



North West Leicestershire District Council
Local Plan Substantive Review:
Interim Sustainability Appraisal Report of the
Site Options



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1 Introduction

1.1 Background

North West Leicestershire District Council (NWLDC) are currently undertaking a Substantive Review of the Local Plan and as part of this review they are trying to identify potential sites for housing and employment allocations. This document is an interim Sustainability Report (SA) report which presents the findings of the SA of the Site Options Assessment undertaken as part of Stage B of the SA process, 'Developing and Refining Options' in preparation of the new Local Plan. It does not constitute the formal SA report, which will be prepared at a later date to accompany the draft Local Plan.

This document also sets out the SA methodology for assessing potential site options and the process for selecting sites through predicting and evaluating the likely significant effects of reasonable alternatives from an appraisal of potential site options to help the Council determine which sites should be allocated and taken forward in the next stage of preparation of the Local Plan Review.

It follows the recent interim Sustainability Appraisal (SA) undertaken of the Spatial Options in September 2021¹ which presented a number of options for housing and economic development need the Council developed and how this need could be distributed across the district. This interim SA report was considered by the Local Plan Committee in October 2021 to agree the preferred housing growth and distribution options to be taken forward for consultation.

A range of potential annual housing requirements were tested through the SA process as presented in the interim SA report for the Spatial Options (September 2021) and will be consulted on by NWLDC.

There still however, remains uncertainty regarding the scale of new housing that needs to be part of the Local Plan Substantive Review until the issue of the redistribution of unmet need from Leicester City has been resolved.

1.2 Site Option Identification and Selection

The site options assessed and presented in this interim SA report were identified by the Council through the 'Call for Sites' exercise carried out between September and October 2020 and fed into the Strategic Housing and Economic Land Availability Assessment (SHELAA)²

¹ North West Leicestershire District Council (2021) Interim Sustainability Appraisal Report of the Spatial Options [C290_NWL_Options_Interim_SA_Report_3.pdf \(nwleics.gov.uk\)](#)

² NWLDC (2021) Strategic Housing and Economic Land Availability Assessment (SHELAA)



published in June 2021. Each site identified was technically assessed through the SHELAA process in terms of its potential availability and suitability for housing and economic purposes in the district. Only sites capable of delivering five or more dwellings or economic development on sites of 0.25 hectares (or 500sqm of floorspace) or above were considered for inclusion within the SHELAA.

A total of 242 sites were assessed through the SHELAA process in terms of their potential suitability, availability and achievability for housing and/or economic growth. All of the 242 potential site options have been subject to SA individually using the SA Framework established at the Scoping Stage (see Appendix A) and following the assessment methodology described in Section 2. Summary findings of the SA of these site options are set out in Section 3 of this Report and detailed in Appendix B.

1.3 Sustainability Appraisal and Strategic Environmental Assessment

SA of Local Plans is required under sections 19 of the Planning and Compulsory Purchase Act 2004. The National Planning Policy Framework (July 2021) also requires SA of Local Plans. The SA must incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). The SEA Regulations transpose the SEA Directive (2001/42/EC) into English law and applies to a range of plans and programmes, including Local Plans. The SEA Regulations aim at a high level of protection of the environment, and to integrate the consideration of the environment into the preparation and adoption of plans and with a view to promoting sustainable development.

Within the context of local planning in England, it is accepted practice to integrate the requirements of SA and SEA into a single assessment process, as set out in the Planning Practice Guidance <http://planningguidance.communities.gov.uk/>. The purpose of SA is to appraise the environmental, social and economic effects of plans and programmes. The SA of the Local Plan policies and their reasonable alternatives against the social, environmental and economic objectives established in the Scoping Report, will help to develop the most sustainable policies and proposals as an integral part of the plan's development.

1.4 This Document

This document presents the findings of the SA of the Site Options Assessment undertaken as part of Stage B of the SA process, 'Developing and Refining Options' in preparation of the new Local Plan.

The remaining sections of this document are structured as follows:

- Section 2 - Methodology for the Site Selection, describes the approach to the SA process and to the site assessment methodology. This section is supported by Appendices A (SA Framework) and B (Site Assessments);



- Section 3 - Assessment of Site Options, presents the potential significant effects for the site options considered. This section is supported by Appendices B, C (Qualitative Assessment Criteria) & D (Site Proforma Template).
- Section 4 - Summary of Potential Cumulative Effects, describes the cumulative effects which may arise;
- Section 5 - Next Steps, sets out the next stages in the SA process and the preparation of the new Local Plan.

2 Methodology for the Site Selection

2.1 Site Options Assessment Methodology

The site options have been assessed against the SA Framework (a range of social, environmental and economic objectives). Site proformas (which were provided by the Council) were the evidence base used to inform the SA assessment of the site options. The MAGIC mapping tool managed by Natural England was also used to inform the assessments specifically in relation to checking if a site is located within the National Forest and/or within a Sites of Special Scientific Interest (SSSI) Impact Risk Zone³.

Within the SA Framework there are a total of 17 Sustainability Objectives (SA1 to SA17) supported by sub-objectives. The SA objectives are the key objectives against which the Local Plan and its alternatives will be tested, in order to identify potential significant effects of the Plan. The sub-objectives are more detailed and have been applied to enable a greater level of detail within the assessment of the SA objectives. The 17 Sustainability Objectives are shown in Table 2.1 below and a full list i.e. the SA objectives and their sub-objectives are set out in the SA Framework presented in Appendix A.

The SA objectives set out in the SA Framework were developed earlier on in the SA process within Stage A – Scoping (January 2020)⁴. This SA Framework was also used to structure the assessment of Spatial Strategy Options to ensure a consistency of approach.

Table 2.1 SA Framework - the 17 Sustainability Objectives

SA Framework: Objectives	
SA1	Improve the health and wellbeing of the district's population.
SA2	Reduce inequalities and ensure fair and equal access and opportunities for all residents.
SA3	Help create the conditions for communities to thrive.
SA4	Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to services and jobs.
SA5	Support economic growth throughout the district

³ Natural England's 2021 User Guidance defines SSSI Impact Risk Zones as zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

⁴ North West Leicestershire District Council (2020) Local Plan Substantive Review Sustainability Appraisal Revised Scoping Report
https://www.nwleics.gov.uk/files/documents/sustainability_appraisal_scoping_report_to_2039/C0143%20NWLeics%20Scoping%20Report%202039%20.pdf

SA Framework: Objectives	
SA6	Enhance the vitality and viability of existing town centres and village centres.
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents
SA8	Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs.
SA9	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health.
SA10	Reduce carbon emissions throughout the district.
SA11	Ensure the district is resilient to the impacts of climate change.
SA12	Protect and enhance the district's biodiversity and protect areas identified for their nature conservation and geological importance.
SA13	Conserve and enhance the quality of the district's landscape and townscape character.
SA14	Ensure land is used efficiently and effectively.
SA15	Conserve and enhance the character, diversity and local distinctiveness of the district's built and historic heritage.
SA16	Protect water resources and ensure they are used efficiently.
SA17	Ensure the efficient use of natural resources, including reducing waste generation.

The site proformas were developed by the Council as a means of summarising a range of information about the sites which have been put forward for potential development. The information is based on a mix of desk based research and site visits. The information provides a qualitative (for example, potential impact upon the landscape or highway safety) and quantitative (for example distances to various services and facilities) overview of each site. It uses information and evidence base studies from the Call for Sites exercise, GIS mapping and records/studies held by the Council. For the qualitative assessment element of the site proforma the Council used a colour rating criteria as set out in Appendix C. An example of the site proforma template is presented in Appendix D. In summary, the site proforma recorded the following information:

- Site code, size, capacity, boundaries and location;
- Relationship to Limits to Development and distance from sustainable boundary;
- Results of SHELAA Assessment i.e. Potentially suitable, available and achievable;
- Planning policy constraints (e.g., SSSI, NNR, LNR, Flood Zone 3, Minerals Safeguarding);
- Existing planning permission (where relevant);

- Quantitative Assessment – distance to local services and physical constraints; and
- Qualitative Assessment – e.g. green infrastructure; townscape and landscape, ecology.

As requested by the Council, the site proformas were the main evidence base used to inform the SA assessment of the site options.

2.2 Settlement Hierarchy

The current settlement hierarchy for the district as defined in Policy S2 of the North West Leicestershire Local Plan (as amended by the Partial Review) adopted in March 2021 is presented in Table 2.2 below and it has informed the settlement clusters which the site options have been categorised into by the Council as the potential location of future development. It should be noted that the Council has proposed some changes to the settlement hierarchy which are the subject of consultation. In terms of the sites to be assessed, it was only those in sustainable villages and above as these are the most sustainable settlements. Following the outcome of the Development Strategy Options and Policy Options consultation 2022, Woodville is now included in the settlement hierarchy as a Sustainable Village and Coleorton (the Lower Moor Road area only) has been removed. Therefore, no sites in the Coleorton (the Lower Moor Road area only) settlement have been assessed.

Table 2.2: Settlement Hierarchy

Settlement Category	Settlement
Principal Town	<u>Coalville Urban Area which comprises:</u> Coalville, Donnington-le-Heath, Greenhill, Hugglescote, Snibston, Thingstone, Whitwick, Bardon Employment Area
Key Service Centre	Ashby de la Zouch
	Castle Donnington
Local Service Centre	Ibstock
	Kegworth
	Measham
Sustainable Villages	Albert Village
	Appleby Magna
	Belton
	Coleorton (Lower Moor Road Area)

Settlement Category	Settlement
	Donisthorpe
	Ellistown
	Heather
	Moira (including Norris Hill)
	Oakthorpe
	Packington
	Ravenstone
	Worthington
Small Villages	Battram
	Coleorton
	Griffydam
	Hemington
	Lockington
	Lount
	Newbold
	Newton Burgoland
	Osgathorpe
	Peggs Green
	Sinope
	Snarestone
	Sweepstone
	Spring Cottage
	Tonge
Wilson	

2.3 Mitigation / Recommendations

All site options have been assessed without mitigation at this early stage as it is not yet known what planning policies will be in place to mitigate any potential negative effects. Therefore, for those site options taken forward which show a high number of potential significant negative effects following the site options assessment, there is the potential for these significant negative or uncertain effects to be mitigated, through specific policy wording or detailed design criteria for example. It is recommended that the preferred site options be reassessed alongside the planning policies at the appropriate stage of the Local Plan's development.

In the absence of pre-mitigation, the assessment has recommended enhancement measures to address potential effects which have been identified for the site options. These are detailed in the full assessment in Appendix B.

2.4 Cumulative Effects

The assessment of site options has considered whether or not there is potential for a cumulative effect to occur on each of the SA objectives as a result of the site options being developed in combination with other site options in a particular cluster. These are identified in Section 4 of this report and within the full site assessments in Appendix B.

2.5 Assumptions and Limitations

The assessment of site options has been undertaken as a desk-based exercise using the site proformas as the evidence base. No site visits have been undertaken specifically for the purposes of the SA.

Every effort has been made to predict effects accurately, however when there are uncertainties due to limited site details, assumptions have been made for some of the sites. Table 2.3 below sets out the assumptions made during the SA of the site options.

Table 2.3: Assumptions made during the SA of the Site Options

Site/SA Objective	Assumption Made
<p>SA1</p> <p>Improve the health and wellbeing of the District's population</p>	<p>For site options with good access to recreation facilities and good access to services via walking and cycling (as per the green colour coding rules set out in the Council's Site Assessment Qualitative Criteria in Appendix C in relation to distances to local services etc.), a significant positive effect has been recorded.</p> <p>For site options with reasonable access to recreation facilities and good access to services via walking and cycling (as per the amber colour coding rules set out in the Council's Site Assessment Qualitative Criteria in Appendix C in relation to distances to local services etc.) a minor positive effect has been recorded.</p> <p>For site options with reasonable access to recreation facilities and only reasonable access to services via walking and cycling, a minor negative effect has been recorded.</p> <p>For site options with poor access to recreation facilities and to services via walking and cycling, a significant negative effect has been recorded.</p> <p>For site options proposed for employment use only a neutral effect has been recorded.</p>
<p>SA2</p> <p>Reduce inequalities and ensure fair access and equal access and opportunities for all residents</p>	<p>For site options with good access to schools, local services, GP surgeries etc., (as per the amber colour coding rules set out in the Council's Site Assessment Qualitative Criteria in Appendix C in relation to distances to local services etc.), a significant positive effect has been recorded.</p> <p>For site options with only reasonable access to schools, local services, GP surgeries etc., a minor negative effect has been recorded.</p> <p>For site options with poor access to schools, local services, GP surgeries etc., a significant negative effect has been recorded.</p> <p>For site options proposed for employment use only a neutral effect has been recorded.</p>
<p>SA3</p> <p>Help create the conditions for communities to thrive</p>	<p>For employment only site options which are close to residential uses and town centres / services a minor positive effect has been recorded.</p> <p>For housing only site options which are close to existing services a minor positive effect has been recorded.</p> <p>For site options with poor access to existing services a minor negative effect has been recorded.</p> <p>For site options with only reasonable access to some services rather than to all services an uncertain effect has been recorded.</p>
<p>SA4</p> <p>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</p>	<p>For site options located on greenfield land delivering over 10 dwellings, it has been assumed that at least 30% will be affordable, therefore a significant positive effect has been recorded.</p> <p>For site options located on previously developed land (PDL) delivering over 30 dwellings on a site of 1 hectare or more in Ashby de la Zouch or Measham, it has been assumed that at least 15% will be affordable, therefore a significant positive effect has been recorded.</p>

