural land PDF Coal risk authority areas shapefiles 	1	1	1		
SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage.	<ul style="list-style-type: none"> Protect and conserve heritage assets, buildings and their settings. Maintain and increase access to cultural heritage assets. Protect and enhance the local historic environment and ensure new development respects the character of the historic environment. Respect archaeological remains and protect or record according to guidance. 	Yes	Several of the sites in Option 4 (e.g. EMP70 and EMP90) are located near to Listed Buildings or to a Conservation Area therefore a potential minor negative effect has been recorded.	Indirect	Minor Negative	<ul style="list-style-type: none"> GIS shapefiles: <ul style="list-style-type: none"> Local heritage assets Listed buildings Historic gardens Conservation areas Ancient monuments 	0	1	0		
SA16 Protect water resources and ensure they are used efficiently.	<ul style="list-style-type: none"> Ensure developments are designed to a high level of water efficiency. Ensure all water resources are protected from pollution. Ensure that all water courses are achieving at least 'Good' ecological status. 	No									
SA17 Ensure the efficient use of natural resources, including reducing waste generation.	<ul style="list-style-type: none"> Ensure new development incorporates space for waste sorting and storage to aid recycling. Encourage sustainable construction making use of recycled and recyclable building materials. Ensure the re-use of demolition waste. Ensure minerals deposits and sites allocated for waste management are not sterilised through inappropriately located development. 	Yes	All of the sites within Option 4 except for EMP17 and EMP90 are located outside of mineral safeguarding areas. Development resulting from this option could therefore impact these natural resources. Being in a mineral safeguarding doesn't necessarily mean that a site cannot be developed but the mineral planning authority would need to be consulted prior to planning permission being granted.	Direct	Minor Negative	<ul style="list-style-type: none"> Mineral safeguarding zones shapefiles 	0	1	0	The mineral planning authority would need to be consulted prior to planning permission being granted.	

Name	SA1	SA1	SA1	SA2	SA2	SA2	SA2	SA2	SA2	SA2	SA4	SA6	SA8	SA9	SA9	SA9	SA11	SA12	SA13	SA14	SA14	SA14	SA15	SA17
	SA1			SA2							SA4	SA6	SA8	SA9			SA11	SA12	SA13	SA14			SA15	SA17
	GPs	Formal recreation	Informal recreation	GPs	Formal recreation	Informal recreation	School location	School capacity	Employment*	Town/Local Centres	Location of growth	Urban/rural mix	Public trnspport	AQMAs	Light pollution	Noise pollution	Flood Risk	Environmental Constraints	Townscape	Urban/rural mix	Agricultural land	Coal Authority Areas	Heritage assets	Mineral Safeguarding areas
Option 1	A	A	A	A	A	A	A	R	G	G	G	A	A	A	R	R	R	A	A	G	R	R	R	A
Option 2	A	A	A	A	A	A	A	R	A	G	A	A	A	A	R	R	R	A	R	R	R	R	R	A
Option 3	R	R	A	R	R	A	R	R	R	A	A	A	A	A	R	R	R	A	R	A	R	R	A	A
Option 4	R	R	A	R	R	A	R	R	A	A	R	A	A	A	R	R	A	A	A	A	R	G	A	A

	R	A	G
	7	13	4
	9	14	1
	13	11	0
	10	13	1

Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option 1	-	#N/A	?		+	+	+	-	--	+	--	--	-	--	--		-
Option 2	-	#N/A	?		++	++	++	-	--	+	--	--	--	--	--		-
Option 3	-	#N/A	-		-	+	+	--	--	?	--	--	--	--	-		-
Option 4	--	#N/A	-		+	-	-	--	--	?	+	--	--	--	-		-

Key	
Significant positive	++
Minor Positive	+
Neutral	0
Minor Negative	-
Significant Negative	--
Uncertain	?