Site/SA Objective	Assumption Made
access to services and jobs	<p>For site options located on previously developed land (PDL) delivering over 30 dwellings on a site of 1 hectare in all other settlements, it has been assumed that at least 5% will be affordable, therefore a significant positive effect has been recorded.</p> <p>For site options which could deliver 10 or fewer dwellings a minor positive effect has been recorded.</p> <p>For site options proposed for employment use which deliver no dwellings a neutral effect has been recorded.</p>
SA5 Support economic growth throughout the District	<p>For site options proposed for housing use only a neutral effect has been recorded.</p> <p>For site options proposed for employment use only, a minor positive effect has been recorded until the details are known as to what type of employment would be proposed on site. Once details are known, some sites may achieve all SA sub-objectives and could result in significant positive effects.</p> <p>For site options which are mixed use (housing and/or employment) an uncertain effect has been recorded.</p>
SA6 Enhance the vitality and viability of existing town centres and village centres	<p>For site options within or adjoining the Principal Town, Key Service Centre, Local Service Centre or a Sustainable Village a significant positive effect has been recorded.</p> <p>For site options located outside the limits to development but within 400m of the settlement boundary a minor negative effect has been recorded.</p> <p>For site options located outside the limits to development and more than 400m of the settlement boundary a significant negative effect has been recorded.</p>
SA7 Provision of a diverse range of employment opportunities that match the skills and needs of local residents	<p>For site options proposed for employment use only a significant positive effect has been recorded.</p> <p>For site options proposed for housing and in close proximity to an employment area a potential minor positive effect has been recorded.</p> <p>For site options proposed for housing and not in close proximity to an employment area a potential minor negative effect has been recorded.</p> <p>For site options which are mixed use (housing and/or employment) an uncertain effect has been recorded.</p>
SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs	<p>For site options with good access to services and within 800m of public transport (as per the green colour coding rules set out in the Council's Site Assessment Qualitative Criteria in Appendix C in relation to access to public transport), a significant positive effect has been recorded.</p> <p>For site options within 800m of frequent public transport and with a reasonable level of access to services, a minor positive effect has been recorded.</p> <p>For site options not within 800m of public transport and with a reasonable level of access to services, a minor negative effect has been recorded.</p> <p>For site options not within 800m of public transport to frequent services which will require private vehicles to access day to day needs, a significant negative effect has been recorded.</p>

Site/SA Objective	Assumption Made
<p>SA9</p> <p>Reduce air, light and noise pollution to avoid damage to natural systems and protect human health</p>	<p>For site options not located in an area with existing environmental quality issues including noise and air, a neutral effect has been recorded.</p> <p>For site options not located close to sources of pollution and which? limits contribution to pollution through integrated development strategies a significant positive effect has been recorded.</p> <p>For site options not located close to sources of pollution and minimise contribution to pollution a minor positive effect has been recorded.</p> <p>For site options where it is uncertain of their contribution to or current existence of pollution in the area an uncertain effect has been recorded.</p> <p>For site options in reasonable distance to an existing zone of pollution e.g. AQMA within 1000m, or is likely to contribute significantly to pollution through construction or operation of the development a minor negative effect has been recorded.</p> <p>For site options in very close proximity to or which contribute significantly to existing noise, light or air pollution a significant negative effect has been recorded.</p>
<p>SA10</p> <p>Reduce carbon emissions through the District</p>	<p>This objective has been screened out of the assessment, as it will be covered within the policy assessments to be undertaken at a later date.</p>
<p>SA11</p> <p>Ensure the District is resilient to the impacts of climate change</p>	<p>For site options located in Flood Zone 1 (an area at low risk of flooding) and not likely to have a negative effect on green infrastructure, a neutral effect has been recorded.</p> <p>For site options located in Flood Zone 2 (an area at medium risk of flooding) which are not likely to result in a negative effect on green infrastructure, a minor negative effect has been recorded.</p> <p>For site options located in Flood Zone 3 (an area at high risk of flooding) which could have a negative effect on green infrastructure, a significant negative effect has been recorded.</p> <p>A positive effect would be identified for example if development of a site was improving flood risk elsewhere.</p> <p>An uncertain effect would be identified if a site option is located in an area with some flood risk where only part of the site is located in a flood zone.</p>
<p>SA12</p> <p>Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance</p>	<p>For site options with no ecological features identified on site a minor positive effect has been recorded.</p> <p>For site options where ecological features on site are unknown an uncertain effect has been recorded.</p> <p>For site options which are adjacent or near to nature conservation sites a minor negative effect has been recorded. Sites which contain some ecological features such as hedges, trees and BAP species are predicted to have a minor negative effect as mitigation could be put forward to protect such features.</p> <p>For site option located within the River Mease Catchment Area and which contain SSSI designations and other designated sites such as Local Wildlife Site, Ancient Woodland,</p>

Site/SA Objective	Assumption Made
	<p>National Nature Reserve (Charnwood Lodge), Local Nature Reserve, National Forest, Charnwood Forest and RIGS are recorded as having a significant negative effect.</p> <p>It has also been assumed that all developments will be required to enhance biodiversity on site.</p>
<p>SA13</p> <p>Conserve and enhance the quality of the District's landscape and townscape character</p>	<p>For site options located on previously development land (PDL) and within current settlement boundaries a significant positive effect has been recorded as they could improve the appearance of such landscape/townscape.</p> <p>It has been assumed that those site options located within the current development limits will aid in enhancing the current townscape as new development will need to be of high quality and design, therefore a minor positive effect has been recorded.</p> <p>For site options where landscape sensitivity is unknown an uncertain effect has been recorded.</p> <p>For site options located outside of current settlement boundaries and which are not located on PDL, a potential significant negative effect has been recorded due to the potential for alteration to the current townscape/landscape. Similarly, if the development of a site would lead to coalescence between two current settlements, a potential significant negative effect has been recorded.</p>
<p>SA14</p> <p>Ensure land is used efficiently and effectively</p>	<p>Site options located on PDL will support this objective by ensuring land is reused and redeveloped. A potential significant positive effect has therefore been identified for such sites.</p> <p>For site options located partly on PDL a minor positive effect has been recorded.</p> <p>For site options where it is unknown whether the site is greenfield or PDL, an uncertain effect has been recorded.</p> <p>For site options less than 1 hectare in size and which are greenfield land, a minor negative effect has been recorded.</p> <p>For site options greater than 1 hectare in size and which are greenfield land, a significant negative effect has been recorded.</p>
<p>SA15</p> <p>Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage</p>	<p>For site options not containing any designated heritage assets and which are not within close proximity to a Conservation Area or Listed Buildings a neutral effect has been recorded.</p> <p>For site options where heritage assets are unknown an uncertain effect has been recorded.</p> <p>For site options near to heritage assets, as identified in the Historic and Cultural Assets commentary in the Council's Site Proforma and / or are in close proximity to a Conservation Area or Listed Building, a minor negative effect has been recorded.</p> <p>For site options which contain one or more designated heritage assets, or which lie within designations such as Conservation Areas, a significant negative effect has been recorded.</p>
<p>SA16</p>	<p>For site options not located close to watercourses a neutral effect has been recorded, as it is not anticipated that these sites will affect water resources and it has been assumed</p>

Site/SA Objective	Assumption Made
Protect water resources and ensure that they are used efficiently	<p>that all developments will include water efficient design, incorporating SUDs where appropriate.</p> <p>For site options where ground contamination or soil contamination has been identified in the Council's Site Proforma a minor negative effect has been recorded.</p>
SA17 Ensure the efficient use of natural resources, including reducing waste generation	<p>For site options not located in a mineral or waste safeguarding zone a neutral effect has been recorded.</p> <p>For site options located within a waste or mineral safeguarding zone an uncertain effect has been recorded.</p>

3 Assessment of Site Options

3.1 Introduction

This section presents the potential significant and uncertain effects of the site options identified through the SHELAA assessment of the site options which are considered to be suitable, available and achievable. These effects are presented in Tables 3.3 – 3.31 organised by settlement cluster, according to the settlement hierarchy. The settlement clusters are of varying sizes and include both employment and housing sites and some single sites. The largest settlement cluster is the Coalville Urban Area which comprises the settlements of: Coalville, Donnington-le-Heath, Greenhill, Hugglescote, Snibston, Thringstone, Whitwick, Bardon Employment Area.

SA10 has not been assessed as this is due to be covered in the policy assessment in the foreseeable future.

There were a number of sites from the 2021 North West Leicestershire SHELAA that have been filtered out at Stage 2 as they are no longer considered suitable, available or deliverable. These sites are listed in Appendix E to this report with the reason for being sieved out. The sites which are shaded in the table are those which were subject to Sustainability Appraisal prior to a decision being made by the Council to filter them out. They are all included to show transparency in the decision-making process.

There were also a number of housing sites located in the settlements listed below which were removed from the SA because they are being addressed in their respective Neighbourhood Plan. However, employment sites in these Neighbourhood Plan areas are still included in the SA as shown in Table 3.1 below.

- Blackfordby
- Breedon the Hill
- Diseworth
- Long Whatton
- Swannington

Table 3.1 Settlement Clusters

Settlement Clusters	
Cluster name	Sites within the clusters
Cluster 1 – Albert Village	AV1/ EMP67 Main Street/Occupation Road, Albert Village EMP18 Swains Park

<p>Cluster 2 – Appleby Magna</p>	<p>AP1 (Remainder) West of Measham Road, Appleby Magna</p> <p>AP3 Church Street, Appleby Magna</p> <p>AP6 Rear of Didcott Way and North of Church Street, Appleby Magna</p> <p>AP10 Jubilee Business Park, Appleby Magna</p> <p>EMP20 Land off Top Street (Redhill Farm) Appleby Magna</p> <p>AP13a West of Measham Road, Appleby Magna</p> <p>AP13b East of Measham Road, Appleby Magna</p> <p>AP13c North East of Measham Road, Appleby Magna</p> <p>AP15 Land at Old End, Appleby Magna</p> <p>AP16 Land East of Appleby Magna</p> <p>AP17 40 Measham Road, Appleby Magna</p> <p>AP18 Land at Botts Lane, Appleby Magna</p> <p>AP20/ EMP92 Part Dingle Farm, adjacent Junc. 11 of M42, Appleby Magna</p> <p>EMP83 Land Adj (NE) of J11 A42 Tamworth Road</p> <p>EMP84 Land at J.11 of A42 between A42 and Tamworth Road</p>
<p>Cluster 3 – Ashby De La Zouch</p>	<p>A5 Money Hill, Ashby</p> <p>A7 Packington Nook, Ashby</p> <p>A25 North of Moira Road, Shellbrook, Ashby</p> <p>A26 South of Moira Road, Ashby</p> <p>A27 South of Burton Road, Ashby</p> <p>A28 The Paddocks, Willesley Road, Ashby</p> <p>A30 Land at 178 Burton Road, Ashby</p> <p>EMP05 Land at Junction 12 of the A42, Ashby</p> <p>EMP38 Former Ashby Aquatics, Nottingham Road</p> <p>EMP46 Land at Dents Road</p> <p>EMP80 Land at Corkscrew Lane</p> <p>EMP86 Land at Nottingham Road, Ashby</p> <p>EMP87- Area 1 Land East of Ashby</p> <p>EMP87 – Area 2 - Land East of Ashby</p> <p>EMP87 – Area 3 - Land East of Ashby</p>
<p>Cluster 4 - Bardon</p>	<p>EMP58 Barralochen Farm, East Lane, Bardon</p> <p>EMP81 Land South of South Lane, Bardon</p> <p>EMP23 Land South of Interlink Way, South</p>

	EMP34 Land to West of Regs Way
Cluster 5 – Battram	EMP91 Land at Wood Road, Battram
Cluster 6 - Belton	Be2 Belton Farm, Church Street, Belton Be3 Land East of Hallamford Road and South of Ashby Road, Belton Be4 Land west of Belton and north of B5324
Cluster 7 – Castle Donington	CD3 Upton Close CD5 Land at Duflex, Castle Donington CD9 Land South of Park Lane, Castle Donington CD10 - EMP72 Land North of Park Lane CD11 Land off Diseworth road CD12 - EMP93 West off Hilltop EMP50 Plot 4b & 4d Willow Farm Business Park EMP63 Land east of carnival way EMP74 land south of Gordon Ellis EMP89 Land west of hilltop farm
Cluster 8 – Coalville Urban Area	C16 Glebe Road, Thringstone C18 Land rear of Thornborough Road, Whitwick C19 Stephenson Green, Whitwick C20 Meadow Lane, Coalville C21 Land rear of Bardon Road, Coalville C25 Farm Lane / Towns End Lane, Donington le Heath C28 Land at Wolsey Road, Coalville C42 Fretsom's Field, Lily Bank, Thringstone C44 Church Lane, Whitwick C45 Thornborough Road Allotments, Whitwick C46 Broom Leys Farm, Coalville C47 Land at Redhill Farm, New Swannington C48 South of Church Lane, New Swannington C50 Jack's Ices, North of Standard Hill, Coalville C57 South of Loughborough Road, Whitwick C58 Adj. 191 Loughborough Road, Whitwick C59 Land off Forest Road, Hugglescote C61 Church View, Rose Nursery, Hugglescote

	<p>C62 Workspace 17, Highfield Street, Coalville</p> <p>C63 Land at The City of Dan, Whitwick</p> <p>C64 R/O Hilary Crescent, Whitwick</p> <p>C65 Holy Hayes, Rosslyn Road, Whitwick</p> <p>C67 Land at Waterworks Road, Coalville</p> <p>C72 Rear of 224a-228 Bardon Road, Coalville</p> <p>C73 Land off Kirton Road, Coalville</p> <p>C74 Land at Lily Bank, Thringstone</p> <p>C75 Land at Townsend Lane, Donington le Heath</p> <p>C76 Land off Meadow Lane, Coalville</p> <p>C77 Land off Talbot Lane, Whitwick</p> <p>C78 Land rear of 274 Church Lane, Whitwick</p> <p>C79 Land off Townsend Lane, Donington le Heath</p> <p>C81 Land north of Church Lane, Whitwick</p> <p>C82 Greenhill Farm, Coalville</p> <p>C83 186, 188 and 190 London Road, Coalville</p> <p>C85 Richmond Road, Donington le Heath</p> <p>C86 Land off Howe Road, Whitwick</p> <p>EMP21 Motors Ltd, Whitwick Road, Coalville</p>
Cluster 9 – Diseworth	<p>EMP75 Pegasus Business Park</p> <p>EMP90 Land South of EMA</p>
Cluster 10 - Donisthorpe	<p>D2 Chapel Street</p> <p>D8 Land off Ramscliffe Avenue</p> <p>D9 R/O Bambro Farm, Ashby Road</p> <p>D10 Land at Ashby Road</p> <p>D11 Land off Talbot Place</p> <p>D12 Land off Hall Lane</p> <p>D13 Land between 77-199 Ashby Road</p>
Cluster 11 - Ellistown	<p>E1 Whitehill Road, Ellistown</p> <p>E3 Off Whitehill Road, Ellistown</p> <p>E7 Land Between Midland Road and Leicester Road, Ellistown</p> <p>EMP06a Land North of Pretoria Road</p> <p>EMP06b Land South of Pretoria Road</p> <p>EMP24 Land at Midland Road</p>

	<p>EMP41 Land to the r/o Charnwood Arms</p> <p>EMP42 Land to East of Charnwood Arms</p>
Cluster 12 – Heather	<p>EMP39 Dawsons Yard</p> <p>H1 Newton Road, Heather</p> <p>H2 Swepestone Road, Heather</p> <p>H3 Adjacent Sparkenhoe Estate, Heather Remainder of Site</p> <p>H4 Coalfield West, Heather</p> <p>H6 Land at Swepestone Road, Heather</p> <p>H12 Land at Corner Farm, No.2 Main Street, Heather</p>
Cluster 13 – Hemington & Lockington	<p>EMP37 Land South of Junction 1, A50, north of Hemington</p> <p>EMP14 Land South of Sawley Marina</p>
Cluster 14 - Ibstock	<p>Ib11 Pretoria Road, Ibstock</p> <p>Ib13 Hinckley Road, Ibstock (east) (0.94ha outside Flood Zone 3)</p> <p>Ib18 Land off Leicester Road, Ibstock</p> <p>Ib20 Rear of 111a High Street, Ibstock</p> <p>Ib21 Land at Redlands House, Leicester Road, Ibstock</p> <p>Ib23 Land at Station Road, Ibstock</p> <p>Ib24 Land south of Curzon Street, Ibstock</p> <p>Ib26 Land west of A447, Ibstock</p> <p>Ib30 Land south of 74 to 96 Pretoria Road, Ibstock</p>
Cluster 15 – Isley Cum Langley	<p>EMP28 Langley priory estate -site 1</p> <p>EMP29 Langley priory estate -site 2</p> <p>EMP30 Langley priory estate -site 3</p> <p>EMP31 Langley priory estate -site 5</p> <p>EMP32 Langley priory estate -site 6</p> <p>EMP33 Langley priory estate -site 7</p>
Cluster 16 – Isley Walton	<p>IIW1- EMP70 Isley Woodhouse</p>
Cluster 17 - Kegworth	<p>EMP73 Land north and south of A6</p> <p>K2 Computer centre, Derby road</p> <p>K5 Land north of station road</p> <p>K12 Land at molehill Farm</p>
Cluster 18 - Lount	<p>EMP11 TNT Premises and Adjoining Land</p>

<p>Cluster 19 - Measham</p>	<p>M1 Youth Club / Land west of High Street, Measham M2 Land at Chapel Street, Measham M5 Ashby Road, Measham M7 Oaktree House, Atherstone Road, Measham M11 Land at Leicester Road/Ashby Road, Measham M13 Land at 39 Browning Drive, Measham M14 Land at Abney Drive, Measham M15 Land at Atherstone Road, Measham M17 The Pot Kilns, New Street, Measham EMP66 Site of former Measham Colliery EMP77 Land South of Repton Road EMP79 Land at Gallows Lane EMP85 Land West of Measham, North of Tamworth Rd, Measham</p>
<p>Cluster 20 – Moira</p>	<p>Mo8 Sweethill Lodge Farm, Ashby Road, Moira Mo9 Rear of 179-189 Ashby Road, Moira Mo10 Adj Fire Station Shortheath Road, Moira Mo12 Land at Blackfordby Lane, Norris Hill, Moira Mo13 Warren House Farm, Moira Mo14 Land Adjoining 100 Donisthorpe Lane, Moira Mo15 Land at Shellbrook Farm, Norris Hill</p>
<p>Cluster 21 – New Packington</p>	<p>EMP57 Leicester Road/ Corkscrew Lane, New Packington</p>
<p>Cluster 22- Oakthorpe</p>	<p>EMP60 Burton Road, Oakthorpe Oa3 Land at Chapel Street, Oakthorpe Oa4 Land adjacent Measham Road, Oakthorpe Oa5 Land at School Lane, Oakthorpe Oa7 Land off Measham Road, Oakthorpe</p>
<p>Cluster 23- Packington</p>	<p>P2 Land adj. 30 Ashby Road, Packington P3 Land off Spring Lane, Packington P4 Land South of Normanton Road, Packington P5 Land adj. 17 Spring Lane, Packington P6 North of Colerton Lane, Packington</p>

	<p>P7 Land West of Redburrow Lane, Packington</p> <p>P9 Land between Spring Land and Normanton Road, Packington</p>
Cluster 24 – Ravenstone	<p>R1 Church Lane/Wash Lane</p> <p>R6 Adjacent Hall Farm</p> <p>R7 Church Lane</p> <p>R9 Land at Church Lane</p> <p>R10 North Of Leicester Road</p> <p>R12 Land at Heather Lane</p> <p>R14 Land to rear of 21 Creswell Drive</p> <p>R15 Land North of Church Lane</p> <p>R16 Land South of Hall Farm</p> <p>R17 Land at junction of Coal Lane/Wash Lane</p>
Cluster 25 – Sawley	<p>EMP62 Land at Netherfields Lane & Tamworth Road</p>
Cluster 26– Stretton	<p>EMP82 Land East of A44 and West of A42</p> <p>EMP88 Park Farm Building, Park Farm</p>
Cluster 27– Swannington	<p>EMP61 Land at Hoo Ash roundabout</p>
Cluster 28 – Woodville	<p>Wd2 Land at Hempworth Road</p>
Cluster 29- Worthington	<p>W1 Manor Drive</p> <p>W3 Adjacent to Breedon Lane</p> <p>W5 Land off Main Street</p>

3.2 Assessment Findings by Cluster

Table 3.2: A key for the significance scores used for the SA of the site options

Key: Significance Scores		
Symbol	Effect	Definitions of Significance of Effects against the SA Objectives
++	Significant Positive	The site supports the achievement of this objective; it addresses all relevant sub-objectives and could result in a potentially significant beneficial effect
+	Minor Positive	The site supports the achievement of this objective; it addresses some relevant sub-objectives, although it may have only a minor beneficial effect
0	Neutral	Neutral effect
?	Uncertain	Uncertain effect – insufficient information on which to determine the assessment at this stage
-	Minor Negative	The site appears to conflict with the achievement of this objective; it does not address relevant sub-objectives and may result in minor adverse effects
--	Significant Negative	The site works against the achievement of this objective; it could exacerbate relevant sub-objectives and may result in a potentially significant adverse effect

3.3 Assessment Findings by Cluster

Table 3.3 Cluster 1 – Albert Village

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
AV1/ EMP67 Main Street/Occupation Road, Albert Village	+	-	-	++	?	+	?	-	?	0	-	--	+	0	-	-
EMP18 Swains Park	0	0	-	0	+	+	++	-	-	0	?	?	+	0	0	?

Summary

Key Potential Significant Positive Effects:

- SA4: Site AV1 will provide 264 new dwellings and it is assumed that at least 5% of this would be affordable. As a mixed-use site, the development of AV1 will provide good quality homes that meet the needs of residents while improving access to services and jobs, thereby reducing the need for long distance commuting.
- SA7: Both sites will provide new employment growth and employment opportunities, especially in rural areas.

Key Potential Significant Negative Effects:

- SA13: A potential significant negative has been identified for site AV1, as development of the whole site will not respond to the existing scale of the village and could therefore affect the landscape character.
-

Uncertain Effects:

- SA5: Site AV1/EMP67 is located more than 400m from the sustainable boundary and outside the limits of development.
- SA7: Site AV1/EMP67 is being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known.
- SA9: An uncertain effect has been identified for AV1 as the site lies adjacent to commercial/industrial use which could affect future residents.
- SA12: An uncertain effect has been identified for Site EMP18 until ecological surveys have been undertaken as it is within the River Mease SAC Catchment Area and there is potential for presence of Great Crested Newts.
- SA13: Site EMP18 scores uncertain, due to landscape sensitivity being unknown.
- SA17: Site EMP18 is within a Mineral Safeguarding Site identified in the Minerals and Waste Local Plan and has been previously used in association with the nearby mineral extraction operation therefore an uncertain effect has been identified until further site investigations have been undertaken.

Table 3.4: Cluster 2 – Appleby Magna

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
AP1 (Remainder) West of Measham Road, Appleby Magna	-	--	-	++	0	++	-	--	0	0	--	--	--	0	0	0
AP3 Church Street, Appleby Magna	-	--	-	++	0	++	-	--	0	?	--	--	--	--	0	0
AP6 Rear of Didcott Way and North of Church Street, Appleby Magna	-	-	-	++	0	++	-	--	0	?	--	--	--	--	0	0
AP10 Jubilee Business Park, Appleby Magna	-	--	-	++	0	++	-	--	0	?	--	+	++	0	0	0
AP13a West of Measham Road, Appleby Magna	-	--	-	++	0	++	-	--	0	?	--	--	--	0	0	0
AP13b	-	--	-	++	0	++	-	--	0	--	--	--	--	0	0	0

East of Measham Road, Appleby Magna																
AP13c North East of Measham Road, Appleby Magna	-	--	-	++	0	++	-	--	0	?	--	--	--	0	0	0
AP15 Land at Old End, Appleby Magna	-	--	-	+	0	++	-	--	0	?	--	?	-	-	0	0
AP16 Land East of Appleby Magna	-	--	-	++	0	++	-	--	0	?	--	--	--	-	0	0
AP17 40 Measham Road, Appleby Magna	-	--	-	++	0	++	-	--	0	--	--	+	+	0	0	0
AP18 Land at Botts Lane, Appleby Magna	-	--	-	++	0	++	-	--	0	?	--	--	-	--	0	0
AP19 Land at Snarestone Road, Appleby Magna	-	--	-	++	0	++	-	--	0	?	--	--	+	0	0	0
AP20/ EMP92 Part Dingle Farm, adjacent Junc. 11 of M42, Appleby Magna	-	--	?	++	?	--	?	--	-	?	--	--	--	-	0	0
EMP20 Land off Top Street (Redhill	0	0	?	0	+	--	++	--	0	?	--	--	--	--	0	0

Farm) Appleby Magna																
EMP83 Land Adj (NE) of J11 A42 Tamworth Road	0	0	?	0	+	--	++	--	0	?	--	--	--	0	0	0
EMP84 Land at J.11 of A42 between A42 and Tamworth Road	0	0	?	0	+	-	++	--	0	-	--	--	--	0	0	0

Summary

Key Potential Significant Positive Effects:

- SA4: All sites except EMP20, EMP83 and EMP84 propose the provision of over 10 new dwellings (minimum), this will support the housing needs of the district.
- SA6: Sites AP1, AP3, AP6, AP10, AP13a, AP13b, AP13c, AP15, AP16, AP17, AP18 and AP19 are part of, or within 400m from a sustainable boundary.
- SA7: Sites AP20, EMP 20, EMP83 and EMP84 will offer employment use.
- SA14: Site AP10 is previously developed, greenfield land supporting land-use efficiency.

Key Potential Significant Negative Effects:

- SA2: Sites AP1, AP3, AP10, AP13a, AP13b, AP13c, AP15, AP16, AP17, AP18, AP19 have poor access to schools, local services and GP surgeries.
- SA6: Sites AP20/EMP92, EMP20 and EMP83 are located outside a settlement tier and more than 400m from a sustainable boundary and outside the limits to development area.
- SA8: All sites are not within 800m of frequent public transport, with a requirement of private transport to access services.
- SA11: Sites AP13b and AP17 are located part within Flood Zones 2 and 3.
- SA12: All sites are within the River Mease Catchment Area.
- SA13: AP15 is located adjoining the limits to development on non PDL, therefore an uncertain effect has been identified. AP1, AP3, AP6, AP13a, AP13b, AP16 and AP18 are located on greenfield land adjoining the Limits to Development and settlement boundary where development is likely to alter the current landscape character.
- SA14: AP1, AP3, AP6, EMP20, AP13a, AP13b, AP13c, AP16, AP20/ EMP92, EMP20, EMP83 and EMP84 are greenfield and not previously developed land and are over 1 hectare in size.
- SA15: Sites AP3, AP6, AP18 are located adjacent or near to the Appleby Magna Conservation Area and to several Grade II Listed Buildings and a Scheduled Monument. There is also considered potential for archaeology within the site (AP3) that requires further investigation. Site EMP20 is located in close proximity to a Grade I Listed Building.

Uncertain Effects:

- SA3: AP20/ EMP92, EMP20, EMP83 and EMP84 it is uncertain whether these employment sites will contribute to community cohesion considering the infrequent public transport routes, and distance from employment areas.



- SA5: AP20/EMP92 is proposed for housing or employment therefore an uncertain effect has been identified for SA5 until its end use is known. SA7: Sites AP20/EMP92 is proposed for housing or employment therefore an uncertain effect has been identified for SA7 until its end use is known.
- SA11: All sites except AP13b and EMP84 have scored uncertain for SA11 due to flood zone constraints, and green infrastructure commentary combined.
- SA12: Sites AP17, AP18, AP19 and EMP20 impact on biodiversity and geodiversity is not yet known, survey is required.
- SA13: AP1, AP3, AP6, AP13a, AP13b, AP15, AP16 and AP18 are located within/adjoining the limits to development but on non PDL, therefore an uncertain effect has been identified.

Table 3.5: Cluster 3 – Ashby de la Zouch

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
A5 Money Hill, Ashby	-	--	-	++	?	++	?	-	-	?	--	+	--	-	0	?
A7 Packington Nook, Ashby	-	-	+	++	?	++	?	++	-	-	--	--	--	-	0	?
A25 North of Moira Road, Shellbrook, Ashby	-	-	-	++	0	++	-	++	0	0	--	--	--	-	0	0
A26 South of Moira Road, Ashby	-	-	+	++	0	++	-	++	0	0	--	--	--	-	0	0
A27 South of Burton Road, Ashby		+	+	++	0	++	-	++	0	0	--	--	--	0	0	0
A28 The Paddocks, Willesley Road, Ashby	-	--	-	++	0	-	-	--	0	0	--	--	--	0	0	0
A30 Land at 178 Burton Road, Ashby	-	+	+	++	0	++	-	++	0	0	--	--	-	0	0	?

EMP05 Land at Junction 12 of the A42, Ashby	-	--	?	0	+	--	++	--	0	0	--	--	-	0	0	?
EMP38 Former Ashby Aquatics, Nottingham Road	0	0	?	0	+	-	++	+	0	0	--	?	+	0	0	?
EMP46 Land at Dents Road	0	0	?	0	+	++	++	+	?	0	--	++	++	0	0	?
EMP80 Land at Corkscrew Lane	0	0	?	0	+	--	++	--	?	0	--	--	--	0	0	?
EMP86 Land at Nottingham Road, Ashby	0	0	?	0	+	-	++	-	?	0	--	--	--	0	0	?
EMP87 - Area 1 Land East of Ashby	0	0	?	0	+	-	++	--	?	0	--	--	--	-	0	?
EMP87 - Area 2 Land East of Ashby	0	0	?	0	+	--	++	--	?	0	--	--	--	-	0	?
EMP87 - Area 3 Land East of Ashby	0	0	?	0	+	--	++	--	?	0	--	--	--	-	0	?

Summary

Key Potential Significant Positive Effects:

- SA4: All residential sites are greenfield with site A5 providing 1953 dwellings, A7 providing 836, A14 providing 39, A25 providing 46, A26 providing 493, A27 providing 60, A28 providing 51 and A30 providing 11. It is assumed that 30% of these will be dedicated to affordable housing.
- SA6: Sites A5, A7, A25, A26, A27, A30 and EMP46 are adjoining or within a key service centre and have the potential to enhance the vitality and viability of the existing town centre.
- SA7: Sites EMP05, EMP38, EMP46, EMP80, EMP86 and EMP87 (areas 1, 2 and 3) will provide new employment growth and employment opportunities.
- SA8: Sites A27 and A30 have good access to transport and good access to services. This has the potential to reduce the need to travel and increase numbers of people walking, cycle or using the bus.
- SA13: Located on PDL and within the settlement area, site EMP46 has the potential to lead to a significant positive effect on the current townscape.
- SA14: Located on PDL, site EMP46 will support SA14 by ensuring land is reused and redeveloped.

Key Potential Significant Negative Effects:

- SA2: Site A5, EMP05, and A28 have poor access to schools, GP surgery, pharmacy, and other services.
- SA6: Sites EMP05, EMP80, EMP87 (areas 2 and 3) are over 400m to the sustainable boundary and outside the limits to development.
- SA8: Sites EMP05, A28, EMP80 and EMP87 (areas 1, 2 and 3) are not within 800m of public transport and do not have good access to local services which could increase the need to travel by private vehicle.
- SA12: All sites are located within the National Forest and the catchment of the River Mease SAC.
- SA13: Sites A7, EMP05, A25, A26, A27, A28, EMP80, EMP86 and EMP87 (area 1, 2 and 3) lie outside the settlement area and are not PDL, there is potential for them to detract from the district's landscape and townscape character.
- SA14: Located on greenfield land, sites A5, A7, A25, A26, A27, A28, EMP80, EMP86 and EMP87 (area 1, 2 and 3) are over 1 hectare in size and will not ensure the effective and efficient use of land.

Uncertain Effects:

- SA3: Sites EMP38, EMP46, EMP80, EMP87 (Areas 1-3) it is uncertain whether these employment sites will contribute to community cohesion.
- SA5 and SA7: Site A5 is a mixed use site already allocated for development in the adopted Local Plan.

- SA5 and SA7: Site A7 is a mixed use site therefore an uncertain effect has been recorded.
- SA9: Sites EMP38, EMP46, EMP80, EMP86 and EMP87 (Areas 1-3) it is uncertain whether these employment sites will contribute to pollution in the area.
- SA11: Site A5 has some flood risk on site therefore an uncertain effect has been recorded.
- SA13: Site EMP38 lies outside the settlement area but is partly located on PDL, therefore an uncertain effect has been recorded.
- SA17: A potential uncertain effect has been identified for sites A30, EMP38, EMP80, EMP86 and, EMP87 (area 1, 2 and 3) which are located within a coal safeguarding zone, Site EMP05 is also located within a coal, sand and gravel safeguarding zone. Site A5 resides partially within a coal safeguarding zone, whilst site A7 is partially within a coal, sand and gravel safeguarding zone.

Table 3.6: Cluster 4 – Bardon

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP58 Barralochen Farm, East Lane, Bardon	0	0	+	0	+	-	++	+	-	0	?	+	--	-	0	0
EMP81 Land South of South Lane, Bardon	0	0	+	0	+	++	++	+	-	0	?	--	-	0	0	0

Summary

Key Potential Significant Positive Effects:

- SA6: Site EMP81 are located within the Principal Town Settlement Tier.
- SA7: All sites will provide employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district.
-

Key Potential Significant Negative Effects:

- SA1: All sites have poor access to recreation facilities and services. Informal recreation is over 1200m walking distance and formal recreation over 2000m walking distance.
- SA13: EMP81 is not located on PDL and lies outside of the current settlement boundary.
- SA14: Site EMP58 is over 1 hectare in size and a greenfield site.

Uncertain Effects:

- SA12: Sites EMP58 and EMP81 are within 100m of a Local Wildlife Site and Site EMP81 is within 400m of a Regionally Important Geological Site (RIGs). There is also potential for badgers and Great Crested Newts on site. Surveys would need to be undertaken to determine the biodiversity and geological value of the site therefore an uncertain effect has been identified at this stage.

Table 3.7: Cluster 5 - Battram

Site Option	SA Objectives																
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
EMP91 Land at Wood Road, Battram	0	0	+	0	+	0	++	+	0	0	?	--	--	0	0	?	
Summary																	
Key Potential Significant Positive Effects:																	
<ul style="list-style-type: none"> SA7: The site has a proposed employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district. 																	
Key Potential Significant Negative Effects:																	
<ul style="list-style-type: none"> SA13: This proposed development is on greenfield land, with a distance of between 400-800m from a sustainable settlement boundary and is likely to have an adverse effect in relation to landscape character. SA14: The site is over 1 hectare in size and is greenfield land. 																	
Uncertain Effects:																	
<ul style="list-style-type: none"> SA12: This site is greenfield land, with mature trees and hedges. Surveys would need to be undertaken to determine the biodiversity and geological value of the site. SA17: This site is located within a mineral safeguarding zone, Part Brick Clay, therefore an uncertain effect has been identified. 																	

Table 3.8: Cluster 6 – Belton

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Be2 Belton Farm, Church Street, Belton	++	+	+	++	0	-	0	--	-	-	-	-	--	0	0	0
Be3 Land east of Hallamford Road and South of Ashby Road, Belton	--	--	-	++	0	--	0	--	--	--	--	--	--	--	0	0
Be4 Land west of Belton and north of B5324	--	--	-	++	0	--	0	--	-	--	--	--	--	0	0	0

Summary

Key Potential Significant Positive Effects:

- SA1: Site Be2 is in close proximity to formal and informal recreation whilst being in walking distance to local amenities which has the potential to promote the health and wellbeing of the district's population.
- SA4: All sites are greenfield sites and will provide 12, 1365 and 5970 new dwellings respectively. It is assumed that at least 20% of these dwellings will be affordable.

Key Potential Significant Negative Effects:

- SA1: Sites Be3 and Be4 have poor access to recreational space and are over 1km walking distance to formal and informal recreation.
- SA2: Sites Be3 and Be4 have poor access to health services, education, employment, community services or facilities.
- SA6: Sites Be3 and Be4 are located outside the settlement tier 'sustainable villages' and outside the Limits to Development.
- SA8: All sites do not have current satisfactory vehicular access and are over 800m to public transport.
- SA9: Site Be3 abuts the M1 which may cause severe noise and air pollution to future residents if the site were to be developed here.
- SA11: Sites Be3 and Be4 fall part within Flood Zone 3 where there is potential for a high risk of flooding which could have a negative effect on green infrastructure.
- SA12: Sites Be2 and Be4 are located in the SSSI impact risk zone for Pasture and Asplin Wood SSSI and Breedon Cloud Wood and Quarry SSSI and Site Be3 is located within the impact risk zone for Oakley Wood SSSI. Site Be3 is located within a Local Wildlife Site and site Be2 is located adjacent to a Local Wildlife Site.
- SA13: Development of all sites particularly the larger sites Be3 and Be4 will significantly detract quality of the district's landscape and townscape character due to their greenfield nature, size and location in the countryside.
- SA14: All sites are Site Be2 and Be3 are both greenfield sites.
- SA15: Site Be4 includes a Grade II Listed Building (Hillpark Farmhouse).

Uncertain Effects:

- None identified.

Table 3.9: Cluster 7 – Castle Donington

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
CD3 Upton Close	++	+	+	++	0	++	+	++	-	--	-	--	--	-	-	?
CD5 Land at Duflex, Castle Donington	++	-	+	++	0	++	+	++	-	--	+	+	++	-	-	?
CD9 Land South of Park Lane, Castle Donington	-	--	?	++	0	++	-	-	-	0	--	?	--	0	0	0
CD10 – EMP72 Land North of Park Lane	--	--	?	++	?	++	?	-	--	?	--	--	--	-	0	?
CD11 Land off Diseworth road	+	-	+	++	0	++	-	+	--	0	--	?	--	0	0	0
CD12 - EMP93 West off Hilltop	+	--	+	++	?	++	?	++	--	0	-	?	--	0	0	0
EMP50 Plot 4b & 4d Willow Farm Business Park	0	0	+	0	+	++	++	++	+	--	-	+	-	0	0	?
EMP63 Land East of Carnival Way	0	0	+	0	+	++	++	++	+	--	?	?	--	0	0	?

EMP74 Land South of Gordon Ellis	0	0	+	0	+	++	++	++	+	--	--	?	-	-	0	?
EMP89 Land West of Hilltop farm	0	0	+	0	+	++	++	++	--	0	--	?	--	0	0	0

Summary

Key Potential Significant Positive Effects:

- SA1: Sites CD3 and CD5 are located close to recreation and local services which will encourage walking and cycling to access services.
- SA4: Site CD3 will provide 66 dwellings, CD5 will provide 94, CD9 will provide 45, CD10 will provide 1425 and CD12 will provide 60. As all of these sites are greenfield, it is assumed that 30% of these will be dedicated to affordable housing.
- SA6: All sites adjoin or are located within the limits to development and have the potential to enhance the viability and vitality of the town centre.
- SA7: Sites EMP50, EMP63, EMP74 and EMP89 provide employment use.
- SA8: Sites CD3, CD5, CD12, EMP50, EMP63, EMP74 and EMP89 have good access to services and within 800m of public transport.
- SA14: Site CD5 is located on previously developed land.

Key Potential Significant Negative Effects:

- SA1: CD10 is not located close to recreation or local services, potentially discouraging walking and cycling to access services.
- SA2: Sites CD9, CD10 and CD12/EMP93 have poor access to local services including schools, GP surgeries and pharmacies.
- SA9: Sites CD10, CD11, CD12/EMP93 and EMP89 are located in close proximity to East Midlands Airport. Site CD10 is also located near Donington Park Racetrack.
- SA11: CD3, CD5, EMP50, EMP60 and EMP74 are located within Flood Zone 3.
- SA12: Sites CD9, CD11, EMP74 and EMP89 are located within the SSSI impact zone for Donington Park SSSI. CD10 also contains a Wildlife Site.
- SA13: CD3 and CD10 are located on greenfield land and are outside of the settlement boundary.
- SA14: CD3, CD9, CD10, CD11, CD12, EMP63 and EMP89 are located on greenfield sites and will not ensure the efficient use of land.

Uncertain Effects:

- SA3: For sites CD9 and CD10, it is uncertain whether these sites will be able to contribute to improved services and community cohesion.
- SA5: Sites CD10/EMP72 and CD12/EMP93 are being promoted for a mix of employment and housing and until the site details are known it is difficult to predict if these sites will achieve all the SA sub-objectives.
- SA7: Sites CD10/EMP72 and CD12/EMP93 are being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known.
- SA11: Some flood risk has been recorded for site CD10, an uncertain effect has been identified.

- SA12: Site EMP63 is within 100m of a Local Wildlife Site, an uncertain effect has been identified.
- SA13: Sites CD9, CD11, EMP63, EMP74 and EMP89 score uncertain, for SA13, due to landscape sensitivity being unknown.
- SA17: Sites CD3, CD5, EMP50, EMP63, and EMP74 are located within sand and gravel safeguarding zones and Site CD10 is only partly within, an uncertain effect has been identified.

Table 3.10: Cluster 8 – Coalville Urban Area

Site Option	SA Objectives																
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town / Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
C16 Glebe Road, Thringstone	++	-	-	++	0	++	-	--	0	-	--	+	--	0	0	0	
C18 Land rear of Thornborough Road, Whitwick	-	-	-	++	0	++	+	+	0	-	--	--	--	0	-	?	
C19 Stephensone Green, Whitwick	++	--	-	++	0	++	+	-	0	0	--	--	--	0	0	?	
C20 Meadow Lane, Coalville	++	-	+	++	0	++	-	+	0	0	--	+	-	0	0	0	
C21 Land rear of Bardon Road, Coalville	+	-	+	++	0	++	+	+	0	?	--	+	--	0	0	0	
C25 Farm Lane / Towns End	++	-	+	++	0	++	+	--	0	0	--	--	-	--	0	?	

Lane, Donington le Heath																
C28 Land at Wolsey Road, Coalville (either)	++	+	+	++	0	++	+	++	0	0	--	+	++	-	?	?
C42 Fretsom's Field, Lily Bank, Thringstone	++	-	-	++	0	++	-	--	0	0	--	--	-	0	0	0
C44 Church Lane, Whitwick	++	-	-	++	0	++	-	+	0	--	--	--	--	0	0	?
C45 Thornborough Road Allotments, Whitwick	--	-	-	++	0	++	-	+	0	0	--	--	--	0	0	?
C46 Broom Leys Farm, Coalville	++	++	?	++	0	++	+	++	0	?	--	--	--	0	0	0
C47 Land at Redhill Farm, New Swannington	++	--	-	++	0	++	-	+	0	0	--	--	--	0	0	?
C48 South of Church Lane, New Swannington	-	-	-	++	0	++	-	+	0	0	--	--	--	?	0	?
C50 Jack's Ices, North of Standard Hill, Coalville	-	--	-	++	0	++	-	-	0	?	--	?	--	0	?	0
C57 South of Loughborough Road, Whitwick	-	-	-	++	0	++	-	--	0	0	--	--	--	0	0	0
C58 Adj. 191 Loughborough Road, Whitwick	-	-	-	++	0	++	-	--	0	0	--	--	--	0	0	?

C59 Land off Forest Road, Hugglescote	++	-	+	++	0	++	+	++	0	0	--	+	-	0	0	0
C61 Church View, Rose Nursery, Hugglescote	++	-	+	+	0	++	-	++	0	--	--	+	-	0	0	0
C62 Workspace 17, Highfield Street, Coalville	-	-	+	+	0	++	+	+	0	0	--	++	++	0	?	0
C63 Land at The City of Dan, Whitwick	++	-	-	++	0	++	-	-	0	-	--	--	-	0	0	0
C64 R/O Hilary Crescent, Whitwick	-	-	-	++	0	++	-	-	0	0	--	--	-	0	0	?
C65 Holy Hayes, Rosslyn Road, Whitwick	-	-	-	++	0	++	-	-	0	-	--	--	-	0	0	0
C67 Land at Waterworks Road, Coalville	++	-	?	++	0	++	+	+	0	?	--	+	--	0	0	0
C72 Rear of 224a-228 Bardon Road, Coalville	++	--	+	++	0	++	+	-	0	?	--	+	--	0	0	0
C73 Land off Kirton Road, Coalville	-	--	?	++	0	++	-	-	0	?	--	--	--	0	0	0
C74 Land at Lily Bank, Thringstone	++	--	?	++	0	++	-	--	0	-	--	--	--	0	0	0
C75 Land at Townsend Lane, Donington le Heath	++	--	+	++	0	++	+	--	0	0	--	--	--	-	0	?

C76 Land off Meadow Lane, Coalville	++	-	?	++	0	++	-	-	0	?	--	--	--	0	0	?
C77 Land off Talbot Lane, Whitwick	-	-	-	++	0	++	-	+	0	0	--	--	--	0	0	?
C78 Land rear of 274 Church Lane, Whitwick	-	-	-	++	0	++	-	-	0	0	--	+	-	0	0	?
C79 Land off Townsend Lane, Donington le Heath	++	--	-	++	0	++	+	--	0	0	--	--	-	--	0	?
C81 Land north of Church Lane, Whitwick	-	-	-	++	0	++	-	+	0	0	--	--	--	0	0	?
C83 186, 188, 190 London Road, Coalville	+	+	+	++	0	++	+	+	0	?	--	+	-	0	0	0
C82 Greenhill Farm, Green Road, Coalville	-	-	?	+	0	++	-	++	0	0	--	?	-	-	0	0
C85 Richmond Road, Donington le Heath	+	--	-	++	0	++	-	--	0	--	--	--	--	--	0	?
C86 Land off Howe Road, Whitwick	+	-	-	++	0	++	-	+	0	0	--	?	--	0	0	?
EMP21 Motors Ltd	0	0	+	0	+	++	++	++	0	0	--	++	++	-	0	0

Summary

Key Potential Significant Positive Effects:

- SA1: Sites C20, C25, C28, C46, C59, C61, C72, C75, C76, C79 and C85 have good access to recreation facilities and services.
- SA2: C28 and C46 have good access to schools, local services and GP's.
- SA4: All sites (except C20, C61 and C62 which are small and EMP21 which is an employment site) are large greenfield sites, which propose the provision of over 10 new dwellings (minimum), this will support the housing needs of the district.
- SA6: All sites are part of, or within 400m from a sustainable boundary.
- SA7: Site EMP21 provides employment use.
- SA8: C28, C46, C59, C61, C82 and EMP21 have good access to services, with access to frequent public transport.
- SA13: C62 and EMP21 are located on PDL and could potentially improve the current townscape.
- SA14: C28, C62 and EMP21 are ensuring land is reused and redeveloped, supporting land-use efficiency.

Key Potential Significant Negative Effects:

- SA2: Sites C50, C72, C73, C75 and C79 have poor access to local schools, services, and GP surgeries.
- SA3: C75, C79 and C85 are not close to existing services, or employment areas, and will potentially increase pressure on existing services.
- SA8: All sites do not have access to public transport within 800m, it is likely that private vehicles will be needed to fulfil day to day needs.
- SA11: Sites C61 and C85 are partly within Flood Zone 3.
- SA12: All sites are located within the National Forest and the Coalville Meadows SSSI impact zone (except Site EMP21 and Site C73 (which is within two other SSSI impact zones as noted below)). C20 is located within the National Forest, Coalville Meadows SSSI Impact Zone and within 300m from its boundary. Sites C21 and C28 are located within the National Forest and Coalville Meadows SSSI Impact Zone and within 100m of a Local Wildlife Site. Site C25 is a candidate Local Wildlife Site. Site C62 has an area of Tree Preservation Orders (TPOs) in the north-west corner of the site. Similarly, Site C67 has TPOs in the south-west corner of the site. Site C73 is located within two SSSI Impact Zones Bardon Hill Quarry SSSI and Holly Rock Fields SSSI. Site 76 is located adjacent to Coalville Meadows SSSI.
- SA13: Sites C46, C63, C64, C65, C73, C76 are non PDL, there is potential for alteration to the current landscape character.
- SA14: C21, C25, C46, C50, C67, C72, C73, C76, C79 and C83 are greenfield and not previously developed land and are over 1 hectare in size.
- SA15: Site 79 the northern part of the site is located in a Conservation Area.

Uncertain Effects:

- SA3: C46, C67, C73, C76 and C82 it is uncertain whether these employment sites will contribute to community cohesion considering the infrequent public transport routes, and distance from employment areas.
- SA11: All sites except C20, C28 and C67 and have scored uncertain for SA11 due to flood zone constraints and green infrastructure.
- SA13: C50 and C82 are located within/adjoining the limits to development but on part PDL, therefore an uncertain effect has been identified. C86 is located on greenfield land adjoining the limits to development, therefore an uncertain effect has also been identified.
- SA16: C28, C50 and C62 require further investigation to determine the impact on water resources.
- SA17: C25, C64, C75, C76, C79 and C85 are located in minerals safeguarding zones for Coal and Igneous.

Table 3.11: Cluster 9 – Diseworth

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP75 Pegasus Business Park	--	0	-	0	+	--	++	-	--	0	--	--	--	0	0	?
EMP90 Land South of EMA	0	0	+	0	+	--	++	++	--	0	-	--	--	-	0	0

Summary

Key Potential Significant Positive Effects:

- SA7: Site EMP75 will provide 60000m2 of employment area to enhance the range of employment opportunities in the area and EMP90 will provide 400000M2 of employment area.
- SA8: Site EMP90 has good access to services and is within 800m of public transport.

Key Potential Significant Negative Effects:

- SA1: Site EMP75 has poor access to recreation facilities and services.
- SA6: Site EMP90 is not located within 400m of a settlement boundary and is therefore unlikely to enhance the vitality and viability of the existing town centre.
- SA9: Site EMP75 comprises two parts within the East Midlands Airport complex where there will be poor quality noise, air and light pollution. EMP90 is very close proximity to the East Midlands Airport complex where there is existing noise, light and air pollution.

- SA13: EMP90 is greenfield land and is outside of the settlement boundary.
- SA14: Sites EMP90 and EMP75 are large greenfield sites more than 1 hectare in size.
-

Uncertain Effects:

- SA17: Site EMP75 is partly located within a sand and gravel safeguarding zone.

Table 3.12: Cluster 10 – Donisthorpe

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
D2 Chapel Street	+	--	-	++	0	++	-	-	0	0	--	--	--	0	0	?
D8 Land off Ramscliffe Avenue	++	-	-	++	0	++	-	+	0	0	--	?	--	-	-	?
D9 R/O Bambro Farm, Ashby Road	++	-	+	++	0	++	-	+	0	0	--	?	+	0	0	?
D10 Land at Ashby Road	+	-	-	++	0	++	-	+	0	0	--	?	--	0	0	?
D11 Land off Talbot Place	-	--	-	++	0	++	-	-	0	0	--	?	--	0	0	?
D12 Land off Hall Lane	++	--	-	++	0	++	-	+	0	0	--	?	--	-	0	?

D13 Land between 77-199 Ashby Road	++	-	-	++	0	++	-	+	0	0	--	?	--	0	0	?
--	----	---	---	----	---	----	---	---	---	---	----	---	----	---	---	---

Summary

Key Potential Significant Positive Effects:

- SA1: Sites D8, D9, D12 and D13 have good access to recreation and local services to encourage walking and cycling.
- SA4: All sites will provide good quality homes that meet local needs with site D2 providing 205 dwellings, D8 providing 32, D9 providing 11, D10 providing 15, D11 providing 54, D12 providing 32, and D13 providing 13. As these are greenfield sites, 30% will be dedicated to affordable housing.
- SA6: All sites are within or adjoining the boundary of the sustainable village.

Key Potential Significant Negative Effects:

- SA2: Sites D11, D12 and D2 have poor access to schools, GP surgeries, pharmacies and other local services.
- SA12: All sites are located in the National Forest and within the River Mease Catchment Area. Site D2 also contains a Tree Preservation Order area in the south eastern part of the site.
- SA13: Site D2 is large in scale and located outside of the Limits to Development and in open countryside.
- SA14: Sites D2, D8, D10, D11, D12 and D13 are greenfield sites over the size of 1 hectare.

Uncertain Effects:

- SA13: Sites D8, D9, D10, D11, D12 and D13 score uncertain due to landscape sensitivity being unknown.
- SA17: Sites D2, D8, 9, D10, D11, D12 and D13 are within a coal safeguarding area, an uncertain effect has been identified.

Table 3.13: Cluster 11 – Ellistown

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
E1 Whitehill Road, Ellistown	++	-	+		0	++	+	++	0	0	--	+	+	0	0	?
E3 Off Whitehill Road, Ellistown	++	-	+	++	0	++	+	++	0	0	--	?	--	0	0	?
E7 Land Between Midland Road and Leicester Road, Ellistown	++	-	-	++	0	++	+	+	0	0	--	?	--	0	0	0
EMP06a Land North of Pretoria Road	0	0	-	0	+	++	++	+	0	0	--	?	--	-	0	?
EMP06b Land South of Pretoria Road	0	0	-	0	+	0	++	+	0	0	--	--	--	-	0	?
EMP23 Land South of	0	0	-	0	+	++	++	--	0	0	--	+	--	0	0	0

Interlink Way south																
EMP24 Land at Midland Road	0	0	+	0	+	++	++	++	0	0	--	?	--	-	0	?
EMP34 Land to West of Regs Way	0	0	+	0	+	++	++	+	0	?	--	+	--	-	0	0
EMP41 Land to the r/o Charnwood Arms	0	0	-	0	+	++	++	-	0	0	--	+	--	-	0	0
EMP42 Land to East of Charnwood Arms	0	0	+	0	+	++	++	++	-	0	?	++	++	0	-	0

Summary

Key Potential Significant Positive Effects:

- SA1: Sites E1 and E3, E7 and EMP24 have good access to recreational facilities.
- SA4: Sites E1, E3 & E7 propose the provision of over 10 new dwellings (minimum) which will support the housing needs of the district.
- SA6: All sites with the exception of EMP06b, are within or adjoining a principal town or sustainable village.
- SA7: Sites EMP06a, EMP06b, EMP23, EMP24, EMP34, EMP41 and EMP42 provide some employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district.
- SA8: Sites E1, E3 and EMP24 have good access to services and are within 800m of public transport.
- SA13: Site EMP42 is located on previously developed land, within a current settlement boundary and has the potential to enhance the appearance of the townscape character in this locality.
- SA14: Site EMP42 is located on previously developed land which will support SA14 by ensuring land is reused and redeveloped.

Key Potential Significant Negative Effects:

- SA1: Sites EMP23 and EMP41 have poor access to recreational facilities.
- SA8: Site EMP23 is not within 800m of public transport to frequent services.
- SA12: All sites are located within the National Forest and within a SSSI Impact Risk Zone. There are also Tree Preservation Orders adjacent to Site E3 and there are Great Crested Newt records in the pond within 150m of the site.
- SA13: Site EMP06b is located outside settlement boundaries and is a non PDL site.
- SA14: All sites except for Site E1, are over 1 hectare in size, with proposed development on non PDL land.

Uncertain Effects:

- SA11: Site EMP34 has had some flood risk in the past and has the River Since running across the southern part of the site.
- SA13: Sites E3, E7, EMP06a, EMP24, score uncertain, for SA13, as they are within or adjacent to settlement boundaries, but non PDL.
- SA17: Sites E1, E3, EMP06a, EMP06b and EMP24 are located within a waste or minerals safeguarding site.

Table 3.14: Cluster 12 – Heather

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP39 Dawsons Yard	0	0	?	0	+	-	++	--	0	0	--	?	++	-	0	?
H1 Newton Road, Heather	++	--	?	++	0	++	-	--	0	?	--	--	--	0	-	?
H2 Swepstone Road, Heather	++	--	?	++	0	++	-	--	0	0	--	--	--	-	0	?
H3 Adjacent Sparkenhoe Estate, Heather <i>Remainder of Site</i>	++	--	?	++	0	++	-	--	0	0	--	--	--	0	0	?
H4 Coalfield West, Heather	++	--	?	++	0	++	-	--	0	0	--	--	--	0	0	?
H6 Land at Swepstone Road, Heather	-	--	?	++	0	-	-	--	0	0	--	--	--	-	0	?
H12 Land at Corner Farm, No.2 Main Street, Heather	++	--	?	++	0	++	-	--	0	0	--	--	-	0	0	?

Summary

Key Potential Significant Positive Effects:

- SA1: Sites H2, H2, H3, H4 and H12 have good access to recreational facilities.
- SA4: All sites except EMP39 is greenfield, which propose the provision of over 10 new dwellings (minimum). 20% of these new dwellings will be dedicated to affordable housing to meet the needs of local residents.
- SA6: Sites H1, H2, H3, H4 and H12 are located within the Limits to Development and within a settlement boundary.
- SA7: EMP39 provides some employment use, providing a diverse range of opportunities for residents and supporting economic growth in the district.
- SA14: Site EMP39 is located on PDL.

Key Potential Significant Negative Effects:

- SA2: H1, H2, H3, H4, H6 and H12 have poor access to schools, GPs and local services.
- SA8: All sites are not within 800m of public transport and lack access to basic services.
- SA12: All sites are within the National Forest and Newton Burgoland Marshes SSSI Impact Risk Zone and within 100m of a Local Wildlife Site (except Sites H3 and H4).
- SA13: H1, H2, H3, H4, H6 and H12 non PDL and adjoining or outside of limits to development.
- SA14: H1, H2, H3, H4, H6 and H9 are over 1 hectare in size and greenfield land.

Uncertain Effects:

- SA3: All sites are not close to existing services, or employment areas, and will potentially increase pressure on existing services. Therefore, an uncertain effect has been determined for community cohesion.
- SA11: H1 has some flood risk.
- SA13: EMP39 is located on PDL, outside of settlement boundaries.
- SA17: All sites are located within a mineral or waste safeguarding zone, namely sand and gravel/ Brick Clay/ Coal, or part-coal in combination.

Table 3.15: Cluster 13 – Lockington and Hemington

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town / Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP14 Land South of Sawley Marina	0	0	0	0	+	-	++	++	-	-	-	-	-	0	0	?
EMP37 Land South of Junction 1, A30, North of Hemington	0	0	0	0	+	++	++	++	-	-	-	-	-	0	0	?

Summary

Key Potential Significant Positive Effects:

- SA6: Site EMP37 is adjoining Castle Donnington Key Service Centre.
- SA7: Sites EMP14 and EMP37 offer 88000 and 176800 metres squared of employment capacity.
- SA8: Sites EMP14 and EMP37 are located within 800m of frequent public transport routes.

Key Potential Significant Negative Effects:

- SA6: Site EMP14 is located more than 400m from the nearest Key Service Centre and 2km from a Local Service Centre.
- SA9: Site EMP14 is close to a railway line and EMP37 is close to a motorway. They are both large employment sites with use from development potentially adding to noise, air or light pollution.
- SA11: Site EMP14 and EMP37 lie within Flood Zone 3.
- SA12: Both sites are located within Lockington Marshes SSSI Impact Zone.
- SA13: Both sites are located outside of the settlement boundary and are greenfield sites.
- SA14: Sites EMP14 and EMP37 are greenfield sites over 1 hectare in size.
- SA17: Sites EMP14 and EMP37 lie within a sand and gravel safeguarding zone.

Uncertain Effects:

- None identified.

Table 3.16: Cluster 14 – Ibstock

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Ib11 Pretoria Road, Ibstock	-	--	?	++	0	++	+	-	0	0	--	--	--	0	-	?
Ib13 Hinckley Road, Ibstock (east) (0.94ha outside Flood Zone 3)	++	-	+	++	0	-	+	++	0	--	--	--	-	--	0	0
Ib18 Land off Leicester Road, Ibstock	+	--	-	++	0	++	+	++	0	0	--	--	--	0	0	?
Ib20 Rear of 111a High Street, Ibstock	++	++	+	++	0	++	+	++	0	--	--	+	--	-	0	0
Ib21 Land at Redlands House, Leicester Road, Ibstock	-	-	?	++	0	++	-	++	0	0	--	?	+	0	0	?
Ib23 Land at Station Road, Ibstock	++	-	?	++	0	++	-	+	0	0	--	+	--	0	0	?
Ib24 Land south of Curzon Street, Ibstock	++	++	+	++	0	++	+	++	0	--	--	+	--	0	0	?

Ib26 Land west of A447, Ibstock	++	-	?	++	0	++	+	+	0	--	--	--	--	-	0	?
Ib30 Land south of 74 to 96 Pretoria Road, Ibstock	+	-	+	++	0	++	+	+	0	0	--	--	--	0	-	?

Summary

Key Potential Significant Positive Effects:

- SA1: Ib13, Ib20, Ib23, Ib24, Ib26 and Ib30 have good access to recreation and local services.
- SA2: Ib20 and Ib24 have good access to local schools, services and GP surgeries.
- SA4: All sites propose the provision of over 10 new dwellings (minimum), supporting the housing needs of the district.
- SA6: Ib11, Ib18, Ib20, Ib21, Ib23, Ib24, Ib26 and Ib30 sites part of, or within 400m from a sustainable boundary.
- SA8: Ib13, Ib18, Ib20, Ib21, Ib24 have good access to services, within 800m of public transport.
-

Key Potential Significant Negative Effects:

- SA2: Ib11 and Ib18 have poor access to local schools, services and GP surgeries.
- SA11: Sites Ib13, Ib20, Ib24 and Ib26 are located partly within Flood Zone 3.
- SA12: All sites are located within Newton Burgoland Marshes SSSI Impact Zone and sites Ib13, Ib18, Ib20, Ib21, Ib24 and Ib30 are candidate Local Wildlife Sites. Site Ib23 also has badger setts present on site.
- SA13: Ib11, Ib13, Ib26, and Ib30 are outside development boundaries and non PDL. Ib18 is of a particularly large scale site proposed.
- SA14: Ib11, Ib18, Ib20, Ib23, Ib24, Ib26 and Ib30 are over 1 hectare in size and greenfield land.
- SA15: Ib13 is located within a Conservation Area.

Uncertain Effects:

- SA3: It is uncertain whether Ib11, Ib21, Ib23 and Ib26, will contribute to community cohesion considering the size of the development proposed, and the potential for increased pressure on existing services.
- SA13: Ib21 is within development boundaries and part PDL therefore an uncertain potential effect has been identified.
- SA17: Ib11, Ib18, Ib21, Ib23, Ib24, Ib26 and Ib30 are within minerals safeguarding zones for, or in combination of Brick Clay, part Brick Clay/ Sand and Gravel.

Table 3.17: Cluster 15 – Isley Cum Langley

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP28 Langley Priors Estate - Site 1	0	0	0	0	+	--	++	--	0	0	--	--	--	0	0	0
EMP29 Langley Priors Estate - Site 2	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0
EMP30 Langley Priors Estate - Site 3	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0
EMP31 Langley Priors Estate - Site 5	0	0	0	0	+	--	++	--	0	0	--	--	-	-	0	0
EMP32 Langley	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0

Priory Estate - Site 6																
EMP33 Langley Priory Estate - Site 7	0	0	0	0	+	--	++	--	0	0	--	--	--	-	0	0

Summary	
Key Potential Significant Positive Effects:	
<ul style="list-style-type: none"> SA7: Site EMP28, EMP29, EMP30, EMP31, EMP32, and EMP33 will provide a range of employment opportunities. 	
Key Potential Significant Negative Effects:	
<ul style="list-style-type: none"> SA6: Site EMP28, EMP29, EMP30, EMP31, EMP32, and EMP33 are located more than 400m from the settlement boundary. SA8: Site EMP28, EMP29, EMP30, EMP31, EMP32, and EMP33 offer no public transport services. SA12: All sites are within the Pasture and Asplin Woods SSSI Impact Zone. SA13: Site EMP28, EMP29, EMP30, EMP31, and EMP33 are located on greenfield land and lie outside of the settlement boundary. SA14: Site EMP28, EMP29, EMP30 and EMP33 are located on greenfield land and are larger than 1 hectare. 	
Uncertain Effects:	
<ul style="list-style-type: none"> None identified. 	

Table 3.18: Cluster 16 – Isley Walton

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres.	Employment	Sustainable travel	Air, Light & Noise Pollution	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
IW1-EMP70 – Isley Woodhouse	--	--	+	++	?	--	?	-	-	+	--	--	--	-	0	0

Summary
<p>Key Potential Significant Positive Effects:</p> <ul style="list-style-type: none"> SA4: Site IW1-EMP70 will provide 4740 dwellings, 20% of these will be dedicated to affordable housing to meet the needs of local residents.
<p>Key Potential Significant Negative Effects:</p> <ul style="list-style-type: none"> SA1: Site IW1-EMP70 has poor access to recreation facilities and without good access to services via walking and cycling. SA2: Site IW1 - EMP70 has poor access to school, GP surgeries, pharmacies and other local services. SA6: Site IW1-EMP70 is located more than 400m from the sustainable boundary and outside the limits of development. SA12: Site IW1-EMP70 is located within Donington Park SSSI Impact Risk Zone and there are Tree Preservation Orders in part of the site. The stream to the west is an important habitat for water voles where they are known to be present. SA13: Site IW1-EMP70 is a greenfield site and lies outside of the settlement boundary. SA14: Site IW1-EMP70 is a greenfield site over the size of 1 hectare and therefore development here would not be an efficient use of land

Uncertain Effects:

SA5: Site IW1-EMP70 is located more than 400m from the sustainable boundary and outside the limits of development.

SA7: Site IW1-EMP70 is being promoted for a mix of employment and housing therefore an uncertain effect has been identified for SA7 until its end use is known.

Table 3.19: Cluster 17 - Kegworth

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP73 Land north and south of A6	0	0	+	0	+	++	++	---	0	-	--	?	--	0	0	?
K2 Computer centre, Derby road	++	-	+	++	-	++	+	+	-	+	--	++	++	0	0	?
K5 Land north of station road	++	--	?	++	0	++	+	+	0	-	--	?	--	-	0	?
K12 Land at molehill Farm	+	-	?	++	0	++	+	+	-	+	--	?	--	0	0	0

Summary

Key Potential Significant Positive Effects:

- SA1: Sites K2 and K5 have good access to recreational facilities.
- SA4: Site K2 would mean the development of 59 new dwellings. As it is PDL, 5% of these would be dedicated to affordable housing. Sites K5 and K12 are greenfield, with 79 and 115 dwellings respectively. 30% of these would be dedicated to affordable housing.
- SA6: Sites EMP73, K2, K5, and K12 are either in or adjoining a sustainable boundary.
- SA7: Site EMP73 is proposed as employment use and development here will help to provide a diverse range of employment opportunities that match the skills and needs of the local residents.
- SA13: Site K2 is located on previously developed land within Limits to development and settlement boundary.
- SA14: Site K2 is located on previously developed land.

Key Potential Significant Negative Effects:

- SA2: Site K5 has poor access to schools, GP surgeries, pharmacies and other local services.
- SA8: Site EMP73 is not within 800m to public transport or within reasonable access to local services.
- SA12: All of the sites are located within a SSSI Impact Risk Zone.
- SA14: Site EMP73, K5 and K12 are located on PDL and over 1 hectare in size.
- SA17: Sites EMP73, K2 and K5 are located within sand and gravel safeguarding zones.

Uncertain Effects:

- SA3: It is uncertain if sites K5 and K12 will contribute to community cohesion.
- SA13: Sites EMP73, K5 and K12 are located on greenfield land adjoining the Limits to development and adjoining the settlement boundary.
- SA17: Sites EMP73, K2 and K5 are located within sand and gravel safeguarding zones.

Table 3.20: Cluster 18 – Lount

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP11 TNT Premises and Adjoining Land	0	0	?	0	+	--	++	-	0	0	--	--	--	-	0	?

Summary

Key Potential Significant Positive Effects:

- SA7: Site EMP11 provides employment use.

Key Potential Significant Negative Effects:

- SA6: Site EMP11 is located further than 400m from the nearest settlement boundary.
- SA12: Site EMP11 is located within Lount Meadows SSSI Impact Risk Zone.
- SA13: Site EMP11 is located outside of the settlement boundary and on greenfield land.
- SA14: Site EMP11 is located on greenfield land and larger than 1 hectare.

Uncertain Effects:

- SA3: It is uncertain whether employment site EMP11, which is not well located to existing communities and services will be able to contribute to improved services and community cohesion.
- SA17: Site EMP11 is partly located in a coal safeguarding zone.

Table 3.21: Cluster 19 – Measham

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
M1 Youth Club / Land west of High Street, Measham	++	+	+	++	0	++	+	++	?	0	--	+	+	?	0	?
M2 Land at Chapel Street, Measham	++	+	+	++	0	++	+	++	?	0	--	+	-	?	0	?
M5 Ashby Road, Measham	+	-	-	++	0	+	+	+	?	0	--	--	-	0	0	?
M7 Oaktree House, Atherstone Road, Measham	-	--	-	++	0	+	-	-	?	0	--	?	-	0	0	?
M11 Land at Leicester Road / Ashby Road, Measham	+	-	-	++	0	+	+	+	?	0	--	--	--	0	0	?
M13 Land at 39 Browning Drive, Measham	-	--	-	++	0	+	-	--	?	--	--	?	+	0	?	0
M14 Land at Abney Drive, Measham	++	++	-	++	0	+	+	+	?	0	--	--	--	0	0	0

M15 Land at Atherstone Road, Measham	-	--	-	++	0	+	-	-	?	0	--	--	-	0	0	0
M17 The Pot Kilns, New Street, Measham	+	-	-	+	0	+	+	+	?	0	--	--	-	0	-	?
EMP66 Site of former Measham Colliery	0	0	-	0	+	--	++	--	0	0	--	--	--	0	0	?
EMP77 Land South of Repton Road	0	0	+	0	+	++	++	-	?	?	--	+	--	0	?	0
EMP79 Land at Gallows Lane	0	0	-	0	+	--	++	--	0	0	--	--	--	-	?	?

Summary

Key Potential Significant Positive Effects:

- SA1: Sites M1, M2, and M14 are well connected to existing recreation facilities, allowing walking and cycling to access services. This should ensure residents are able to access the services they require for their health and wellbeing needs.
- SA2: Site M14 has good access to a primary school, to local services and to a GP surgery.
- SA4: Sites M1, M2, M5, M7, M11, M13, M14 and M15 will all deliver 11 or more homes of which it is assumed that 30% will be affordable. This will help to meet local housing needs within the district.
- SA6: Sites M1, M2 and EMP77 lie within the Measham settlement boundary and could therefore support the vitality of this Local Service Centre.
- SA7: Sites EMP66, EMP77, EMP79 and EMP85 will all provide employment space (a total of 153,080m²). This should help to provide a range of employment opportunities for local people, although it is noted that the final details surrounding the employment space are not yet known.
- SA8: Sites M1 and M2 are both located centrally within an existing Local Service Centre (Measham) and/or have good connections to public transport and services. This should help to encourage public and active travel modes.

Key Potential Significant Negative Effects:

- SA2: The development of sites M7, M13 and M15 is likely to create homes without adequate access to existing services and facilities future residents will need, thus access to opportunities will not be equal for all.
- SA6: Sites EMP66 and EMP79 lie outside of the Measham settlement boundary and are therefore unlikely to support this Local Service Centre.
- SA8: Sites M13, EMP66, EMP79 and EMP85 have poor links to public transport and existing services, hence private car use could increase as a result of their development.
- SA11: Site M13 is located entirely within Flood Zone 3.
- SA12: All sites are within the River Mease SAC Catchment Area. EMP85 encompasses Areas of the River Mease LWS, and site EMP79 includes part of the River Mease SAC. SA12: Sites M1, M2, M5, M7, M11, M13, M14, M15, M17, EMP66, EMP77 and EMP79 are all within the National Forest. M5 also lies adjacent to a potential LWS (Pot Kiln) and designated LWS (Measham Cemetery). M17 could also adversely affect a LWS and the River Mease SAC.
- SA13: Sites M7, M11, M14, M15, M17, EMP66 and EMP79 lie outside of existing settlement boundaries and are located on greenfield land.
- SA14: Sites M11, M14, EMP66, EMP79 and EMP85 are located on greenfield land and exceed 1ha in size.
- SA15: Site EMP85 contains a Grade II Listed Building (Side Hollows Farmhouse).

Uncertain Effects:

- SA9: It is unclear how the development of sites M1, M2, M5, M7, M11, M13, M14, M17, EMP77 and EMP85 could affect local noise as light pollution levels, as the A42 lies to the north of Measham (a known area of noise pollution). Measham also has high light pollution levels.
- SA11: It is unclear how sites M15, EMP77 and EMP85 could impact climate resilience, as the sites abut Flood Zones 2 and 3.
- SA13: It is unclear how sites M7 and M13 could alter the current townscape.
- SA15: Sites M1 and M2 both lie within Measham Conservation Area, as well as within close proximity to Listed Buildings. It is unclear if potential negative effects arising through development of the sites could be mitigated through good design.
- SA16: Sites M13, EMP77 and EMP85 lie adjacent to the River Mease. Site EMP79 currently contains a watercourse. It is therefore unclear how development of these sites could affect these watercourses.
- SA17: Sites M1, M2, M5, M11, M17 and EMP66 lie within a coal safeguarding zone. Sites M7 and EMP79 lie within a Brick Clay safeguarding zone. It is unclear how the development of these sites could affect these safeguarding zones.

Table 3.22: Cluster 20– Moira

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise Pollution	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Mo8 Sweethill Lodge Farm, Ashby Road, Moira	-	--	?	++	0	++	+	+	0	0	--	?	--	0	-	?
Mo9 Rear of 179-189 Ashby Road, Moira	-	--	?	++	0	++	+	+	0	0	--	?	--	0	0	?
Mo10 Adj Fire Station Shortheat h Road, Moira	++	--	?	++	0	++	+	--	0	0	--	?	--	-	0	?
Mo12 Land at Blackford by Lane,	+	-	?	++	0	++	-	+	0	0	--	?	--	0	0	?

Norris Hill, Moira																
Mo13 Warren House Farm, Moira	++	--	?	++	0	++	+	--	0	0	--	?	?	0	0	?
Mo14 Land Adjoining 100 Donisthorpe Lane, Moira	++	--	?	+	0	++	+	--	0	0	--	?	-	0	0	?
Mo15 Land at Shellbrook Farm, Norris Hill	--	--	?	++	0	-	-	-	0	--	--	--	--	0	0	?

Summary

Key Potential Significant Positive Effects:

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

Key Potential Significant Negative Effects:

- SA1: Mo15 has poor access to recreation facilities.
- SA2: All sites (except for Mo12) have poor access to local schools, services, and GP surgeries.
- SA8: Mo10, Mo13 and Mo14 are not within 800m of public transport.
- SA11: Mo15 is partly located within Flood Zone 3.
- SA12: All sites are within the National Forest and the River Mease Catchment Area and part of site Mo14 is a Local Wildlife Site. Sites Mo13 and Mo15 are also located adjacent to a Local Wildlife Site (Newfield Colliery)

- SA13: Mo15 is non PDL and outside the sustainable boundary.
- SA14: Sites Mo8, Mo9, Mo10, Mo12 and Mo15 are greenfield and over one hectare.

Uncertain Effects:

- SA3: All sites are not close to existing services, or employment areas, and will potentially increase pressure on existing services. Therefore, an uncertain effect has been determined for community cohesion.
- SA13: Mo8, Mo9, Mo10 and Mo14 are non PDL, with potential for alteration to the townscape character, Mo12 and Mo13 are part PDL.
- SA14: Mo12 and Mo13 are part greenfield and over one hectare.
- SA17: All sites are within waste safeguarding zones for coal, site Mo15 is part coal.

Table 3.23: Cluster 21 – New Packington

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP57 Leicester Road/ Corkscrew Lane, New Packington	0	0	-	0	+	0	++	--	0	0	--	--	--	0	0	?

Summary
<p>Key Potential Significant Positive Effects:</p> <ul style="list-style-type: none"> SA7: This is a large site which will provide employment use and a diverse range of employment opportunities for residents which will support economic growth in the district.
<p>Key Potential Significant Negative Effects:</p> <ul style="list-style-type: none"> SA8: Site EMP57 is not within 800m of public transport. SA12: Site EMP57 is within the National Forest, River Mease Catchment Area and also within 100m of a Local Wildlife Site. SA13: EMP57 is non PDL and outside the sustainable boundary. SA14: This site is greenfield and over one hectare.
<p>Uncertain Effects:</p> <ul style="list-style-type: none"> SA17: This site is within a waste safeguarding zones - part coal.

Table 3.24: Cluster 22 – Oakthorpe

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP60 Burton Road, Oakthorpe	0	0	+	0	+	-	++	--	-	0	--	--	--	0	?	?
Oa3 Land at Chapel Street, Oakthorpe	-	--	-	++	0	++	-	+	-	0	--	?	--	0	0	?
Oa4 Land adjacent Measham Road, Oakthorpe	+	-	-	++	0	++	-	+	-	0	--	?	--	0	0	?
Oa5 Land at School Lane, Oakthorpe	+	-	-	++	0	++	-	+	-	0	--	?	--	0	0	?
Oa7 Land off Measham Road, Oakthorpe	+	-	-	++	0	++	-	+	-	0	--	?	--	0	0	?

Summary

Key Potential Significant Positive Effects:

- SA4: Sites Oa3, Oa4, Oa5 and Oa7 will all deliver 11 or more homes of which it is assumed that 30% will be affordable. This will help to meet local housing needs within the district.

- SA6: Sites Oa3, Oa4, Oa5 and Oa7 adjoin the Oakthorpe settlement boundary and could therefore support the vitality of this Sustainable Village.
- SA7: Site EMP60 provides employment use and a range of opportunities for residents which will support economic growth in the district.

Key Potential Significant Negative Effects:

- SA2: Sites EMP60 and Oa3 have poor access to local services, which could prevent future residents from accessing the services they require.
- SA8: The development of site EMP60 could increase private car use, as these sites are in isolated locations, away from existing services.
- SA12: All sites are located in the National Forest and the River Mease SAC Catchment Area.
- SA13: Site EMP60 are located outside of existing limits to development and are greenfield land. Their development will therefore alter the landscape significantly and permanently.
- SA14: Sites EMP60, Oa3, Oa4, Oa5 and Oa7 are all located on greenfield land.

Uncertain Effects:

- SA13: Sites Oa3, Oa4, Oa5 and Oa7 are uncertain due to the landscape sensitivity being unknown.
- SA16: For sites EMP60 potential has been identified for land contamination, however, further investigations are required in order to determine the precise effects and potential mitigation.
- SA17: Sites EMP60, Oa3, Oa4, Oa5, Oa7 are all located within coal safeguarding zones.

Table 3.25: Cluster 23 – Packington

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
P2 - Land adj. 30 Ashby Road, Packington	-	--	-	++	0	++	0	-	0	?	--	?	--	0	0	?
P3 - Land off Spring Lane, Packington	-	--	-	++	0	++	0	-	0	?	--	?	-	0	0	?
P4 - Land South of Normanton Road, Packington	-	--	-	++	0	++	0	-	0	?	--	?	-	0	0	?
P5 - Land adj. 17 Spring Lane, Packington	--	--	-	++	0	++	0	-	0	?	--	?	-	0	0	?
P6 - North of Colerton Lane, Packington	-	--	-	++	0	++	0	-	0	?	--	?	-	-	0	?
P7 - Land West of Redburrow Lane, Packington	--	--	-	++	0	++	0	-	0	?	--	?	--	0	0	?
P9 - Land between Spring Land and Normanton Road, Packington	--	--	-	++	0	-	0	-	0	?	--	--	--	-	0	?

Summary

Key Potential Significant Positive Effects:

- SA4: All sites propose the provision of over 10 new dwellings (minimum) which will support the housing needs of the district.
- SA6: All sites are located within the settlement tier 'sustainable villages' or within 400m from a sustainable boundary.

Key Potential Significant Negative Effects:

- SA1: Sites P5, P7 and P9 have poor access to recreation facilities and services without suitable cycling or walking routes., therefore a potential significant negative effect has been identified.
- SA2: All sites have poor access to schools, local services and GP surgeries.
- SA12: All sites score potentially significant negative for biodiversity and geodiversity as they fall within the River Mease Catchment Area and the National Forest.
- SA13: Site P9 is located outside the Limits to Development and within 400m from the settlement boundary of Packington village
- SA14: Sites P2, P7 and P9 a potentially negative effect has been identified as these sites are greenfield and not previously developed land and are over 1 hectare in size.

Uncertain Effects:

- SA11: All sites are located in Flood Zone 1 although it is uncertain how new development will effect green infrastructure and how it could contribute to the enhancement of green infrastructure.
- SA13: Site P4 is adjoining to Limits to Development and to a settlement boundary therefore effects are uncertain at this stage. Sites P2, P3, P5, P6 and P7 score uncertain due to landscape sensitivity being unknown.
- SA17: All sites are minerals safeguarding for coal. Therefore, an uncertain effect has been identified for all sites.

Table 3.26: Cluster 24 – Ravenstone

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
R1 Church Lane/Wash Lane	++	--	+	++	0	++	-	+	0	0	--	--	--	0	0	?
R6 Adjacent Hall Farm	-	--	-	++	0	++	-	-	0	0	--	?	+	-	0	?
R7 Church Lane	++	--	-	++	0	++	-	+	0	0	--	--	-	-	0	?
R9 Land at Church Lane	++	-	+	++	0	++	-	+	0	0	--	--	--	-	0	?
R10 North of Leicester Road	++	--	-	++	0	++	-	+	0	0	--	--	--	0	0	?
R12 Land at Heather Lane	++	-	+	++	0	++	-	+	0	0	--	--	--	0	0	?
R14 Land to rear of 21 Creswell Drive	++	-	+	++	0	++	-	+	0	0	--	--	--	0	0	?
R15 Land North of Church Lane	++	--	-	++	0	++	-	-	0	0	--	--	--	-	0	?
R16 Land South of Hall Farm	+	-	+	++	0	++	-	+	0	0	--	--	--	0	0	?
R17 Land at junction of Coal Lane/Wash Lane	++	--	-	++	0	++	-	-	0	0	--	?	+	0	-	?

Summary

Key Potential Significant Positive Effects:

- SA1: All sites (except Sites R6 and R16) have good access to recreational facilities.
- SA4: All site will supply housing to help meet the local needs. Site R1 will provide 199 dwellings, R6 (14), R7 (17), R9 (50), R10 (517), R12 (137), R14 (38), R15 (73), R16 (122), R17 (153). As all are greenfield sites, 30% of these will be dedicated to affordable housing.
- SA6: All sites are located within or adjoining Ravenstone.

Key Potential Significant Negative Effects:

- SA2: Sites R1, R6, R7, R10, R15 and R17 have poor access to local services including GP, pharmacy and schools.
- SA12: All sites are within the National Forest and Bardon Hill and River Mease SSSI Impact Risk Zones.
- SA12: It is uncertain whether features on sites R1, R7, R9, R10, R12, R14, R15, R16, and R17 will have an effect on the surrounding ecology. Further investigation is needed such as a phase 1 survey.
- SA13: Sites R1, R7, R9, R10, R12, R14, R15 and R16 are located outside of current settlement boundaries and are not located on PDL.
- SA14: Sites R1, R9, R10, R12, R14, R15, and R16 are greenfield sites over 1 hectare in size.
-

Uncertain Effects:

-
- SA13: For site options R6 and R17 where landscape sensitivity is unknown an uncertain effect has been recorded.
- SA17: All sites are located within or part within coal, sand, gravel and/or brick clay safeguarding zones.

Table 3.27: Cluster 25 - Sawley

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP62 Land at Netherfields Lane & Tamworth Road	0	0	?	0	+	--	++	--	0	--	--	--	--	--	0	?
Summary																
Key Potential Significant Positive Effects:																
SA7: Site EMP62 provides employment use.																
Key Potential Significant Negative Effects:																
<ul style="list-style-type: none"> SA6: Site EMP62 is located more than 400m from the settlement boundary. SA8: Site EMP62 is not within 800m of public transport links and does not have good access to public services. SA11: Site EMP62 is located within Flood Zone 3. SA12: Site EMP62 is located within a SSSI Impact Risk Zone. SA13: Site EMP62 is located on greenfield land and lies outside of the settlement boundary. SA14: Site EMP62 is located on greenfield land and is larger than 1 hectare. SA15: Site EMP62 contains Hemington House, a grade II Listed Building set to the north-west of the site. 																
Uncertain Effects:																
<ul style="list-style-type: none"> SA3: It is uncertain whether site EMP62 which is not well located to existing communities and services will be able to contribute to improved services and community cohesion. SA17: Site EMP62 is located in a Minerals Safeguarding site. 																

Table 3.28: Cluster 26 – Stretton En Le Field

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP82 Land East of A444 and West of A42	0	0	?	0	+	--	++	--	0	0	--	--	--	0	0	0
EMP88 Park Farm Building, Park Farm	0	0	?	0	+	--	++	--	0	0	--	--	--	-	0	0

Summary

Key Potential Significant Positive Effects:

- SA7: Site EMP82 and EMP88 provide employment use.

Key Potential Significant Negative Effects:

- SA6: Sites EMP82 and EMP88 are located more than 400m from the settlement/sustainable boundary and outside limits to development.
- SA8: Sites EMP82 and EMP88 are not within 800m of public transport and without access to a frequent service.
- SA12: Site EMP82 and EMP88 are located within the River Mease Catchment Area.
- SA13: Sites EMP82 AND EMP88 lie outside of current settlement boundaries and are not located on PDL.
- SA14: Site EMP82 and EMP88 are over 1 hectare in size and are greenfield land.

Uncertain Effects:

- SA3: It is uncertain whether sites EMP82 and EMP88 which are not well located to existing communities and services will be able to contribute to improved services and community cohesion.

Table 3.29: Cluster 27 – Swannington

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres.	Employment	Sustainable travel	Air, Light & Noise Pollution	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
EMP61 Land at Hoo Ash roundabout	0	0	+	0	+	++	++	++	?	0	--	--	-	0	0	?

Summary

Key Potential Significant Positive Effects:

- SA6: EMP61 adjoins the current settlement boundary.
- SA7: EMP61 provides employment use.
- SA8: EMP61 is within 800m of public transport.

Key Potential Significant Negative Effects:

- SA12: Site EMP61 is located within a SSSI Impact Risk Zone. SA13: Site EMP61 is greenfield and located outside of the current settlement boundary.
-

Uncertain Effects:

- SA9: The site is within proximity of the Coalville AQMA, however the degree to which development will contribute is currently unknown.
-
- SA17: Site EMP61 is located within waste or minerals safeguarding zones, namely coal.

Table 3.30: Cluster 28 – Woodville

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/ Village centres.	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Wd2 Land at Hempworth Road	+	--	?	++	0	--	+	-	0	0	--	--	--	0	-	?
Summary																
Key Potential Significant Positive Effects:																
<ul style="list-style-type: none"> SA4: Site Wd2 will provide 53 new dwellings. 30% of this is expected to be dedicated to affordable housing. 																
Key Potential Significant Negative Effects:																
<ul style="list-style-type: none"> SA2: Site Wd2 has poor access to local services including GP, pharmacies and schools. SA6: Site Wd2 is located 400-800m from the sustainable boundary and lies outside the limits to development. SA12: Site Wd2 is located within the River Mease Catchment Area. SA13: Site Wd2 is located on greenfield land and lies outside the settlement boundary. SA14: Site Wd2 is located on greenfield land and is larger than 1 hectare. 																
Uncertain Effects:																
<ul style="list-style-type: none"> SA3: It is uncertain whether site wD2 which is not well located to existing communities and services will be able to contribute to improved services and community cohesion. SA17: Site Wd2 is partly located in coal safeguarding zone. 																

Table 3.31: Cluster 29 – Worthington

Site Option	SA Objectives															
	Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity &	Landscape	Land-use efficiency	Historic Environmen	Water & Soil	Waste
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
W1 Manor Drive	-	-	?	++	0	++	-	--	0	-	--	--	--	-	0	?
W3 Adjacent to Breedon Lane	-	-	?	++	0	++	-	--	0	-	--	--	--	-	0	?
W5 Land off Main Street	-	-	?	++	0	++	-	--	0	-	--	--	-	0	0	0

Summary

Key Potential Significant Positive Effects:

- SA4: Site W1 will provide 200 new dwellings, site W3 will provide 35 and site W5 will provide 11. It is expected that 30% of these will be dedicated to affordable housing.
- SA6: Sites W1, W3 and W5 are adjoining the nearest settlement boundary.

Key Potential Significant Negative Effects:

- SA8: Sites W1, W3, and W5 are not within 800m of public transport and without access to a frequent service.
- SA12: All sites are located within the Breedon Cloud Wood and Quarry SSSI Impact Risk Zone.
- SA13: All sites are located on greenfield land outside of current settlement boundary and limits to development.
- SA14: Sites W1 and W3 are greenfield and over 1 hectare in size.

Uncertain Effects:

- SA3: It is uncertain whether sites W1, W3 and W5, which are not well located to existing communities and services will be able to contribute to improved services and community cohesion.
- SA17: Site W1 is partly located within a coal safeguarding zone. Site W3 is within 400m of a RIGS.

4 Summary of Potential Cumulative Effects

4.1 Introduction

Details of potential cumulative effects which could arise from the development of sites together can be seen within the assessment spreadsheets in Appendix B. A summary of the potential cumulative effects identified can be seen within Table 4.1 below.

Table 4.1 is arranged by SA objective in order to demonstrate how, in some cases, a number of sites contribute to a potential cumulative effect.

Table 4.1: Summary of Potential Cumulative Effects

SA Objective	Potential Cumulative Effect	Site Reference	Explanation of Effect
SA2 Reduce inequalities and ensure fair access and equal access and opportunities for all residents	--	AP1, AP3, AP10, AP13a, AP13b, AP13c, AP15, AP17, AP19, AP20/EMP92, A5, A18, A28, C19, C47, C50, C72, C73, By2, By4, By5, C75, C79, C85, D2, D11, D12, E1, E3, E7, C59, C61, Ib11, Ib18, Ib30, H1, H3, H4, H6, H9, H10, H11, H12, M7, M13, M15, Mo8, Mo9, Mo10, Mo12, Mo13, Mo14, Mo15,EMP60, Oa3, , P2, P3, P4, P5, P6, P7, P8, P9, R6, R7, R10, R15, R17	The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on infrastructure provision.
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	?	Be2, Be3, Be4, Oa3, Oa4, Oa5, Oa7	There is a cumulative uncertain effect surrounding the provision of affordable housing within the district for those sites where the number of dwellings is small. The actual number of affordable dwellings provided will depend upon the final selection of sites and the viability of individual sites. If a large proportion of sites are small (under 10 dwellings), then it is unlikely that any affordable housing will be required by developers. This could be

			mitigated by a policy which requires all developments to include affordable housing. There is also some uncertainty surrounding the provision of housing for vulnerable groups.
SA6 Enhance the vitality and viability of existing town centres and village centres	++	A5, A7, A25, A26, A27, A30, EMP46, CD3, CD11, CD12, EMP90, EMP28, EMP29, EMP30, EMP31, EMP32, EMP33, Oa3, Oa4, Oa5, Oa7	The development of several sites within a cluster could lead to a significant amount of development surrounding the settlement (i.e. Breedon on the Hill, Ashby de le Zouch, Castle Donington, Langley Priory or Oakthorpe) which could increase footfall into this centre. This could, in turn, enhance the vibrancy and viability of the centre and therefore could lead to a potential positive cumulative effect.
SA8 Reduce the need to travel and increase numbers of people walking, cycling or using the bus for their day-to-day travel needs	--	Be2, Be3, Be4, , AP1, AP3, AP6, AP10, AP13a, AP16, AP18, AP20/EMP92, EMP20, EMP83, EMP84, A28, EMP80, EMP87 Areas 1-3, C57, C58, C16, C42, C74, C25, C75, C79, C85, EMP28, EMP29, EMP30, EMP28, EMP29, EMP30, EMP31, EMP32, EMP33, EMP39, H1, H2, H3, H4, H6, H12, Mo10, Mo13, Mo14, EMP60, EMP82, EMP88, W1, W3, W5.	The development of several sites within a cluster will contribute to increased pressure on local transport infrastructure which could lead to a potential adverse cumulative effect.
SA9 Reduce air, light and noise pollution to avoid damage to natural systems and protect human health	--	C18, C19, C47, C48, C77, C20, C21, C28, C46, C50, C62, C67, C72, C73, C76, C83, E1, E3, E7, EMP06a, EMP06b, EMP23, EMP24, EMP34, EMP41, EMP14, EMP37, S1, S3, S4, S5, S6, S8, S11, S14, S15, S16, EMP61.	The development of several sites within a cluster could increase levels of air, light, and noise pollution which could have a cumulative adverse affect on new and existing communities.
SA11	--	Be3, Be4, C21, C46, C50, C67, C72, C73, C76, C83, CD3, CD5,	These sites are all located within or part within Flood Zone 3 and development of these within a cluster could have a potential

Ensure the District is resilient to the impacts of climate change		EMP50, EMP63, EMP74, lb13, lb20, lb24, lb26.	adverse cumulative effect on flood risk.
SA12 Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance	--	EMP42, EMP58, EMP81, , C18, C19, C44, C45, C47, C48, C57, C58, C63, C64, C65, C77, C78, C81, C86, C20, C21, C28, C46, C50, C62, C67, C72, C73, C76, C83, C82, EMP21, C25, C75, C79, C85, C59, C61, E1, E3, E7, EMP06a, EMP06b, EMP23, EMP24, EMP34, EMP41, C59, C61, lb11, lb13, lb18, lb20, lb21, lb23, lb24, lb26, lb30, EMP28, EMP29, EMP30, EMP39, H1, H2, H3, H4, H6, H12, Mo8, Mo9, Mo10, Mo12, Mo13, Mo14, Mo15, EMP60, Oa3, Oa4, Oa5, Oa7, S1, S3, S4, S5, S6, S8, S11, S14, S15, S16, EMP61.	These sites are located in the National Forest and /or a SSSI Impact Risk Zone therefore the development of multiple sites could lead to the permanent and irreversible loss of biodiversity and/or geodiversity.
SA13 Conserve and enhance the quality of the District's landscape and townscape character	--	EMP83, EMP84, EMP85.	Site EMP85 has the potential to have a cumulative negative effect on the townscape and landscape in combination with sites EMP83 and EMP84, as these sites are large and lie on the periphery of the existing settlements of Measham and Appleby Magna.
SA14 Ensure land is used efficiently and effectively	--	Be2, Be3, Be4, AP1, AP3, AP6, EMP20, AP13a, AP13b, AP13c, AP16, AP20/EMP92, EMP20, EMP83, EMP84, C18, C19, C44, C45, C47, C48, C57, C58, C77, C81, C86, C21, C46, C50, C67, C72, C73, C76, C16, C74, CD3, CD9, CD10/EMP72, CD11, CD12/EMP93, EMP63, EMP89, EMP90, D2, D8, D10, D11, D12, D13, C59, C61, lb11, lb18, lb20, lb23, lb24, lb26, lb30, EMP29, EMP30, EMP28, EMP29, EMP30, EMP31, EMP33, EMP14, EMP37, H1, H2, H3, H4, H6, H10, EMP60,	These sites are not located on previously developed land therefore the development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land across the district.

		Oa3, Oa4, Oa5, Oa7, R1, R9, R10, R12, R14, R15, R16, S14.	
SA15 Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	--	AP3, AP6, AP10, EMP20, C25, C85.	There is potential for a cumulative negative effect as a result of development of several sites in combination which lie within or adjacent to a heritage asset or a Conservation Area and its setting.

5 Next Steps

The findings of the potential site options assessment presented in this interim SA report will help inform which sites the Council's proposes to allocate for development. The findings of SA will be combined with other planning considerations to inform the Council's decision which will then be the subject of consultation. The SA will also help inform the Council's decision in respect of the future development strategy for the district.

A further interim SA report assessing potential policies will also be prepared before further consultation.

A final decision on the preferred plan will be informed by a formal SA report which will meet the requirements of the SEA Regulations and will present, for example, the baseline data, the plan's relationship with other relevant plans and programmes, potential cumulative effects, alternatives assessed and include a Non-Technical Summary (NTS).

The formal SA report and supporting NTS will be produced at the Regulation 19 stage and is expected to be consulted on in September 2023.